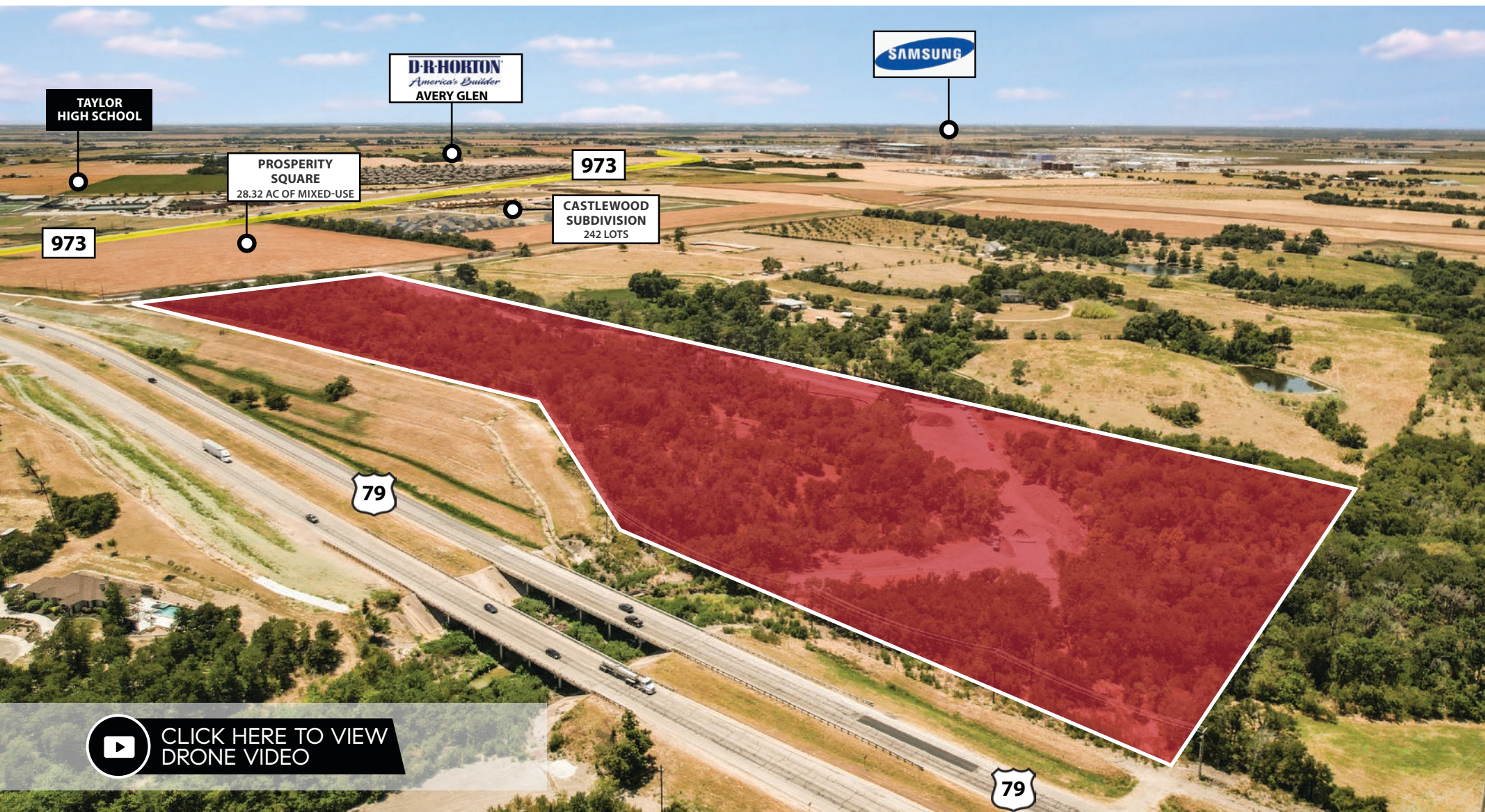


INVESTMENT OPPORTUNITY

28.59± ACRES · TAYLOR, TX



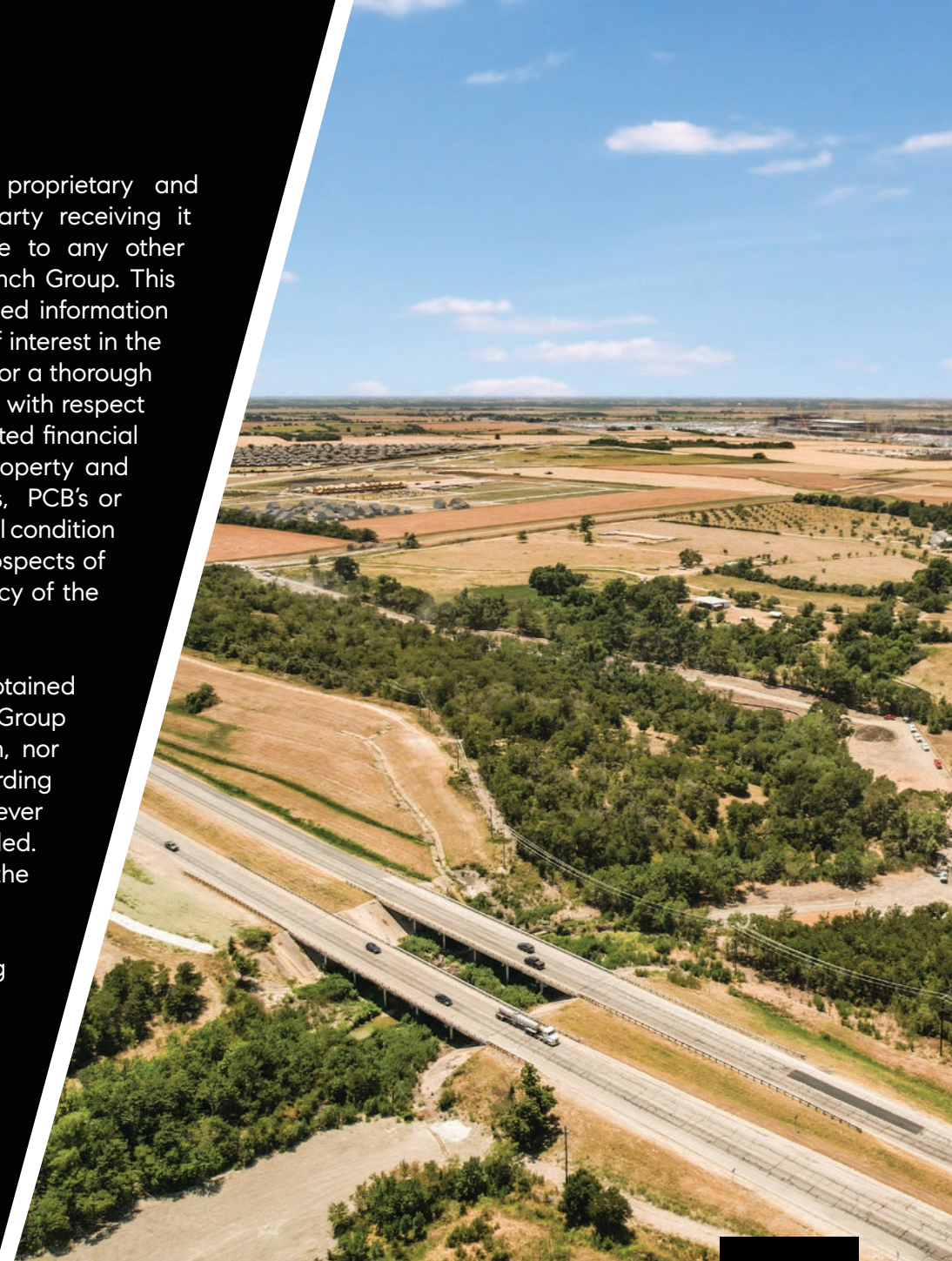
CLICK HERE TO VIEW
DRONE VIDEO

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from All American Ranch Group and should not be made available to any other person or entity without the written consent of All American Ranch Group. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable, however, All American Ranch Group has not verified, and will not verify, the information contained herein, nor has All American Ranch Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

By receipt of this memorandum, you agree that this Offering Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Offering Memorandum you agree to release All American Ranch Group and hold them harmless.



Area

Taylor continues to BOOM and Carlos G Parker provides a direct route between Hutto, Taylor, and Samsung. The RCR Rail Park with rail service for both BNSF and Union Pacific provide rail service to Rockdale & the new 3,300 acre campus with 50 million square feet of industrial space (Advanced Manufacturing and Logistics Campus). Paired with the arrival of Samsung, Taylor will be “The Hub” for Texas in for the foreseeable future.

Economic

Samsung, the world’s No.2 contract chip manufacturer, announced its Taylor, Texas plant in 2021. The factory will cost the world’s biggest memory chip maker over \$25 billion. It aims to make advanced chips for functions such as artificial intelligence, 5G and mobile phones, and will create employment opportunities for over 10,000 in the Taylor community. Samsung has already broken ground and will finish the plant by 2024 so that it is producing chips by 2025, which would put the company ahead of a 2026 deadline. The project in Taylor is part of a larger recent push by major chip companies to expand capacity, including a commitment by Samsung, to spend about \$205 billion over three years.

Opportunity / Growth

Samsung’s facility is one of the largest investments in Texas and the U.S. and more importantly, it opens the door to opportunities for additional suppliers, OEM manufacturers, and support service businesses. This growth in economic activity has led to an increased need for warehousing, industrial, support office space, hotels, medical facilities, manufacturing and distribution as well as housing options to accommodate the expanding workforce. Taylor’s investment in infrastructure, including improved transportation links and the development of commercial areas, has made the city more attractive to businesses and residents alike.

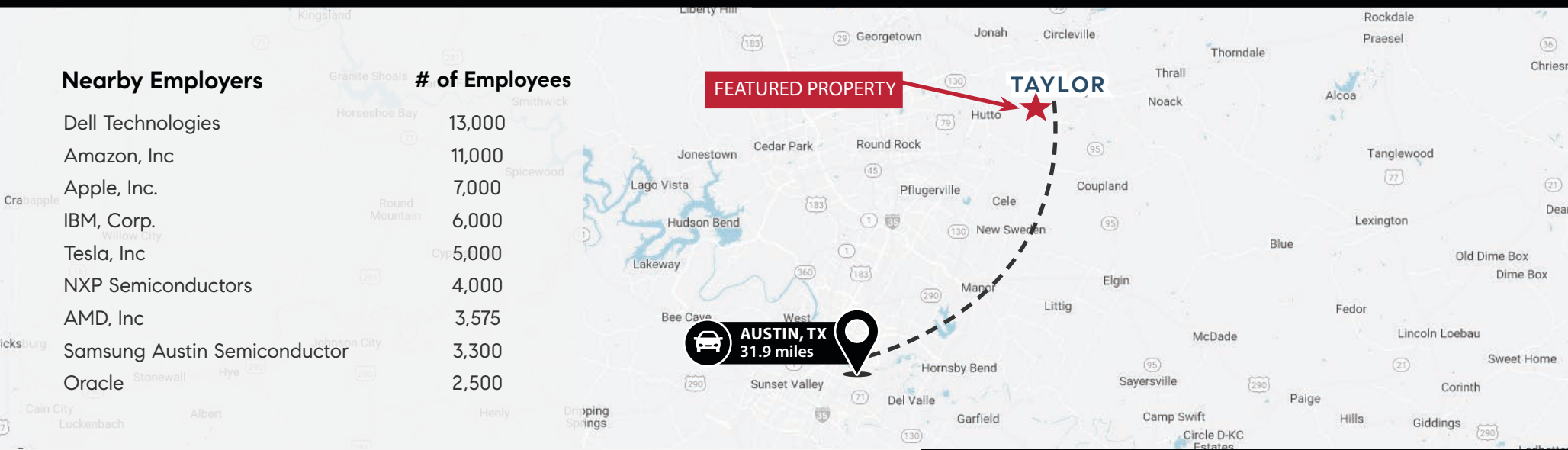


Nearby Employers

	# of Employees
Dell Technologies	13,000
Amazon, Inc	11,000
Apple, Inc.	7,000
IBM, Corp.	6,000
Tesla, Inc	5,000
NXP Semiconductors	4,000
AMD, Inc	3,575
Samsung Austin Semiconductor	3,300
Oracle	2,500

With +/-28.594 acres of shovel-ready land located less than 2 miles (2 minutes) from Samsung, this property offers limitless possibilities. This property is adjacent to the \$25 billion Samsung Fabrication Plant, the first of 9 potential fabrication plants planned for their 1,300 acre site. Currently zoned LTRR / Future Growth Sector G-1, the neighboring property to the southeast (Avery Glen subdivision by D R Horton) has 287 lots and adjacent to the future Castlewood subdivisions with 542 lots combined. Taylor P&Z has also recommended the west corner of Carlos G Parker and 973 for rezoning, which could result in more than 400 units being built across different housing types.

There are utilities running in front of the site; 24" water line on the opposite side of Carlos G Parker. Taylor Wastewater CCN with an 18" wastewater line in front of the property. There is 2,147 ft frontage and curb cuts for easy ingress and egress on Carlos G Parker as well as connecting access to Prosperity Square. This is an amazing opportunity for either development, retail big-box centers, mixed-use development with multifamily, hotel, extended stay, office buildings, warehouse distribution or medical facilities.



- ▶ **Listed Price:** Contact Listing Broker
- ▶ **Sale Type:** Developer / Investor
- ▶ **Total Size:** 28.58± Acres
- ▶ **Property Type:** Land
- ▶ **Zoning:** LTRR / Future Growth Sector
- ▶ **Intended Use:** Development / Investment





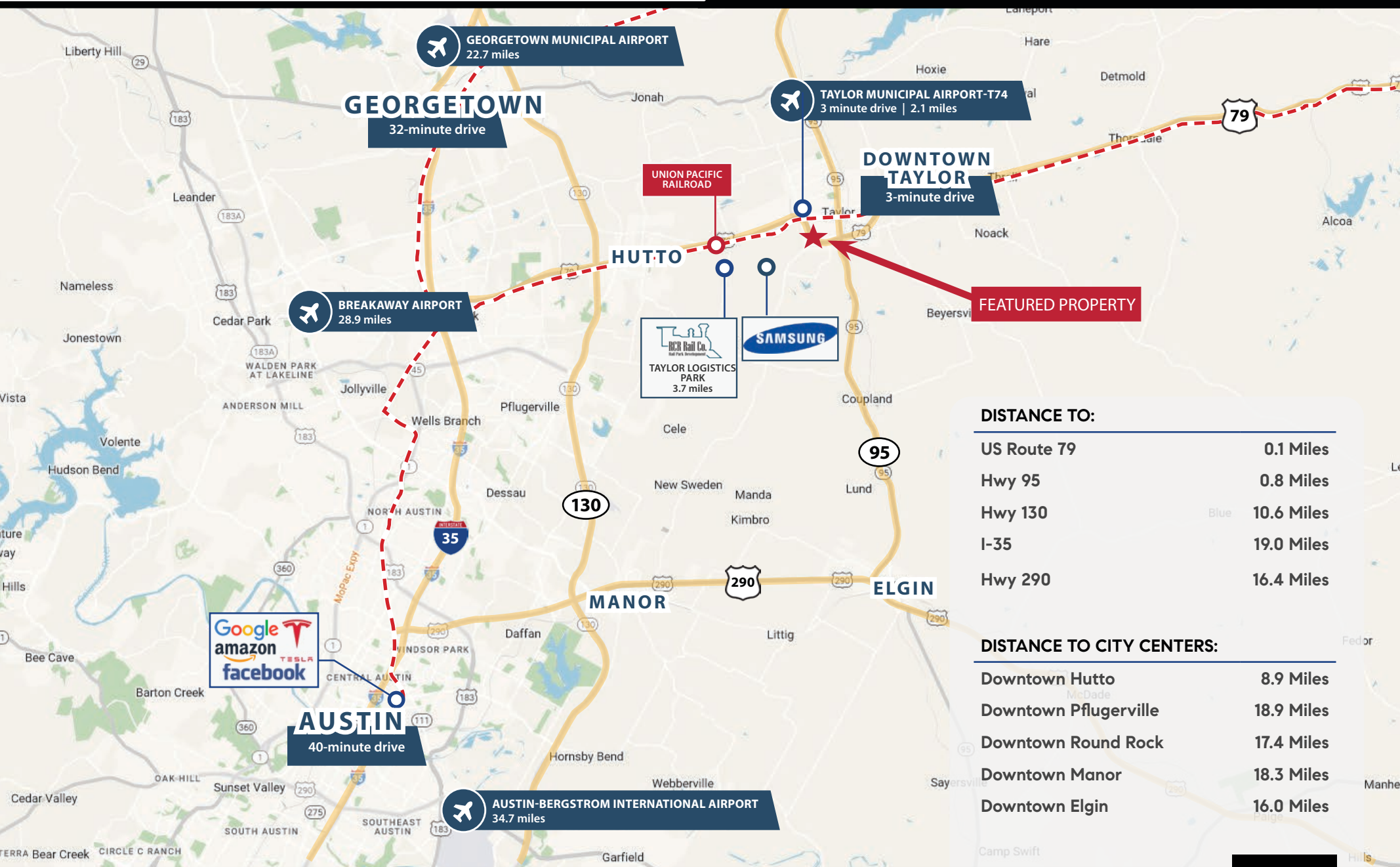
2022 SUMMARY

	3 MILE	5 MILE	8 MILE
Population	14,556	20,302	53,022
Households	5,431	7,570	18,152
Families	3,666	5,217	13,492
Average Household Size	2.62	2.63	2.90
Owner Occupied Housing Units	3,544	5,187	13,919
Renter Occupied Housing Units	1,887	2,383	4,233
Median Age	37.4	37.6	34.8
Median Household Income	\$60,198	\$63,329	\$78,733
Average Household Income	\$82,871	\$88,862	\$101,309



Contact Broker For More Information



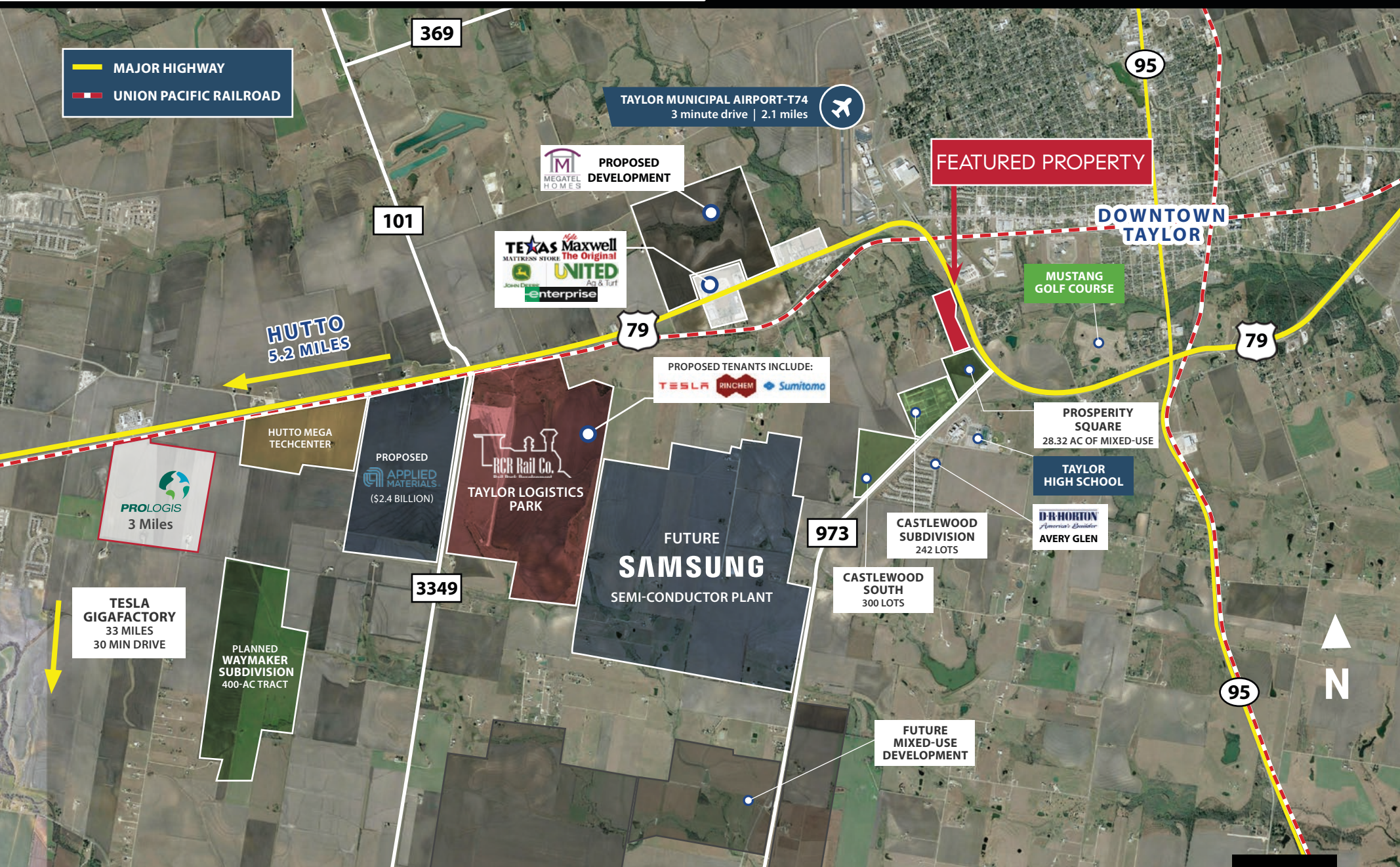


DISTANCE TO:

US Route 79	0.1 Miles
Hwy 95	0.8 Miles
Hwy 130	10.6 Miles
I-35	19.0 Miles
Hwy 290	16.4 Miles

DISTANCE TO CITY CENTERS:

Downtown Hutto	8.9 Miles
Downtown Pflugerville	18.9 Miles
Downtown Round Rock	17.4 Miles
Downtown Manor	18.3 Miles
Downtown Elgin	16.0 Miles





Taylor is located less than 30 minutes from the Texas state capital of Austin. [Samsung's] investment will bring thousands of new jobs and valuable training. [source]

The economic impact [of Samsung] for Taylor and Williamson County will be substantial. For reference, Samsung Austin Semiconductor had a \$6.3 billion total economic impact in Central Texas in 2021, supporting nearly 10,000 jobs and producing more than \$546 million in salaries. This additional investment in the region will multiply that. [source]

In addition to Samsung, the city has created even more industrial growth through its new RCR Taylor Logistics Park, a master-planned logistics and industrial park that is served by Union Pacific and BNSF Railway. The first building on the site will be a 350,000 square foot rail-served distribution building . In the future, the 750-acre park will be able to accommodate buildings anywhere from 50,000 to 1 million square feet. [source]

The manufacturing facility will create up to 2000 employment positions and is estimated to create somewhere between 6000 and 10000 construction jobs while the facility is being built. Taylor is also projected to take in \$52 million in tax revenue from the facility over the 30-year term of the agreement. [source]

Bringing new jobs and valuable training opportunities, our investment in Taylor—Samsung's largest-ever in the U.S.— will build supply chain resilience of crucial logic chips while contributing to the development of the local community. [source]

Up to 200 suppliers will set up base near Samsung's factory in the future. Companies that have already announced plans include industrial gas supplier Linde, stainless steel piping company Valex Corp. and KoMiCo Technology Inc., a semiconductor equipment servicing company. [source]

The proposed location is four times larger than Samsung Electronics' existing chip plant in Austin. [source]

The complex will be 54 million square feet, making it the corporation's largest facility based in the United States. Its construction will employ an estimated 6,500 workers and create 7,000 permanent jobs. [source]

Samsung recently confirmed a 50 percent increased investment in its chip factory located in Taylor, Texas northeast of Austin, up from the original estimate of \$17 billion to \$25 billion. [source]

Taylor facility will boost the production of semiconductor solutions that will power next-generation technologies in areas like 5G, artificial intelligence (AI) and high-performance computing (HPC). With greater manufacturing capacity, we will be able to better serve the needs of our customers and contribute to the stability of the global semiconductor supply chain. [source]

Samsung filed preliminary plans with the Texas Department of Licensing and Regulation (TDLR) to build 230,000-square-feet of additional warehouse space near Taylor, at an estimated cost of nearly \$110 million. Samsung is considering spending up to \$200 billion on chip plants in Texas over the coming decades, including two fabrication plants at a total cost of about \$1.2 billion as well as \$150 million corporate office spanning 350,000-square-feet and a \$15 million parking garage. [source]



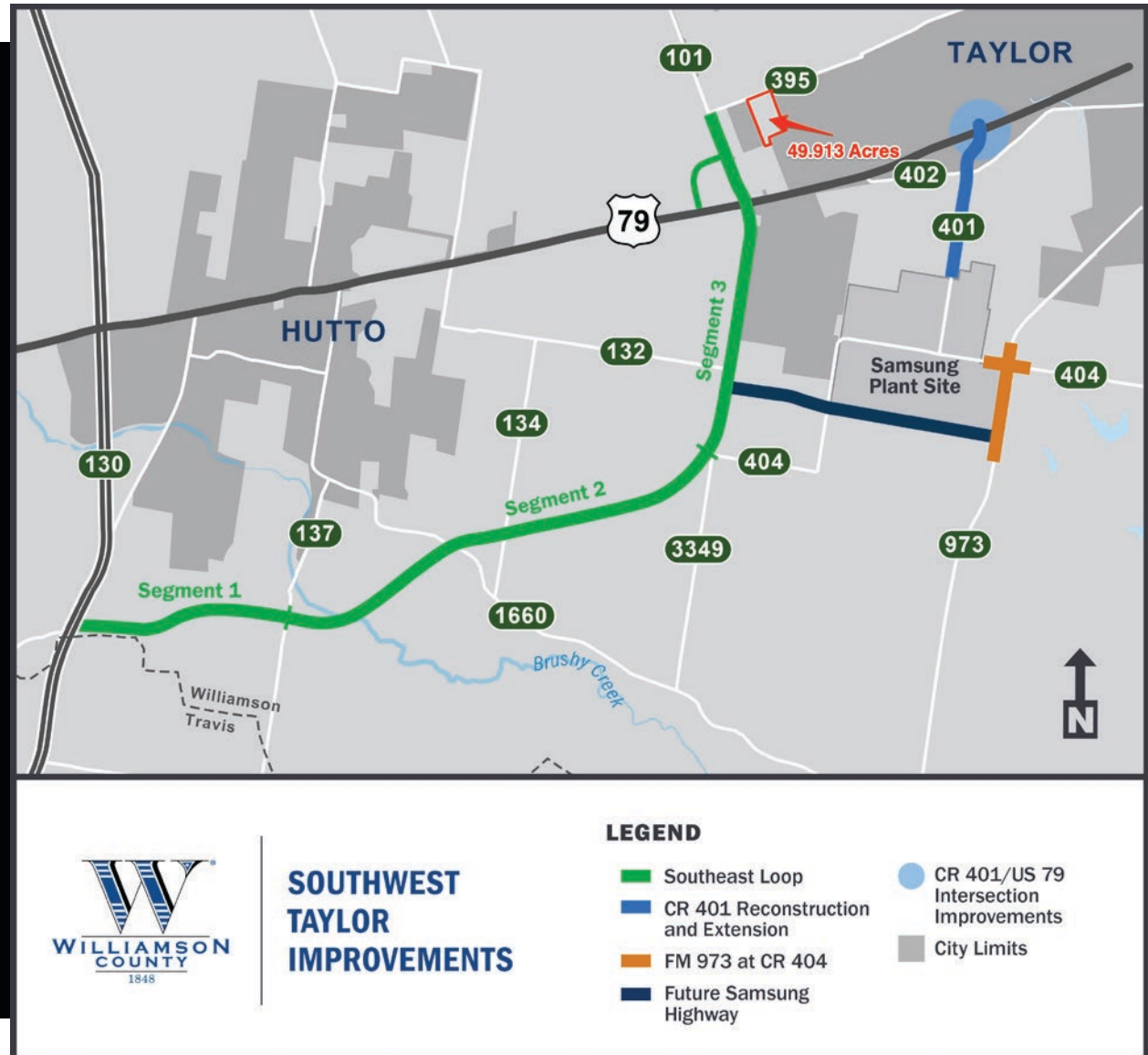
CR 401 Reconstruction and Extension - This project will tie CR 401 into US 79 and expand the existing two-lane CR 401 to a four-lane roadway to provide more capacity for vehicles to safely travel in the area. The project also includes plans for installing a traffic signal at the intersection.

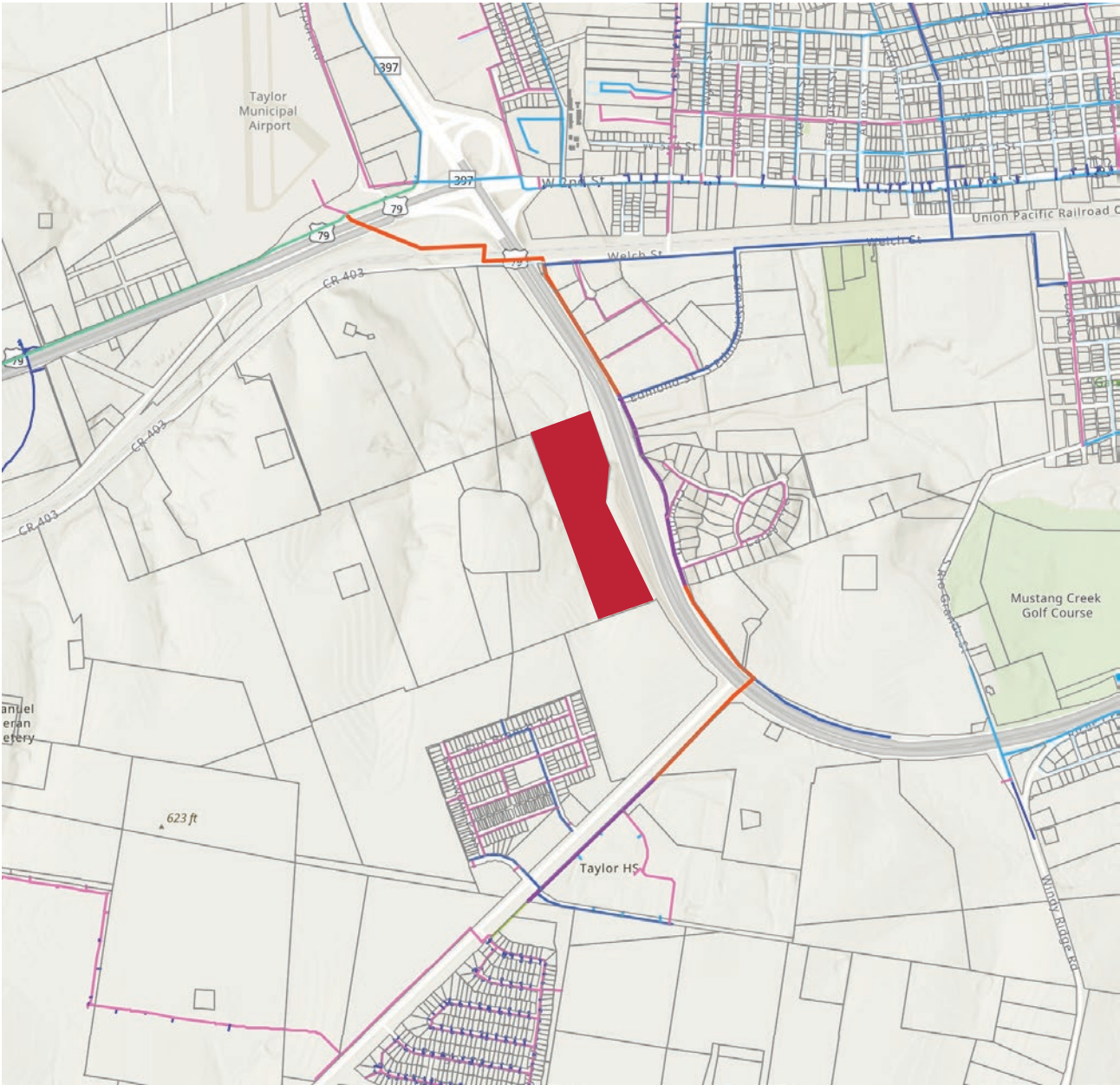
CR 404 and FM 973 Improvement Project - This project includes work at the intersection of FM 973 and CR 404 which will widen both roads to be three lanes; one lane in each direction with a center turn lane. The project also includes plans for installing a traffic signal at the intersection when traffic warrants.

Samsung Highway - This project will construct a four-lane road to reduce curves on CR 404 and increase safety. The roadway will connect FM 3349 to FM 973. The interim roadway will be completed in segments. Segment 1 will connect

CR 404 to FM 973 and Segment 2 will connect FM 3349 to CR 404.

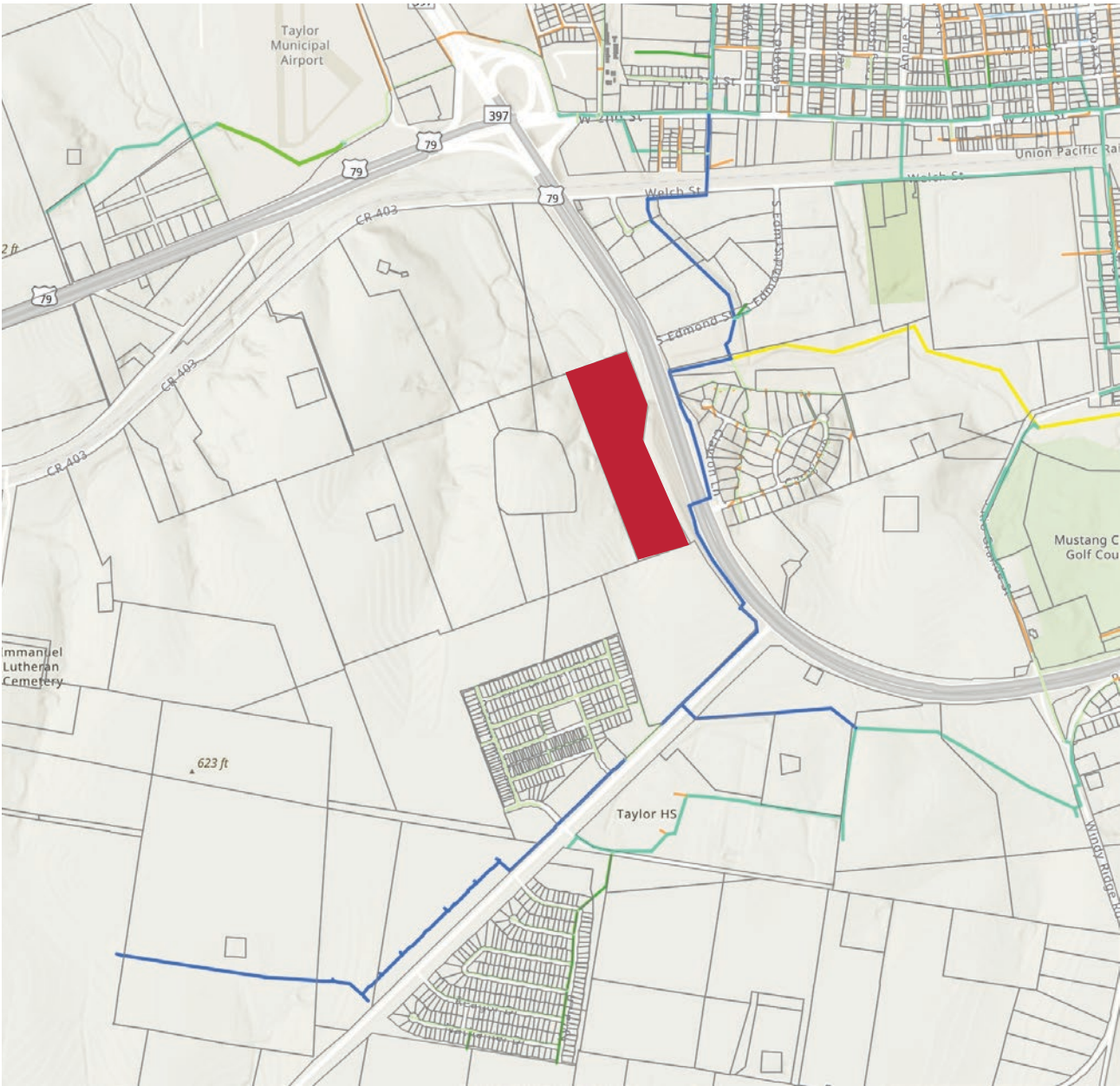
Southeast Loop Project - The proposed roadway would connect U.S. 79 with toll road SH 130.





Water Lines

- <= 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 20"
- 24"
- 27"
- 18
- Other



Wastewater Lines

- <= 4"
- 6"
- 8"
- 10"
- 12"
- 15"
- 18"
- 24"
- 36"
- 42"
- Abandoned/Plugged,

SERVICES

RANCH AND LAND SALES SERVICES

As a full-service brokerage, we work hard to prepare your property for sale with unparalleled marketing and advertising channels with a full roster of capable investors, ranchers, farmers, family offices, REITs, landholders, and developers. We make sure that we help our clients achieve their long-term financial goals and ensure a safe, secure, frictionless, expedited sale of your property. We assist clients in navigating the complexities of the ranch real estate market. We offer full service support with guidance through each step of the transaction. Our dedication to expertise, professionalism, honesty and relationship make us leaders in ranch and land real estate.

VALUATION

To ensure you get the most money for your property, we thoroughly analyze your property to position it against the other properties on the market. Our valuations are based on a myriad of data resources, broker-to-broker intel, and historical trend analysis. With our specialized understanding of ranch land, our team will help strategically assess the value of your ranch property. We will provide an in-depth property analysis based on location, size, terrain, accessibility, improvements, zoning & land use regulations, environmental & conservation factors, physical inspection, other unique features and current trends. We have high ethical standards and commit to provide accurate and unbiased valuations.

SPECIALIZATION

As specialists in legacy farm & ranch sales, our agents help clients navigate the buying & selling process to avoid real estate pitfalls and avert problems before they arise. Our agents are well-versed in mineral/air/wind/riparian rights, easements and development regulations on a city, county, and state level. With extensive experience in 1031 exchanges and as experts in wealth-preservation, including tax mitigation strategies, our agents make sure you keep your money for several generations to come.





ABOUT US



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As the Central Texas' leading Ranch & Land Team, All American Ranch Group believes Ranch & Land is a way of life. It's a culture and a custom. This lifestyle is all about the basics and going back to our roots of living a more simple life. Aside from peaceful seclusion and endless recreation, owning a ranch can also mean agricultural production, working cattle, nature conservation, investment in the land for future generations, and more.

Our team members have over 35 years of combined experience with 8 generations of Texan business owners, bankers, ranchers, and entrepreneurs in our blood. All American Ranch Group is patriotic, run by ranchers, landmen & landwomen, dedicated to serving our clients and delivering top-tier service during every step of the buying or selling process. We go above and beyond, do whatever it takes, and are always focused on delivering value above all else. We exceed expectations and deliver on lifelong client relationships built upon honesty, integrity, trust, and mutual-respect with our clients, associates, and community members to foster mutually-beneficial transactions time after time. We focus on relational engagement with our clients, not transactional decisions based on short-sighted objectives. Real estate value builds over time, just like we do with our clients. We are advisors, confidants, advocates, and professionals with extensive knowledge and expertise.



**RANCH
& LAND**

COMPASS

Compass RE Texas

2500 Bee Caves Rd

Bldg. 3 Suite 200

Austin, TX 78746

512.575.3644



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Compass RE Texas, LLC	9006927	jrene.walker@compass.com	512-575-3644
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Rene Walker	493420	jrene.walker@compass.com	512-575-3644
Designated Broker of Firm	License No.	Email	Phone
Greg Ward	592139	greg.ward@compass.com	512.484.6222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Giesecke	442526	mark.giesecke@compass.com	512.626.4479
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0