

Hwy 95 Investment

TBD SH 95, Taylor, TX 76574
32 Acres | Williamson County

SAMSUNG

Taylor

CR 454

SH 95

32 Acres

Boundary lines are approximate

Property Highlights

- 1,200 feet of SH 95 frontage
- Partially within Coupland city limits
- 5 miles south of Taylor
- 7 miles to Samsung Semiconductor
- Agricultural tax valuation



Scan for more info



Jan Gunter, REALTOR®
Accredited Land Consultant

512-944-0572

jan.gunter@kw.com

kwland.com/agent/jan-gunter

KELLERWILLIAMS
LAND

kw AUSTIN SW
KELLERWILLIAMS. REALTY



Description

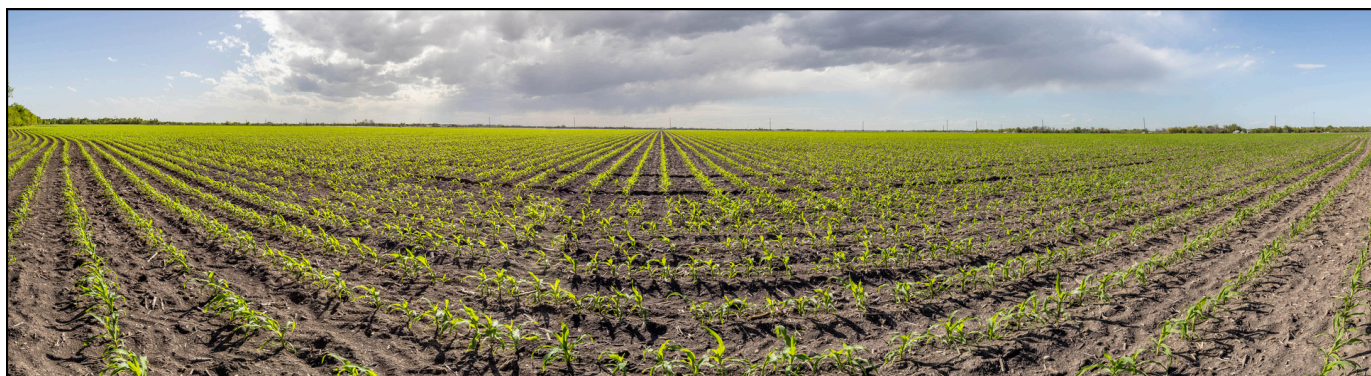
Presenting an exceptional investment opportunity in booming Williamson County, this prime tract includes 32 acres of mostly unrestricted cropland with approx. 1,200 feet of highway frontage on SH 95. Partially within Coupland city limits, the property's location is ideal for industrial development or as a buy-and-hold investment in the path of exponential growth.

LAND – 32 acres to be surveyed out of a 52-acre tract. The rectangular and level land currently has a farm lease and produces row crops. There is no surface water or floodplain. No mineral rights.

RESTRICTIONS - Approximately 8.5 acres along the highway frontage is within Coupland city limits in zone A-5 for agricultural land that can be rezoned. The remaining acreage is unrestricted.

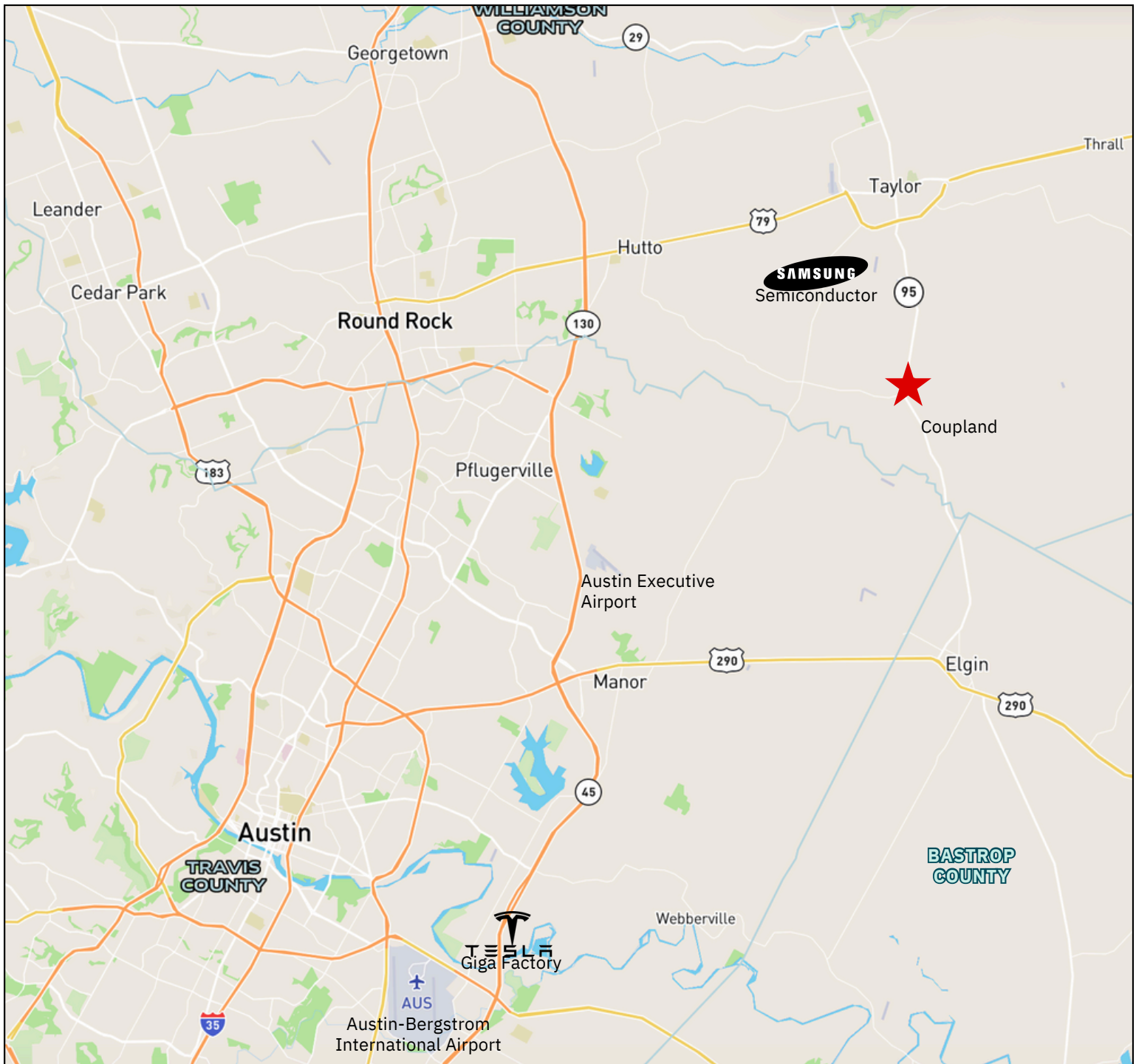
UTILITIES – Oncor Electric and Manville Water Supply Corp service the area. New meters are needed. No sewer; septic needed.

TAXES – Agricultural valuation, Williamson County, Taylor ISD. Taxes are approx. \$524.

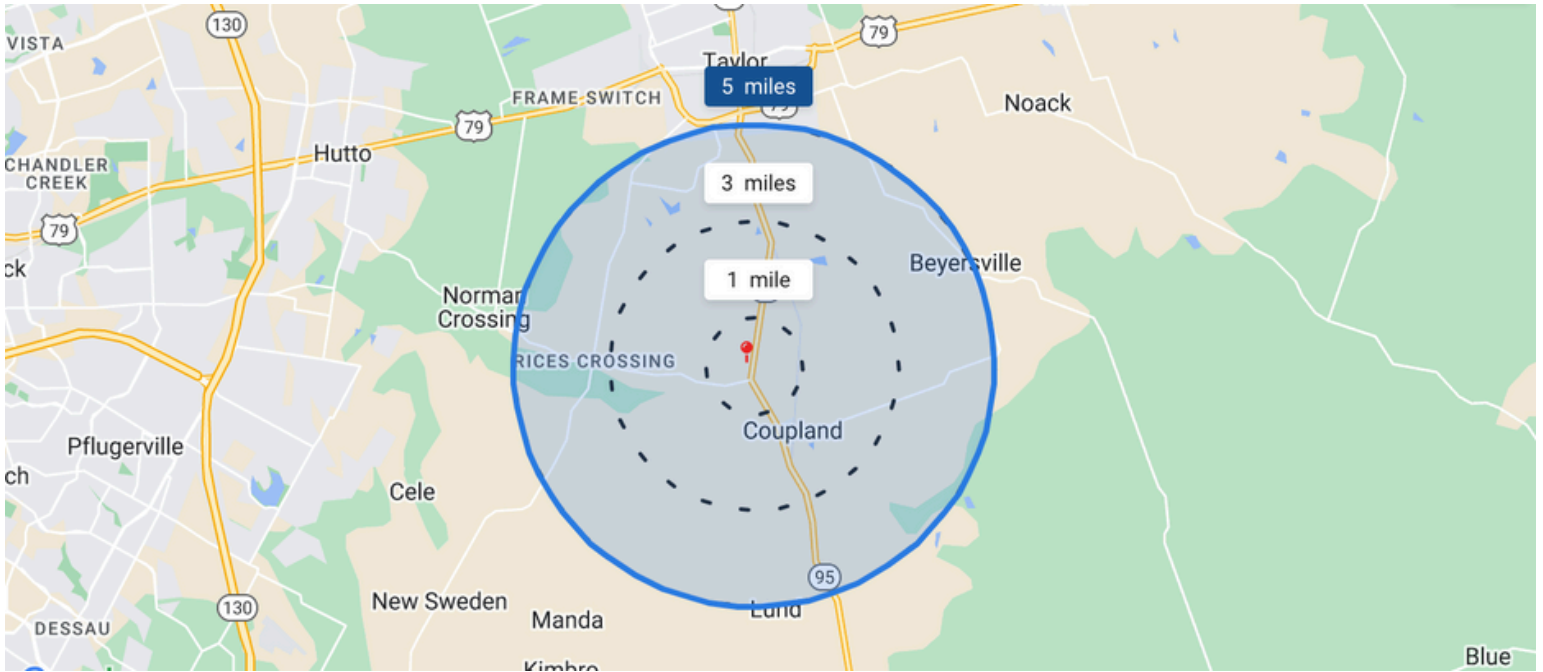


Location

- 1.3 miles north of Coupland
- 5.2 miles to US 79 in Taylor
- 7 miles to Samsung Semiconductor
- 9 miles to Elgin
- 15 miles to Manor
- 20 miles to Round Rock
- 29 miles to downtown Austin
- 16 miles to Austin Executive Airport
- 30 miles to Austin-Bergstrom International Airport



Demographics



Population

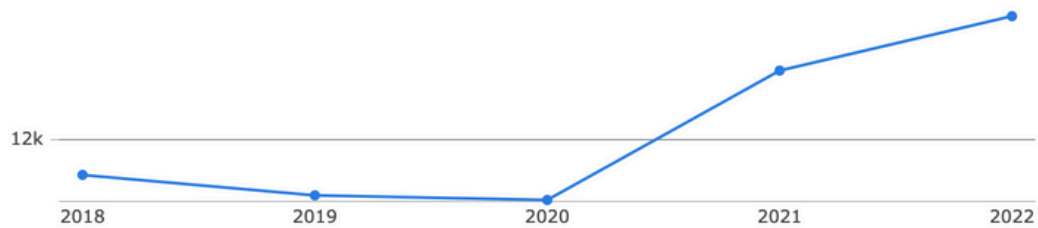
13.9k

↑ 6%

Compared to 13k in 2021

↑ 21%

Compared to 11.4k in 2018



Household Income

\$83.6k

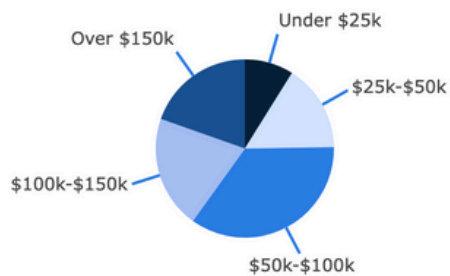
Median Income

\$100k

2028 Estimate

↑ 20%

Growth Rate



Age Demographics

33

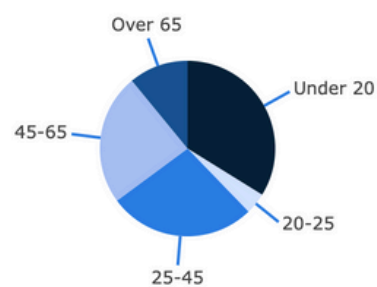
Median Age

45

2028 Estimate

↑ 37%

Growth Rate



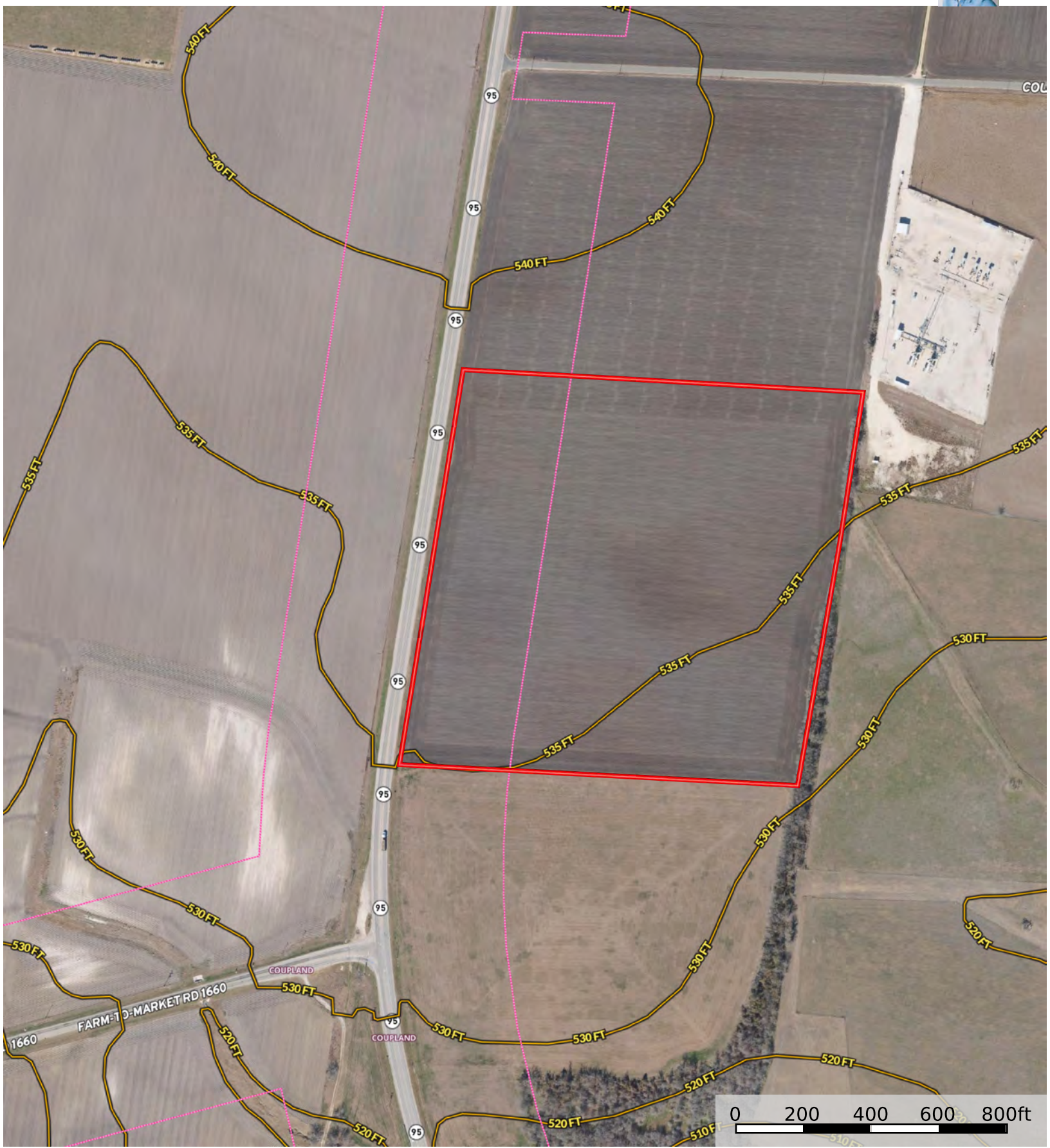
Soil Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BrA	Branyon clay, 0 to 1 percent slopes	50.17	96.65	0	45	2w
BrB	Branyon clay, 1 to 3 percent slopes	1.74	3.35	0	45	2e
TOTALS		51.91(*)	100%	-	45.0	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								



Boundary