



98.612

ACRES

FOR SALE

CR 417

3750 CR 417
Taylor, Texas

AFFILIATED BUSINESS DISCLOSURE

© 2025 CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all -inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward -looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non -binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXECUTIVE SUMMARY

CBRE is pleased to present 3750 CR 417, a 98.612-acre site located in Thrall, Texas, just east of the rapidly expanding city of Taylor. Located minutes from Highways 79 and 91, and in proximity to Samsung's \$17 billion semiconductor facility, the property offers excellent visibility and convenient access to key regional corridors.

The property is suited for residential development or speculative holding. As the greater Taylor area continues to attract significant growth and infrastructure investment, this property presents a compelling opportunity to meet the region's rising housing demand—or to hold for future development upside.



INVESTMENT HIGHLIGHTS

- » Total Ac: 98.612
- » Good access to Highway 79 and 91.
- » Proximity to Samsung
- » Growing industrial regional hub.
- » Ideal for residential development or speculative holding.
- » Strong potential for appreciation and future development as demand for housing and services continue to rise.
- » 2" inch water line located on CR 147

PROPERTY
HIGHLIGHTS

LAND ACRES

98.612 Acres

ELECTRIC

Oncor Electric

ZONING

No Zoning

FLOOD PLAIN

No Flood Plain

**DISTANCE TO
AIRPORT**

50 Minutes

TOPOGRAPHY

Flat

**TOTAL
SQUARE FEET**

4,295,538.72 SF

WATER

Southwest Milam
WSC
2" waterline on
CR 417

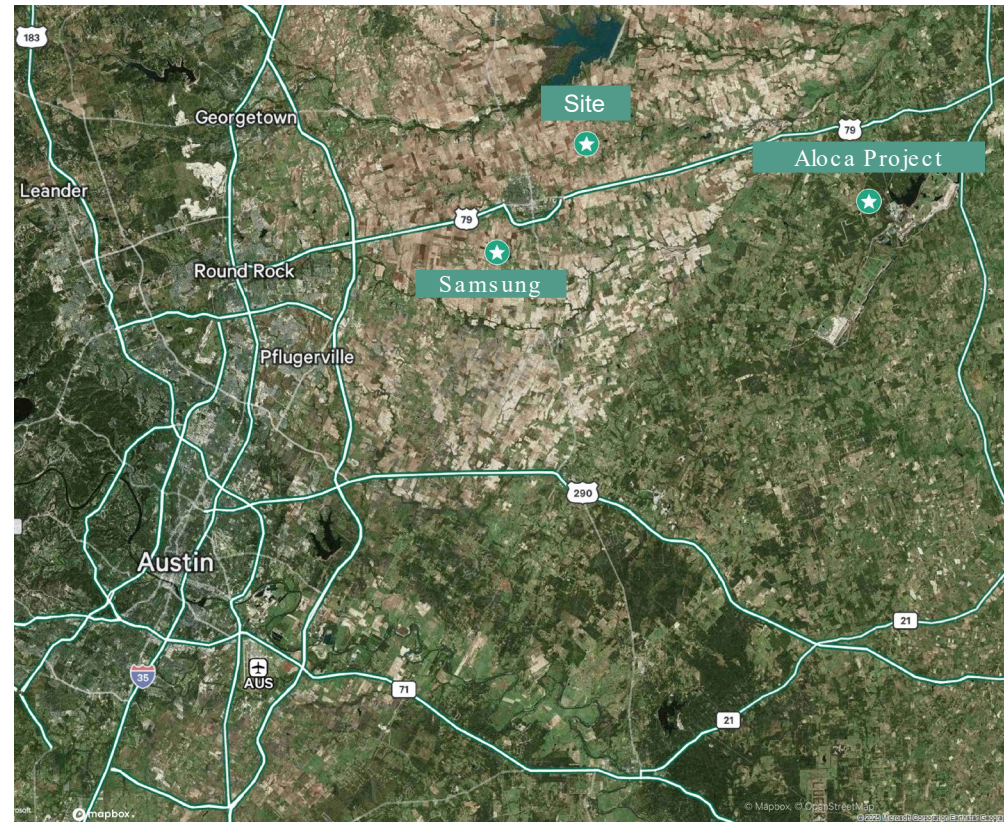
**DISTANCE TO
SAMSUNG**

20 Mins
12.1 Miles

Neighboring Projects

SAMSUNG

Samsung is rapidly advancing its \$17 billion semiconductor manufacturing facility in Taylor, with equipment installation underway and chip production expected to begin in 2026. Recent agreements with the City of Taylor ensure streamlined development, infrastructure enhancements, and increased tax revenue for public services. The facility is expected to create over 2,000 high-tech jobs, significantly boosting the local economy and workforce development. The project is also expected to attract a network of suppliers and ancillary businesses to the region, further amplifying its economic impact and fostering a robust semiconductor ecosystem in Central Texas.



ALCOA PROJECT

The Advanced Manufacturing and Logistics Campus, also known as “The Switch,” is a major redevelopment project at the former Alcoa plant site in Milam County, Texas. Led by Xebec Holdings, the 3,300-acre site is being transformed into a large-scale industrial hub with plans for up to 50 million square feet of space dedicated to manufacturing and logistics. Its location, just 15 miles from Samsung’s new semiconductor facility in Taylor, positions it as a key player in the growing Central Texas tech and industrial corridor. The project is expected to bring significant economic benefits to the region, including job creation, increased business investment, and a boost to local infrastructure and services.



Austin, Texas

Samsung

Taylor, Texas

HWY 79

98.612

Acres

3750 CR 417 Taylor, Texas

CR 417



DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	3 MILE	6 MILES	9 MILES
POPULATION			
2024 Population	767	19,389	23,927
2029 Population - Projection	861	20,413	25,375
HOUSEHOLD INCOME			
2024 Average Household Income	\$115,729	\$91,637	\$94,299
2029 Median Household Income	\$134,751	\$106,731	\$110,440
OWNER OCCUPIED			
2024 Median Value of Owner Housing Unit	\$311,905	\$300,212	\$320,082
2024 Average Value of Owner Housing Units	\$435,686	\$366,313	\$395,848
VACANCY UNITS			
2024 Housing Units	307	7,622	9,582
2024 Vacant Housing Units	13	415	604
2024 Owner Occupied Housing Units	254	5,163	6,580
PLACE OF WORK			
2024 Number Of Businesses	21	795	891
2024 Number Of Employees	101	9,157	10,453

3750

CR Rd 417

Taylor, Texas



Carter Breed
Senior Vice President
+1 512 499 4923
carter.breed@cbre.com

Andrew Kelley
Associate
+1 281 825 1953
andrew.kelley@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.