gradiant

TECHNOLOGY PARK

Build-to-Suit, For Lease, For Sale



HPI iMarketAmerica

gradiant

TECHNOLOGY PARK

Advanced Manufacturing Ecosystem

Manufacturer-Level Resources

Extensive infrastructure customizable to meet tenant needs

Power	Scalable power from Oncor, 4 MW per building ramping to 10+
Natural Gas	6” Steel Pipeline by H2 2027
Fiber	Connected throughout site
Water	Increasing from .5 MGD to 1.5 MGD+ from City of Taylor
Fire Water Flow	2,000 GPM
Wastewater	1.5 MGD+ from City of Taylor With 8” - 12” line sizes
Rail	Adjacent to Union Pacific & BNSF rail line with Class1 dual service

Zoning

Broadest Industrial Zoning in City of Taylor:

- Heavy industrial focus (M2-style zoning)
- 100+ ft height buildings possible
- Hazardous material handling / treatment
- Office and retail areas planned



Flexibility to Customize

Gradiant will create tailored options for each partner

Build-to-Suit

Gradiant can revise site plan to fit specific needs
Diverse land parcels available: 5~50+ acres
Custom buildings: 50,000 ~ 600,000+ SF

Lease Spec Buildings

Modern, Class A construction
Customizable interior options
Expedited move-in process

Purchase Land

Utilities and infrastructure ready
Diverse land parcel sizes available
Quality controlled by a POA



MANUFACTURING GRADE POWER AND SLABS

25 → **150**

MEGAWATTS SITEWIDE (PHASE 1) **MEGAWATTS BY 2029**

*Dedicated on-site substation by **2028***

8”

REINFORCED CONCRETE

*One of **ONLY TWO** 8” slabs in the Central Texas Market!*



PHASE 3

Building 3.1 . . . . . 185,640 SF
Building 3.2. . . . . 104,160 SF
Building 3.3. . . . . 156,000 SF
Gas Station (GS). . 17,250 SF

MASTER SITE PLAN
BUILDINGS TOTAL: 2,295,061 SF

PHASE 1

Building 1.1 . . . . 127,164 SF
Building 1.2 . . . . 157,724 SF
Building 1.3 . . . . 176,240 SF
Building 1.4 . . . . 176,240 SF
Building 1.5 . . . . 116,843 SF
Support S.1 . . . . 16,000 SF
Support S.2. . . . 12,800 SF

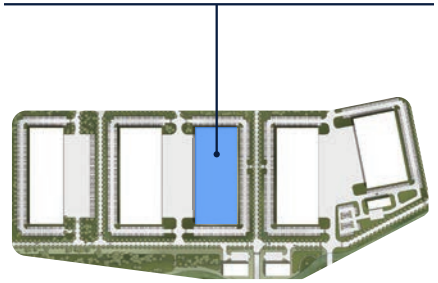
PHASE 2

Building 2.1 . . . . . 108,160 SF
Building 2.2. . . . . 57,600 SF
Building 2.3. . . . . 57,600 SF
Building 2.4. . . . . 600,320 SF
Building 2.5. . . . . 136,920 SF
Infrastructure I.1 . . 4,400 SF
Infrastructure I.2. . 18,000 SF
Infrastructure I.3. . 18,000 SF
Infrastructure I.4. . 18,000 SF
Support S.3. . . . . 20,000 SF

PHASE 1 | Building 1.3 & 1.4 Expected completion in Q3 2026

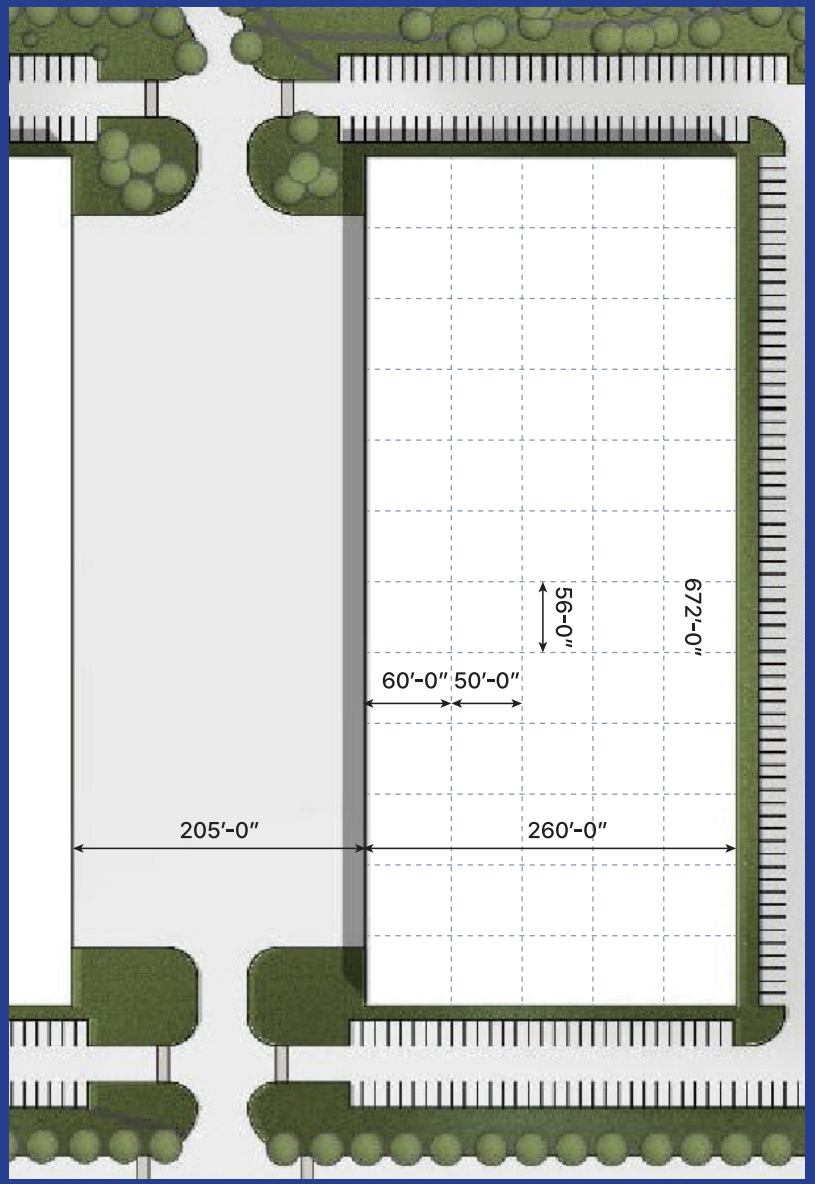


1.3
BUILDING
Site Plan



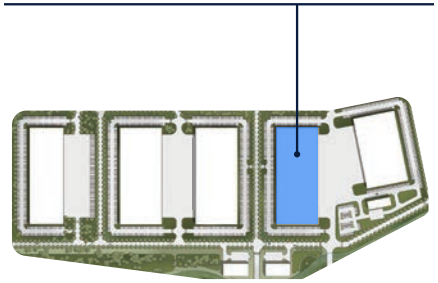
Building Delivered	Q3 2026
Total Building Size	176,240 SF
Spec Office	2,949 SF
Clear Height	40’
Docks	(29) 9’ x 10’ Dock Doors (1) 12’ x 14’ Drive-In Door
Column Spacing	50’ Typical Depth 60’ Speed bay 56’ Typical Width
Parking	1.44/1,000 (254 Total Spaces)
Building Dimensions	260’ x 672’
Sprinklers	ESFR
Truck Court Dept	205’ (Shared)
Roof Insulation	R25
Slab	8” reinforced concrete
Power	4 MW (6,000 amps), 3-Phase, 277/480V with two 2,000 KVA transformers





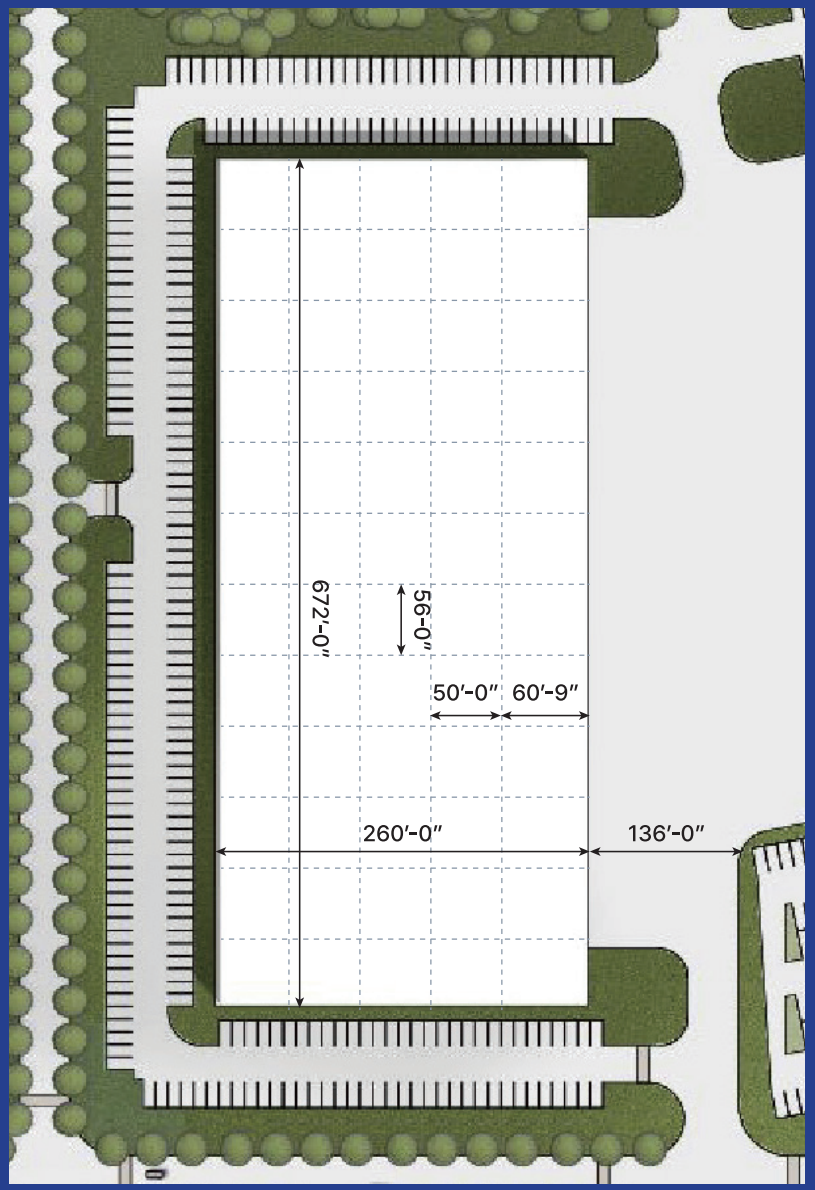
1.4

BUILDING
Site Plan



Building Delivered	Q3 2026
Total Building Size	176,240 SF
Spec Office	5,018 SF
Clear Height	40’
Docks	(29) 9’ x 10’ Dock Doors (1) 12’ x 14’ Drive-In Door
Column Spacing	50’ Typical Depth 60’ Speed bay 56’ Typical Width
Parking	1.45/1,000 (256 Total Spaces)
Building Dimensions	260’ x 672’
Sprinklers	ESFR
Truck Court Dept	136’
Warehouse HVAC	100% Conditioned
Roof Insulation	R25
Slab	8” reinforced concrete
Power	4 MW (6,000 amps), 3-Phase, 277/480V with two 2,000 KVA transformers





Available Lots

Lots shown can be revised to meet client's specific needs



Tailored solutions:
BTS development, lease or purchase

Flexible Site Plan

- Gradiant's 212-acre site is prepared for all types of industrial development

BTS Development

- Developer can lead Built-to-Suit projects
- Open to both lease and sale options
- Flexible structures to support clients

Lease and Purchase

- Two spec buildings available
- Land is divisible into individual parcels
- Parcel sizes range from: 5 to 30+ acres

Available Parcels/Acres

1	11.34	2	9.37
3	8.23	4	7.84
5	13.08	6	7.96
7	9.55	8	4.42
9	5.29	10	32.14
11	11.25		

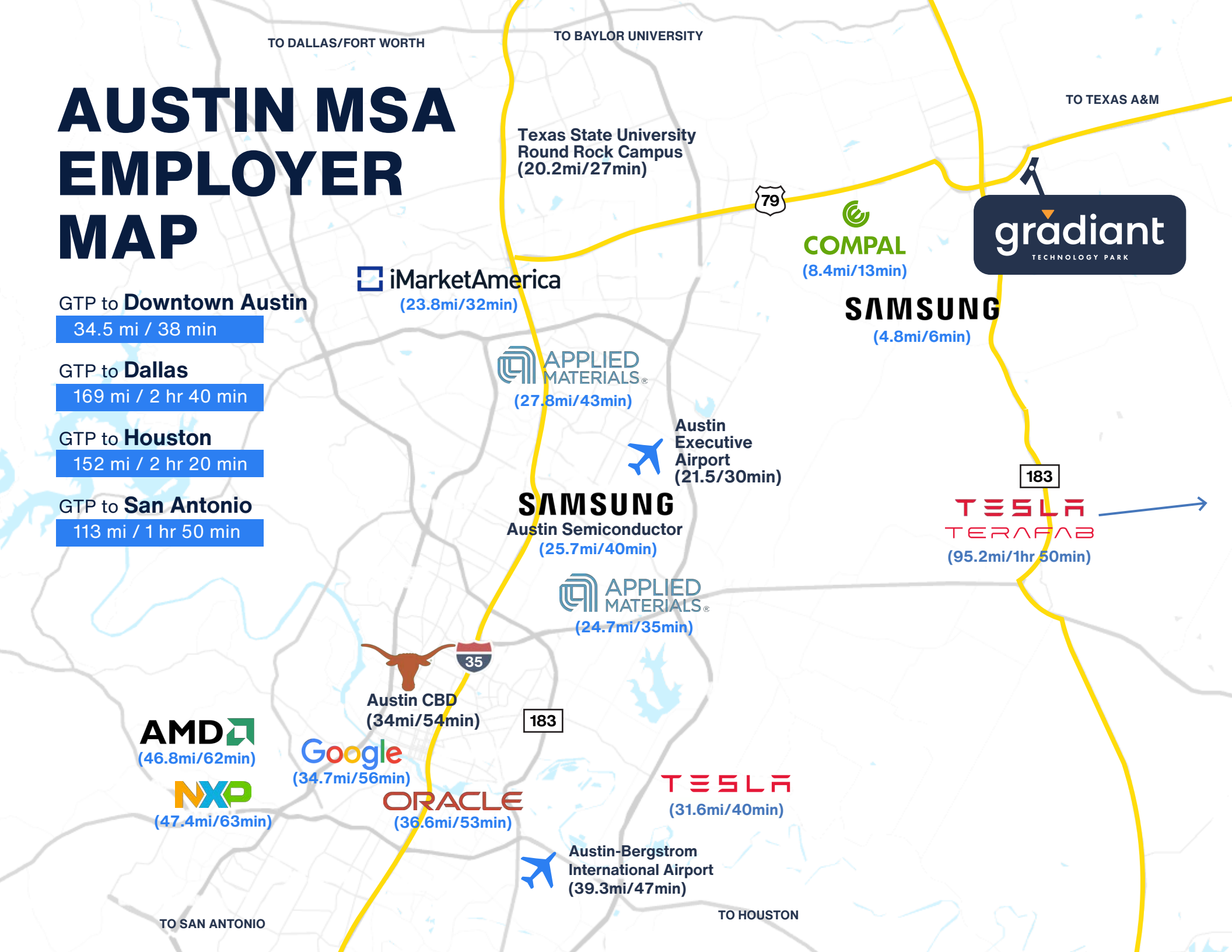
AUSTIN MSA EMPLOYER MAP

GTP to **Downtown Austin**
34.5 mi / 38 min

GTP to **Dallas**
169 mi / 2 hr 40 min

GTP to **Houston**
152 mi / 2 hr 20 min

GTP to **San Antonio**
113 mi / 1 hr 50 min



WILLIAMSON COUNTY EMPLOYER AND AMENITIES



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