

Perfectly positioned just minutes from the new multi-billion-dollar Samsung Semiconductor plant and the future University of Texas expansion, this property is packed with opportunity — whether you're looking to develop, invest, or hold for the long term. With over **3500 feet of frontage along Hwy 95** and direct access to the adjacent railroad, it offers outstanding visibility and unbeatable logistics, making it a prime spot for commercial, industrial, or mixed-use projects. The home on the property was originally located in West Austin, and cautiously moved to this location and enjoyed for the last 5+ years with modern updates.

- 1 turn-in, rail-crossing along Hwy 95 and additional private access at south of property along PR 929
- Located Outside Taylor City Limits in the ETJ (extra-territorial jurisdiction)
- No Zoning Requirements
- Williamson County Appraisal district Current tax rate 1.51% and currently in Ag use.
- All fully fenced and secured for privacy
- Homes with water line, electric and septic connected.

<u>Option 1- The Ranchette</u> 2901 and 501 S. Main St. 26+ acres & home	19 acre parcel with 3 bed/ 2 bath home, 2 ponds and access from HWY 95, plus 7 acre parcel fully fenced	\$1,985,000
<u>Option 2- The Homestead</u> 559 PR 929 and 501 S. Main St. 13 acres & home	7 acre parcel fully fenced with access on HWY 95, plus 5.7 acre with house, pool, barns, and pond with PR access	\$2,000,000

NOTE: both can be purchased together for \$3,000,000

OPTION 1 THE RANCHETTE 2901 (19+ acres) and 501 (7+ acres) S. Main St. \$1,985,000

- 1 turn-in, rail-crossing along Hwy 95 and additional private access at south of property along PR 929
- Located Outside Taylor City Limits in the ETJ (extra-territorial jurisdiction)
- No Zoning Requirements
- Williamson County Appraisal district Current tax rate 1.51% and currently in Ag use.
- All fully fenced and secured for privacy
- Two ponds on the 19 acre parcel
- Home moved from Austin
- 7 acre fully fenced with electric gate





**The Ranchette- 19 acre parcel with 3 bed/2 bath home,
2 ponds and access from HWY 95,
plus 7 acre parcel fully fenced
\$1,985,000**



OPTION 2 THE HOMESTEAD 501 S. Main St. (7+ acres) and 559 PR 929 (5+ acres) \$2,000,000

- fully updated 2500 sqft farm house with 2 bed 2 bath, office and additional living space - stunning kitchen updates and primary bath right out of a magazine
- Entrances off PR 929 OR SH 95
- Pool, deck and ample outdoor areas
- Larger barn with potential detached apartment living space- work needed
- Small pond and pastures for goats, cows, chickens
- home sits on 5.6 acres , also includes a 7 acre fully fenced pasture that provides access from HWY 95
- Located Outside Taylor City Limits in the ETJ (extra-territorial jurisdiction)
- No Zoning Requirements
- Williamson County Appraisal district Current tax rate 1.51% and currently in Ag use.





**The Homestead - 13+ acres with updated home, pool, barns, pastures, pond, and dual entry (PR 929 AND SH 95)
\$2,000,000**



FAQs

Railroad:

Union Pacific has implemented a sophisticated, high-tech internet infrastructure along its railroad tracks, including a fiber optic network and various technologies for real-time data transmission and safety systems like Positive Train Control (PTC)

Per Regulations- any building must be 100ft from the railway. (currently 30 ft right of way- so at least 70+ ft from the property)
Additional access available at north end of property with Union Pacific rail crossing application- available by request.

SH95

Communication with TXDOT indicates turn lanes can be installed on North bound lanes for commercial use- to improve current crossing and other possible entrance
3500+ FT of Frontage

Water

Old abandoned well on property as well. (NOTE there is NO water conservation board in this area)

1 water meter at the house currently in place

Additional Files available by request

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