

<b>Lot Sizes</b>	1 - 50 acres
D	General Industrial and Business Park



## Industrial Parks & Sites

Existing Buildings - Taylor offers more than 500,000 SF of existing, available industrial-zoned buildings, plus more than 100,000 SF of existing buildings available downtown and north Taylor, suitable for commercial, retail and office use. See our [PROPERTY SEARCH](#) and/or [CONTACT US](#) for additional information.

There are more than 1,500 acres of prime, flat land in or near the Taylor area, suitable for industrial and commercial development.

The Taylor EDC owns two existing industrial parks including Mustang Creek Industrial Park (MCIP) and Walnut Creek Commercial Park (WCCP).

<b>KEY INDUSTRIAL PROPERTIES</b>	
<b>Industrial Property</b>	<b>Size and Zoning</b>
<b>Mustang Creek Industrial Park</b>	5+ acres (Industrial Use)
<b>Walnut Creek Commercial Park</b>	87-acres. Zoned M-2 Heavy Industrial

For more information about this property and others in Taylor, [Contact TEDC](#).

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<b>UTILITIES</b>		
	8" - City of Taylor	Superior Quality, 8 MGD avail.
<b>Wastewater</b>	8" - City of Taylor	5 MGD available
<b>Natural Gas</b>	Atmos Energy	3" Poly-main feeder
<b>Fiber / Telecommunications</b>	AT&T, Time Warner Cable, & Eccentrix Wireless	Fiber, Cable and 10 Mbps Wireless available, T-1+
<b>Electricity</b>	3-Phase, 69 kV	Deregulated markets
<b>ADDITIONAL INFORMATION</b>		
<b>Topography</b>	Less than 1% slope	
<b>Zoning</b>	M-2: Heavy Industrial	

**ADDITIONAL INFORMATION****Shovel-Ready**

Yes, See List of existing tenants.

**EXISTING TENANTS****Alliance Chemical, 204 S. Edmond Street****Alliance Geotechnical Group, 200 Mustang Cove****Dynalyst Corporation, 1008 Carlos G. Parker Boulevard SW****JMF Materials, 200 S. Edmond Street****KG Industries, 204 Mustang Cove****Ringer Windows, 205 Mustang Cove****Williamson County Equipment Company, 1006 Carlos G. Parker Boulevard SW****Noren Products, 205 S. Edmond Street****Summit Custom Cabinets, 199 S. Edmond Street**