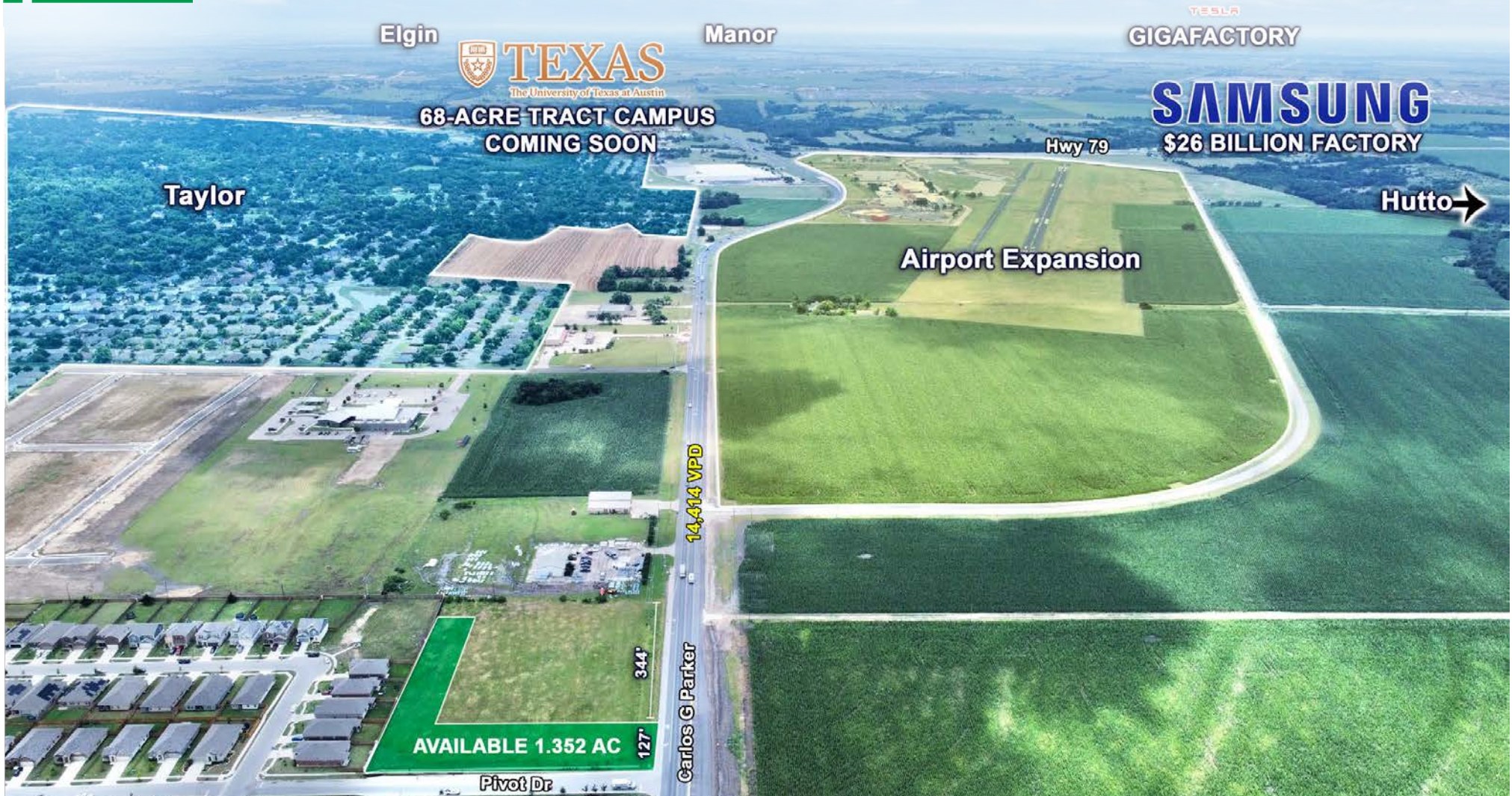




HARD CORNER C-STORE, GAS, RETAIL OPPORTUNITY P4 ZONING

SEC CARLOS PARKER BLVD & PIVOT DR
98 Pivot Dr, Taylor, TX 76574



FOR SALE

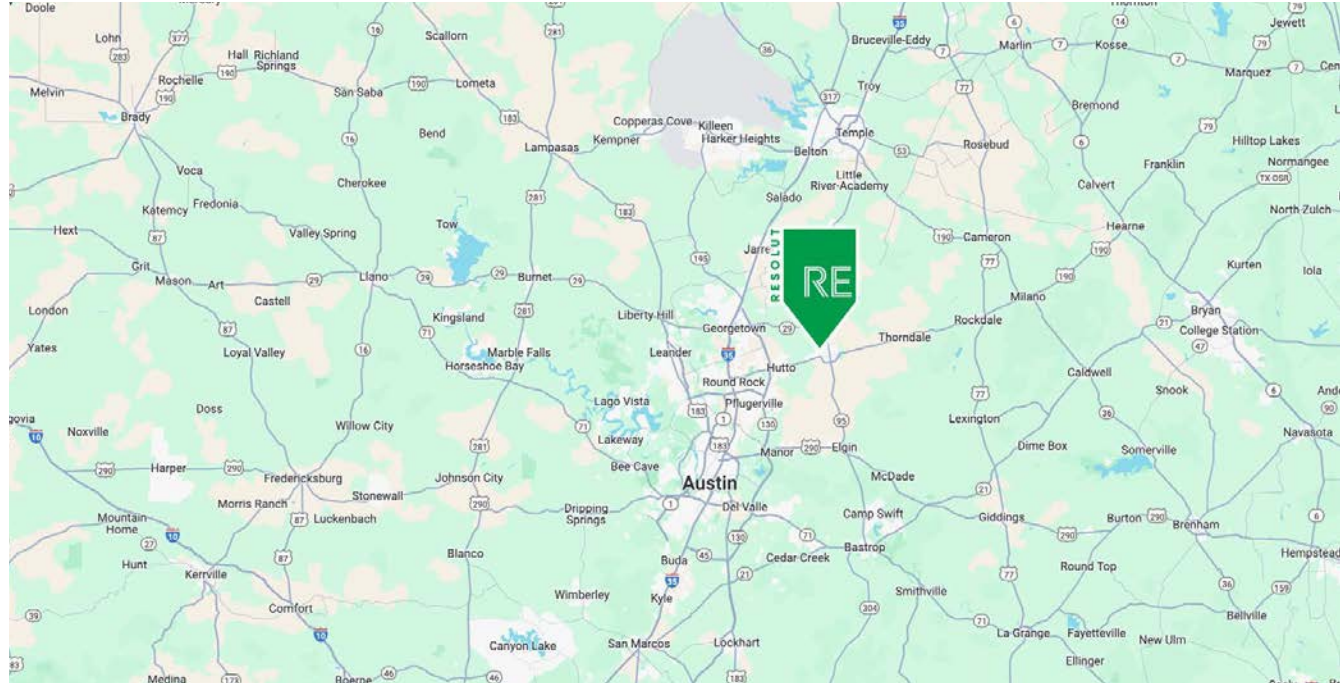
AVAILABLE LAND
1.352 AC
(58,893 SF)

RATE
\$12.00 PSF

Zach Roesinger
zroesinger@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- Zoned for commercial, retail, offices, hotels, and residential (P4)
- Size: 58,893 Sq. ft / 1.352000 acres
- 5 minutes to Samsung and University of Texas Taylor Campus
- 127' frontage on Carlos G. Parker
- Adjacent to single-family subdivision
- Site is generally flat & gently sloping for easy development
- Great location for Retail Center and C-Store
- Approximately 600 homes being built in adjoining subdivision
- All utilities




AREA TRAFFIC GENERATORS



Zach Roesinger
zoresinger@resolutre.com | 512.474.5557

DEMOGRAPHIC SNAPSHOT 2024

 **17,194**
POPULATION
3-MILE RADIUS

 **\$93,528.00**
AVG HH INCOME
3-MILE RADIUS

 **13,002**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Carlos Parker Blvd: 14,414 VPD
(Costar 2022)

HARD CORNER C-STORE, GAS, RETAIL OPPORTUNITY P4 ZONING | FM 397 & CR 366, Taylor, TX 76574



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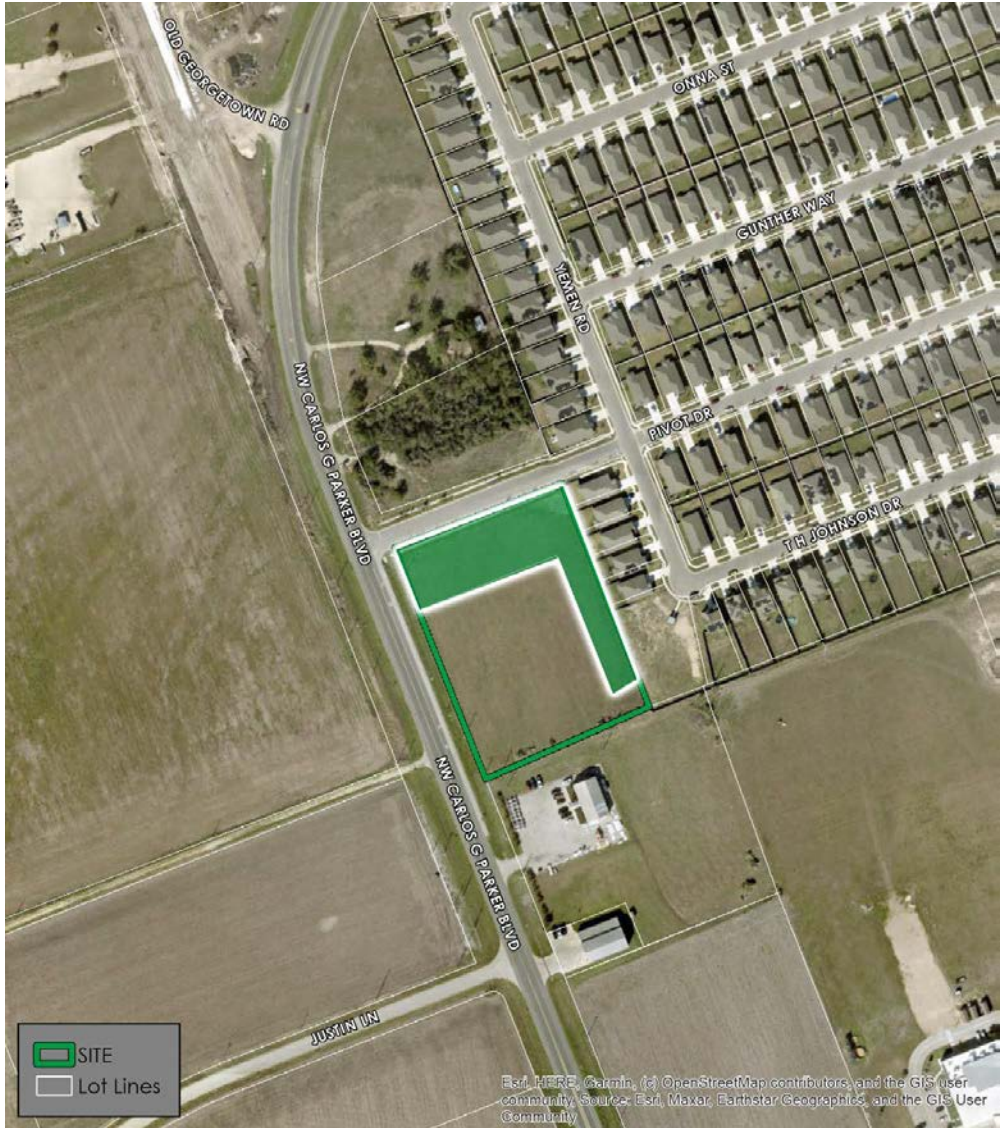
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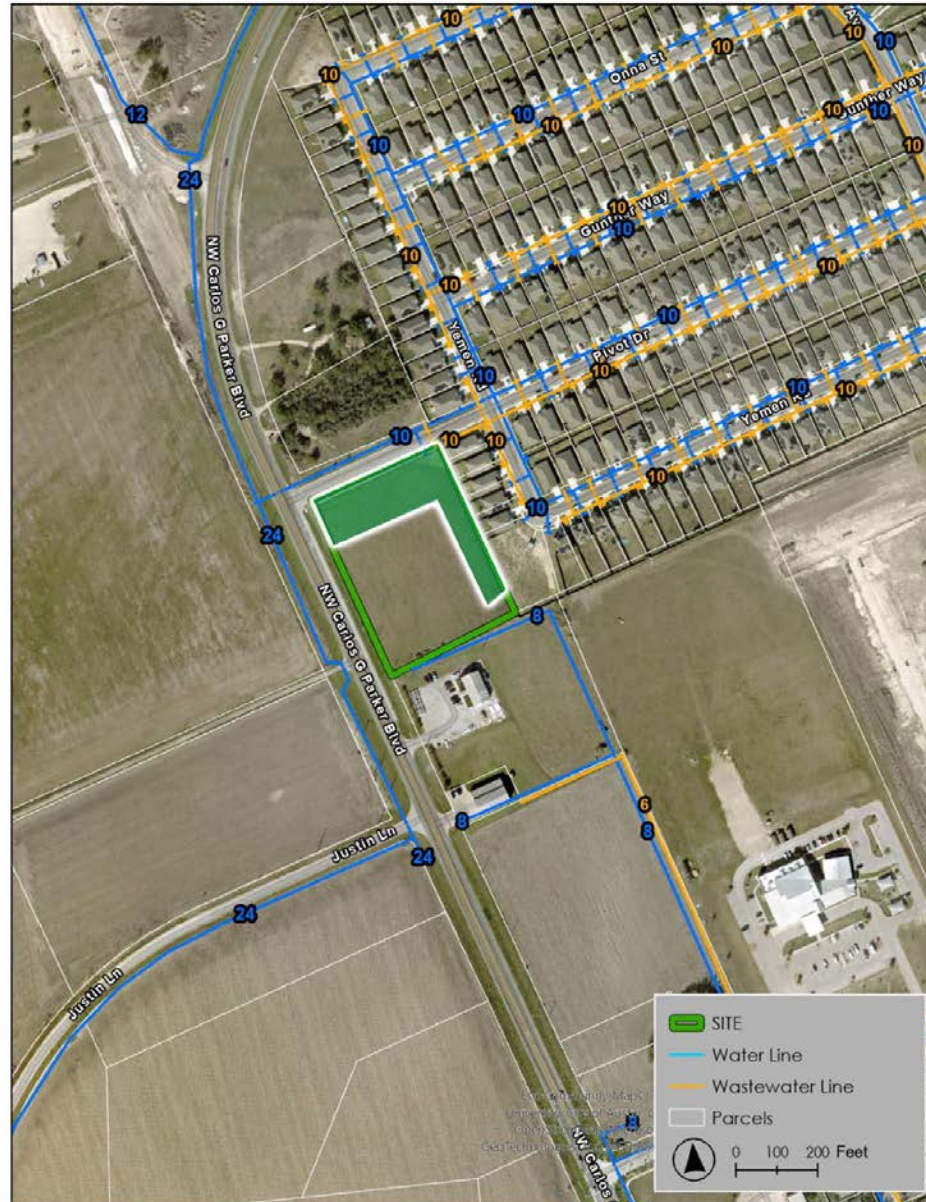
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ZONING

4.3.1.7 P4 - MIX

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	90%
BUILD-TO-LINE (RANGE)	5'-15'
FACADE BUILDOUT (MINIMUM)	60%
STORIES (MAXIMUM)	3 STORIES

BLOCKS	
BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'
PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	5'-18'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	16' - 40'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	●
QUADRAPLEX	●
SMALL APARTMENT	●
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

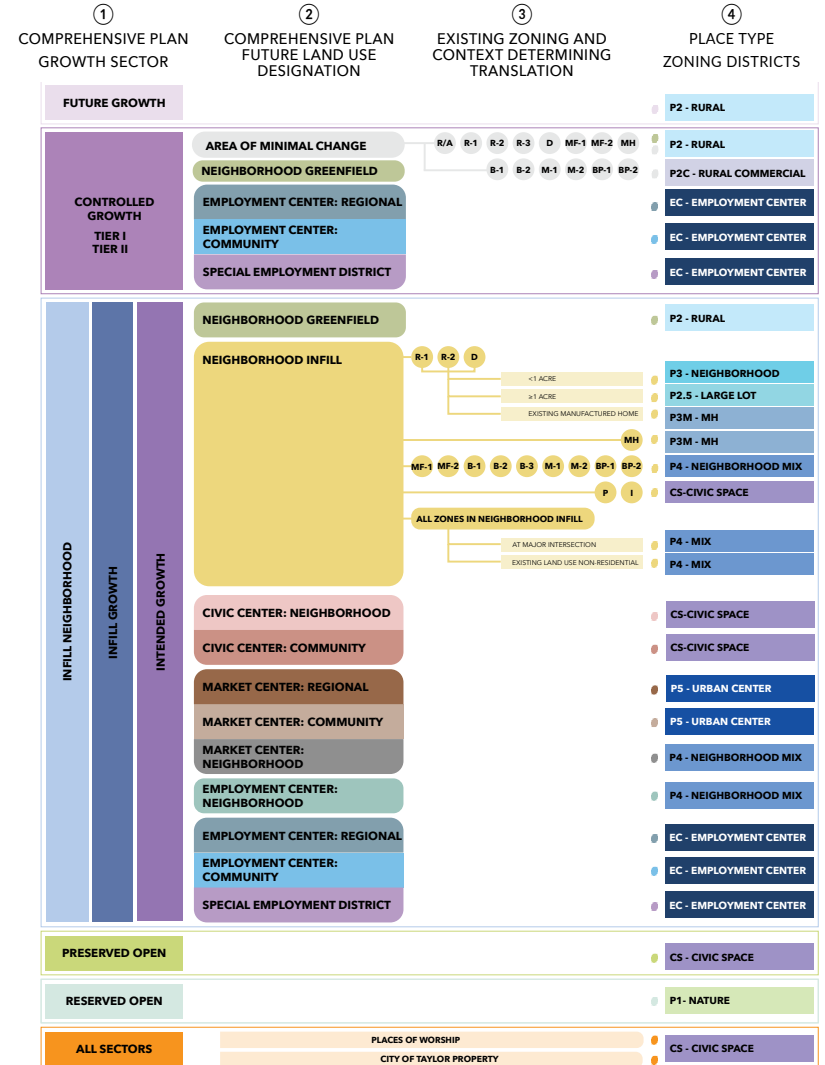
STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●

TABLE 1.9.2(A): ZONING TRANSLATION.

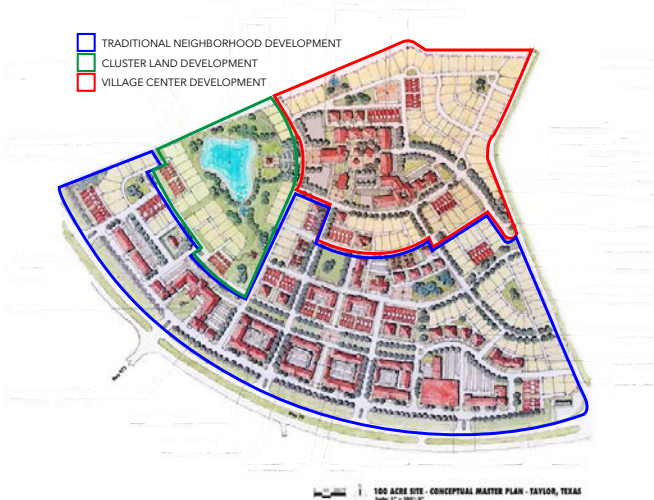


ZONING

TABLE 3.6.1(A): PLACE TYPE ALLOCATION PER DEVELOPMENT PATTERN.

DEVELOPMENT PATTERNS	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
TRADITIONAL NEIGHBORHOOD DEVELOPMENT	5%	0%	0%	0%	10-30%	0%	40-60%	10-30%	10%	0%
CLUSTER LAND DEVELOPMENT	5%	50%	0%	0%	10-30%	0%	20-40%	0-15%	10%	0%
VILLAGE CENTER DEVELOPMENT	5%	5%	0%	0%	10-30%	0%	10-30%	40-60%	10%	0%
EMPLOYMENT CENTER	TBD	0%	0%	0%	0%	0%	0-20%	0-20%	10%	50% MIN.

FIGURE 3.6.1(B): EXAMPLE OF DEVELOPMENT PATTERNS.



3.6.1.6 VILLAGE CENTER DEVELOPMENT (VCD).

- (1) Intent: A Village Center Development is a series of small streets lined with buildings at the street edge, creating a unique village-style community. VCD consists of a small dense grouping of predominately P4 and P5 buildings serving as residential, live/work, commercial, and office buildings organized in a vernacular, curvilinear grid, or grid network of blocks and streets. The streets are small and serve as shared streets. Vehicles are kept on the exterior of the developments. Buildings are located at or very close to the street edge.
- (2) Standards:
 - (a) Location: VCDs may be located in any new neighborhood to create an area or an entire neighborhood that is intended to be mostly free of motorized vehicles within the main pedestrian streets.
 - (b) Place Types: The VCD shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Neighborhood Plan.
 - (c) Size: A VCD may be organized around one pedestrian shed as described in Section 3.6.1.7 or may be its own, smaller pedestrian shed within a standard pedestrian shed.
 - (d) Special Requirements: Buildings are located at or very close to the street edge at the frontage line and occupy eighty percent (80%) to one hundred percent (100%) of the lot frontage. Vehicle access is kept in the rear of the property, served by alleys or the rear lanes.
- (3) Example: The 100-acre concept plan in Taylor, Texas depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of a Village Center Development with a tight, pedestrian-friendly core that has a mix of building types and shared walkable streets.

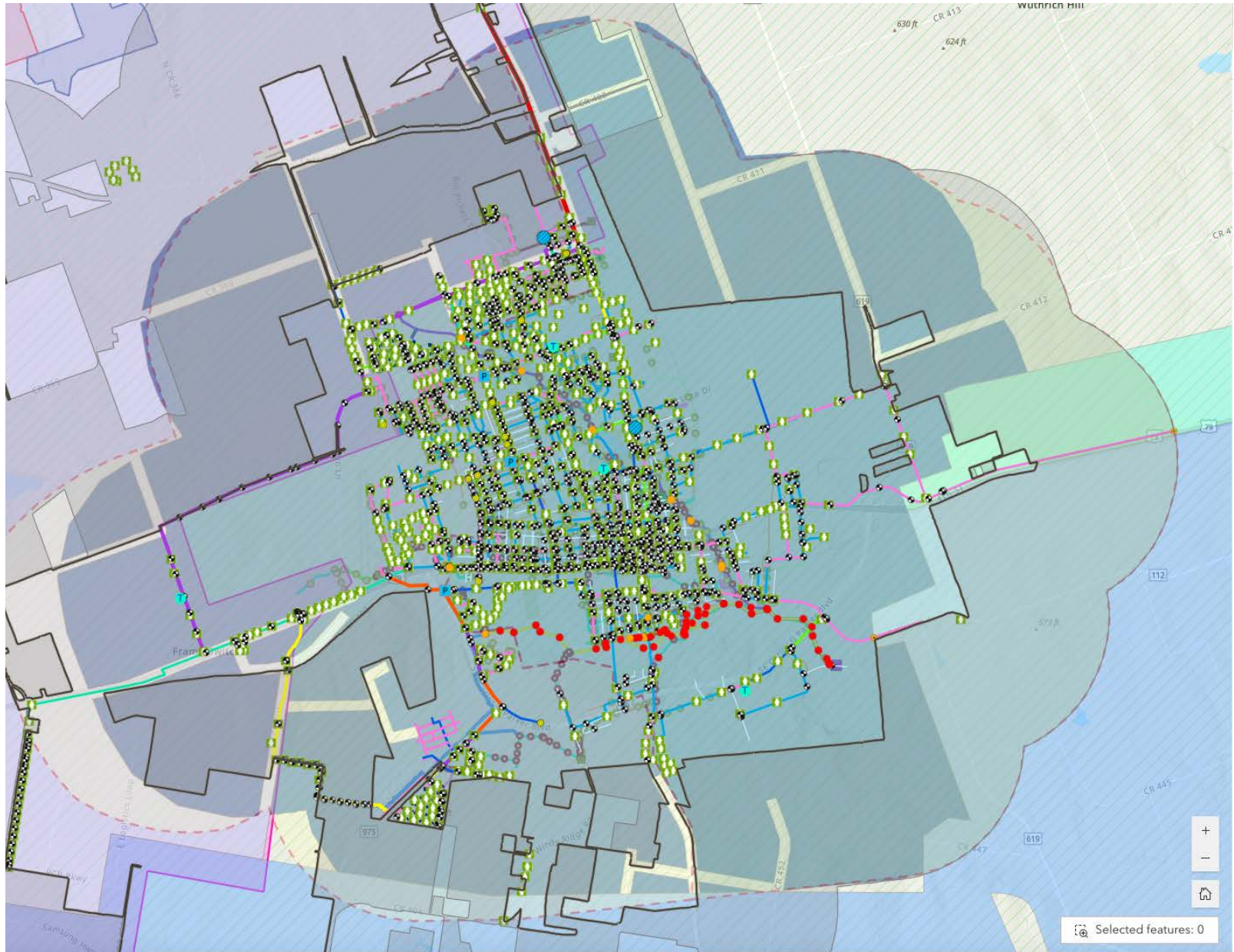


4.2.3.8 P5: URBAN CENTER

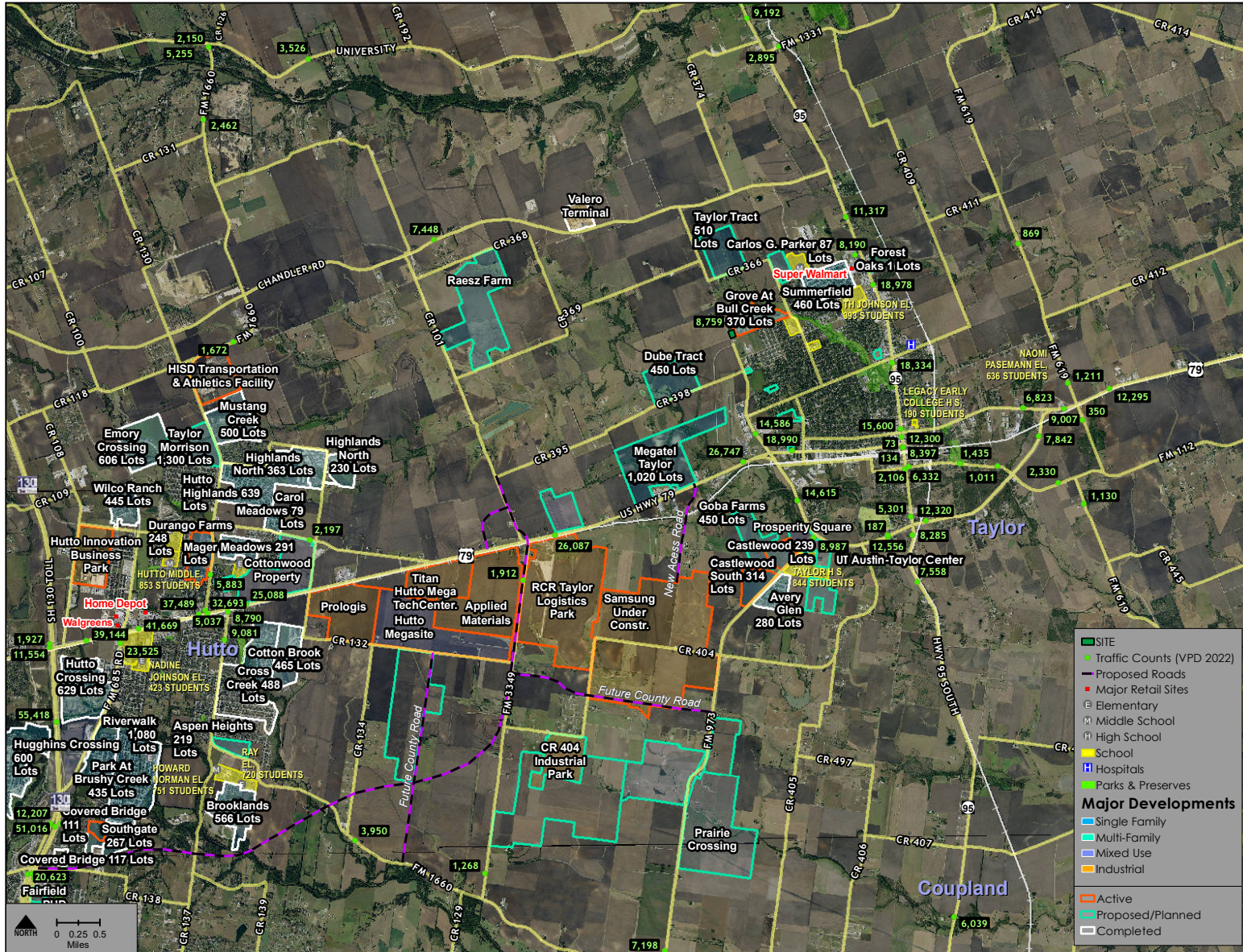
The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.

COMMERCIAL BUILDINGS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	P	NP	NP	NP	P	P	P	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC BUILDINGS	P	P	P	P	P	P	P	P	P	P
BUILDING STORIES LIMIT	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PRINCIPAL BUILDING	NP	3 max	3 max	3 max	3 max	2 max	3 max	5 max	TBD	TBD
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	2 max	2 max	2 max	NP	TBD

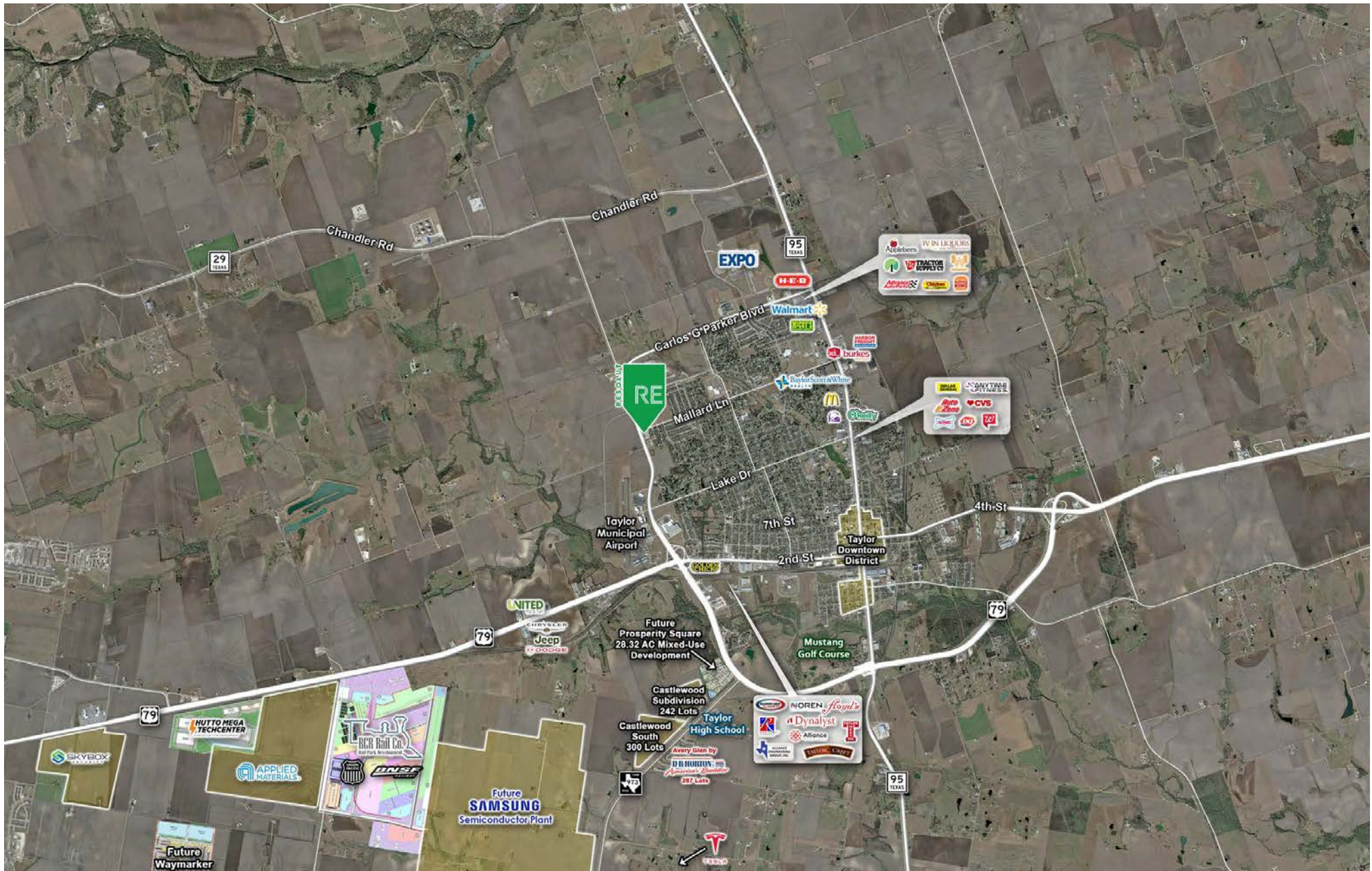
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____