



## OFFERING SUMMARY

<b>LOT SIZE:</b>	+/- 9 AC
<b>ZONING:</b>	C2
<b>MARKET:</b>	Austin
<b>SUBMARKET:</b>	Jarrell
<b>SALES PRICE:</b>	Call for Pricing

## PROPERTY OVERVIEW:

+/- 9 Acres in the heart of Jarrell. Property is visible from I-35. Walking distance to Jarrell Town Center where you will find the City's newest commercial development, spanning 46 acres along the I35 southbound frontage road. Jarrell High School is less than 2 miles from this site. Jarrell families benefit from job markets in Austin, Round Rock, Georgetown, Temple, Killeen & Waco. Potential Multi-Family site.

Zoned C2: General Commercial District / Retail / Commercial / Medial Office Use / Office Condos

Electric, Water, Sewer & Internet Fiber Available at Site.

Jarrell is ranked the 9th fastest growing county in the nation by U.S. Census Bureau. Prime location for Williamson County's growing market. Seconds away from IH-35 and Jarrell Town Center.

**KW COMMERCIAL**  
2300 Greenhill Drive, #200  
Round Rock, TX 78664

**FRANCES CROSSLEY**  
Commercial Agent  
O: 512.439.3785  
C: 512.751.0004  
frances@kwcommercial.com  
TX #624525



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

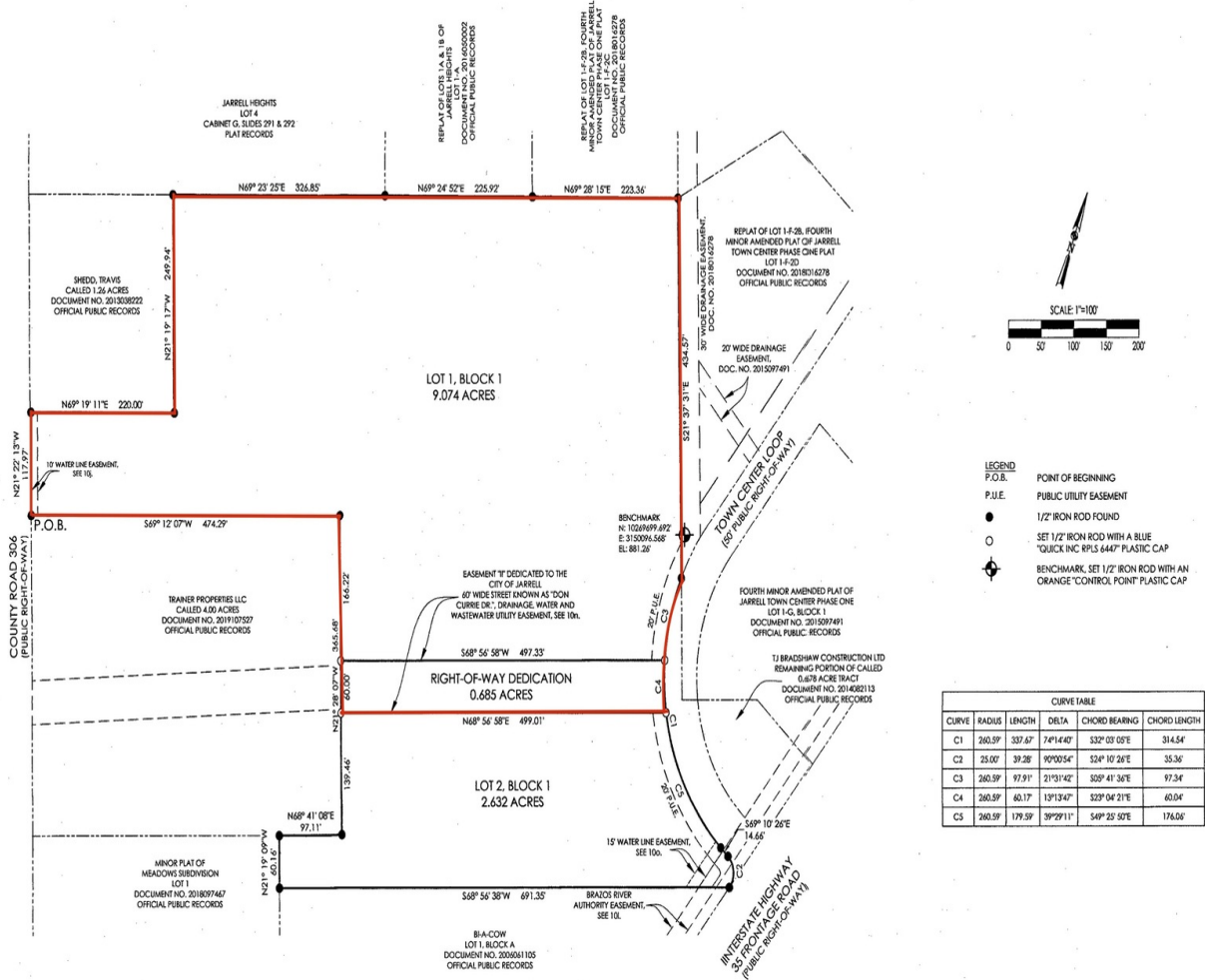
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# MINOR PLAT OF HARRIS ADDITION

A SUBDIVISION IN THE CITY OF JARRELL, WILLIAMSON COUNTY, TEXAS.

BEING A 12.390 ACRE TRACT OF LAND, LOCATED IN THE SAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, SAID 12.390 ACRE TRACT, BEING THE REMAINING PORTION OF THAT CALLED 13.07 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 200809196, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	260.59	337.67	74°14'40"	S32°03'08"E	314.54
C2	25.00	39.28	90°00'54"	S24°10'26"E	35.36
C3	260.59	97.91	21°51'42"	S29°41'36"E	97.24
C4	260.59	60.17	13°13'47"	S23°04'21"E	60.04
C5	260.59	179.59	39°29'11"	S49°25'50"E	176.08

**Quick Inc.**  
Land Surveying, Land Planning, Consulting.  
Tm: 511/404  
1430 N. Robertson Road, Salado, Texas 76751

DATE: SEPTEMBER 15, 2022  
JOB NO.: 21-2002  
SHEET: 2 OF 3

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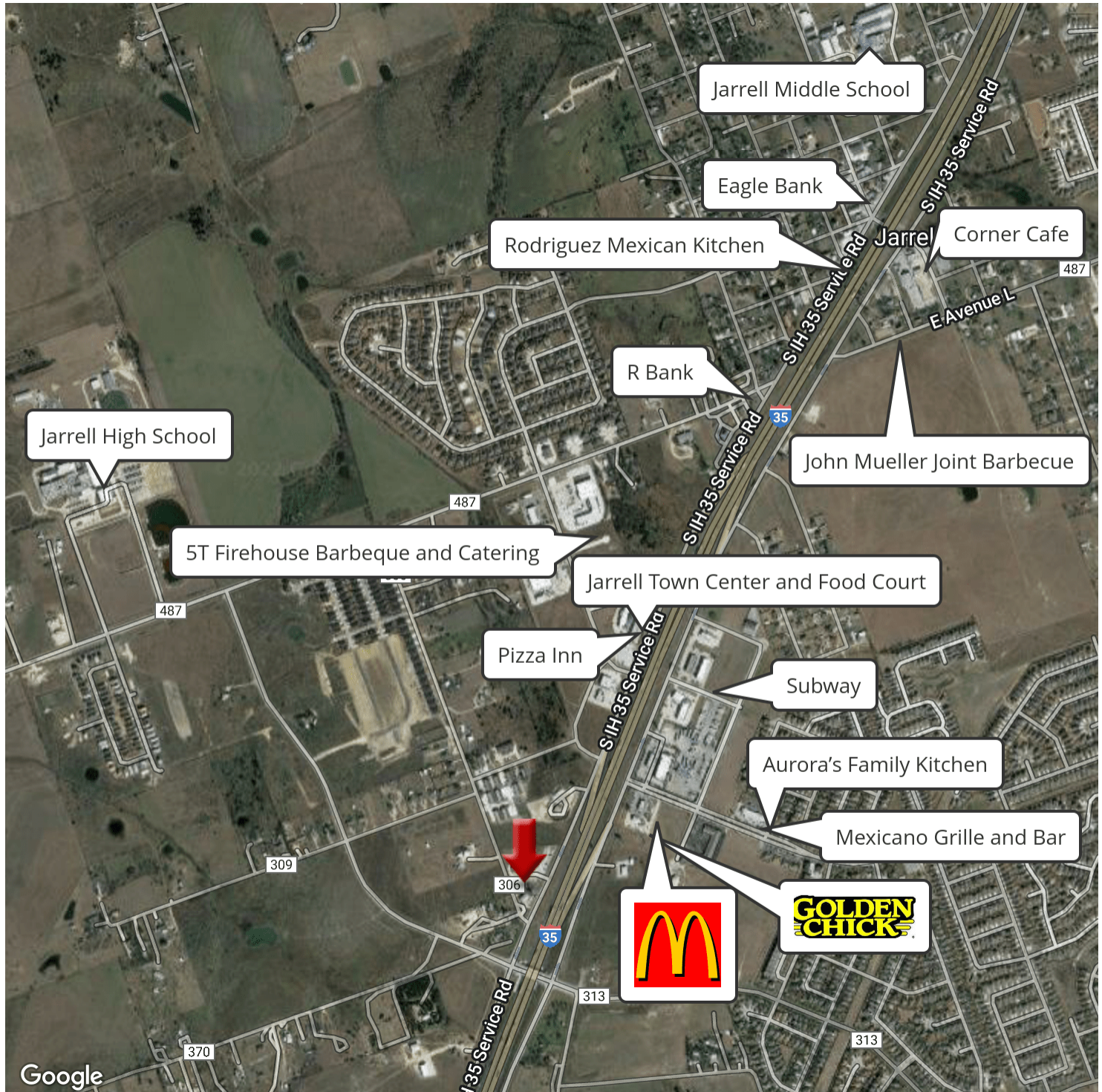
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## +/- 9 AC FOR SALE | JARRELL, TX

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## AREA GROWTH

### **In Jarrell, we're creating reality from vision.**

The reality is that we are located on Interstate 35, with short drives to four of the fastest growing Metropolitan Statistical Areas (MSA) in the United States. From population concentrations to business concentrations, it is a definite plus to be so close to Austin, San Antonio, Dallas/Ft. Worth and Houston. And Jarrell families further benefit from the job markets so near in Temple, Killeen, Ft. Hood, and Waco to the north and Georgetown, Round Rock, and Cedar Park to the south.

The vision comes from City leaders that see what needs to be done with good planning and fiscally conservative governance to support Jarrell's future growth. It also comes from local developers and builders, along with an infusion of national builders that know what it takes to facilitate that growth.

An indicator of Jarrell's growth is with local sales tax collections. Per the Texas Comptroller's 2019 data, gross sales subject to sales tax have increased from an initial \$9,102,076 to \$107,877,663 since the City's incorporation in 2001. That is a 1,100% increase in just 18 years. In the last 4 years, gross sales subject to sales tax have increased an average of 27% per year. Another impressive increase is in the number of business outlets reporting, which has grown 35% per year on average.

### **JARRELL TOWN CENTER**

Jarrell Town Center (JTC) is the City's newest commercial development, spanning 46 acres along the IH 35 southbound frontage road. The JTC is home to the Jarrell City Hall and to the tallest water tower in Texas providing ample fire flow and storage capacity for new projects in Jarrell.

- JTC is anchored by large national retailers, Tractor Supply and O'Reilly's Auto Parts.
- The Jarrell Town Center travel center stands facing Interstate 35 and is joined by other small retail operations throughout JTC.
- Brookshire Brothers operates the 45,000 sf grocery store, and the adjoining retail center adds a variety of retail establishments.
- Afia Foods adds a touch of food processing to the mix.
- JTC boasts excellent ingress/egress from IH35 and the frontage.
- JTC has multiple housing opportunities. The 300 plus homes built in the Home Place at Jarrell stands out.

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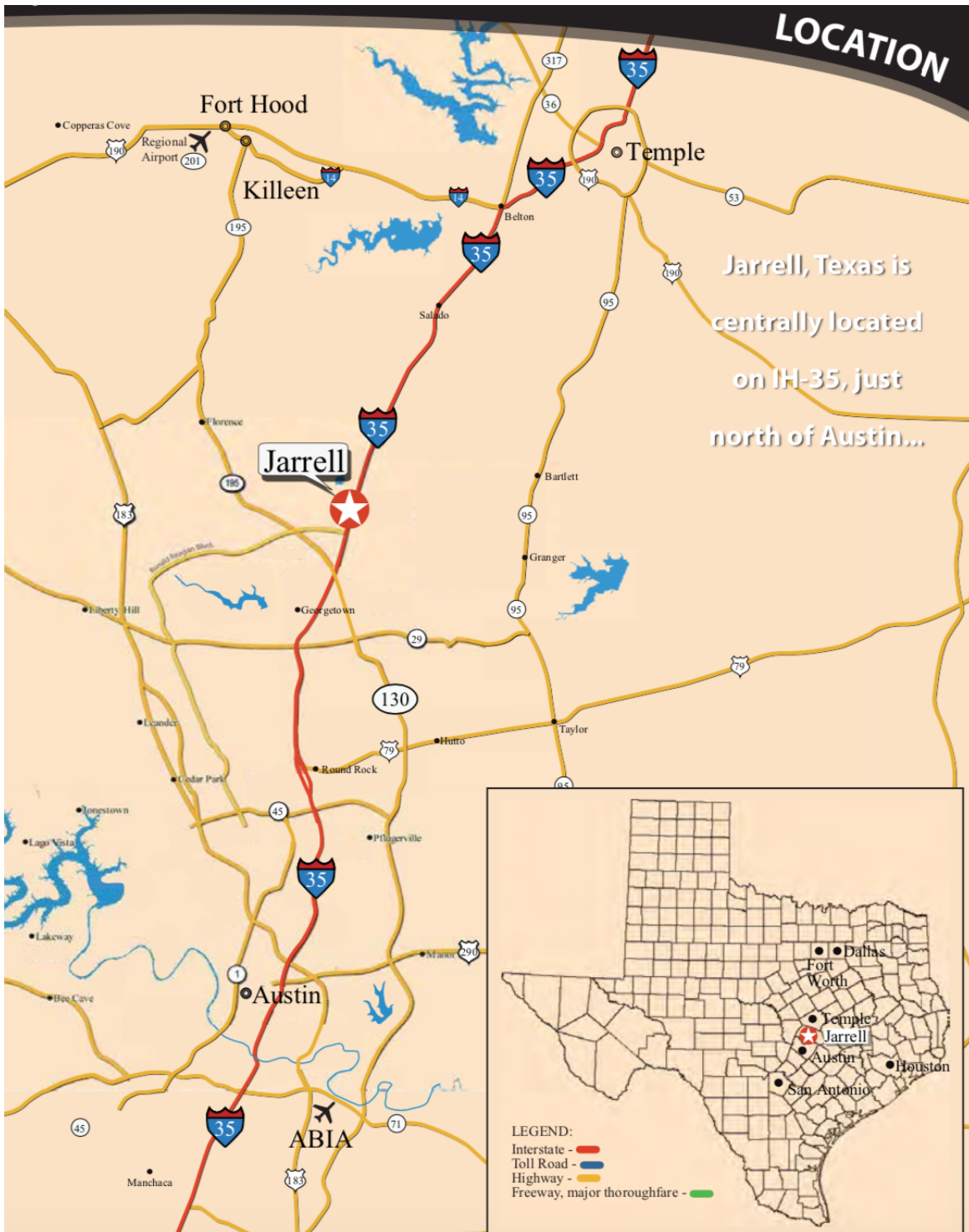
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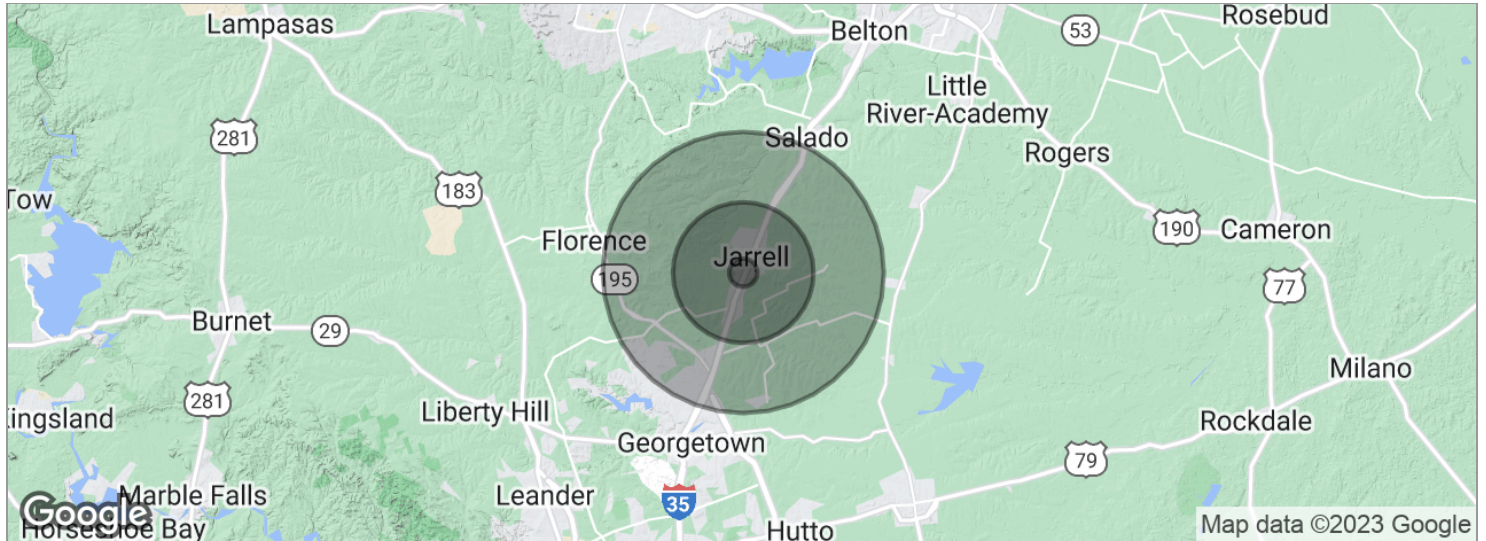


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	197	4,003	23,460
Median age	28.7	31.1	44.9
Median age (male)	34.6	36.7	45.7
Median age (Female)	25.2	28.1	44.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	58	1,296	9,544
# of persons per HH	3.4	3.1	2.5
Average HH income	\$63,944	\$62,062	\$75,223
Average house value		\$225,129	\$264,949

\* Demographic data derived from 2020 ACS - US Census

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>Keller Williams Realty/SGMM LTD</b>	<b>486695</b>	<b>KLRW241@kw.com</b>	<b>(512)255-5050</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Avis Wukasch</b>	<b>284667</b>	<b>avis@kw.com</b>	<b>(512)255-5050</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Avis Wukasch</b>	<b>284667</b>	<b>avis@kw.com</b>	<b>(512)255-5050</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Frances Crossley</b>	<b>624525</b>	<b>frances@kwcommercial.com</b>	<b>(512)751-0004</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date