

A V A I L A B L E F O R S A L E

4 - 25 ACRES

IH-35, JARRELL, TX 76571

Centrally located between Jarrell and Salado and strategically positioned along IH-35, the available property can be divided into parcels as small as 4 acres.

The property is unrestricted for commercial use, presenting diverse development and investment opportunities.

It is located approximately 1 mile from the Solana Ranch project, which is planned for 14,000 homes.

PROPERTY DETAILS

- 4 Acres up to 25 Acres
- Asking \$5.00 per SQ FT
- Minimal Floodplain
- Total Frontage = 1,700'

UTILITY DETAILS

- Jarrell Schwertner WSC

TURNER COMMERCIAL
P R O P E R T I E S

CONTACT

MASON TURNER
512-630-9673
MASON@TURNERPROP.COM

4 UP TO 25 ACRES

I H - 3 5 & D O S H E R M A N A S R D .
J A R R E L L , T E X A S 7 6 5 7 1

TURNER
COMMERCIAL
PROPERTIES



- LOT 1 | 6 AC
- LOT 2A | 4 AC
- LOT 2B | 5 AC
- LOT 3 | 5.5 AC
- LOT 4 | 4.5 AC

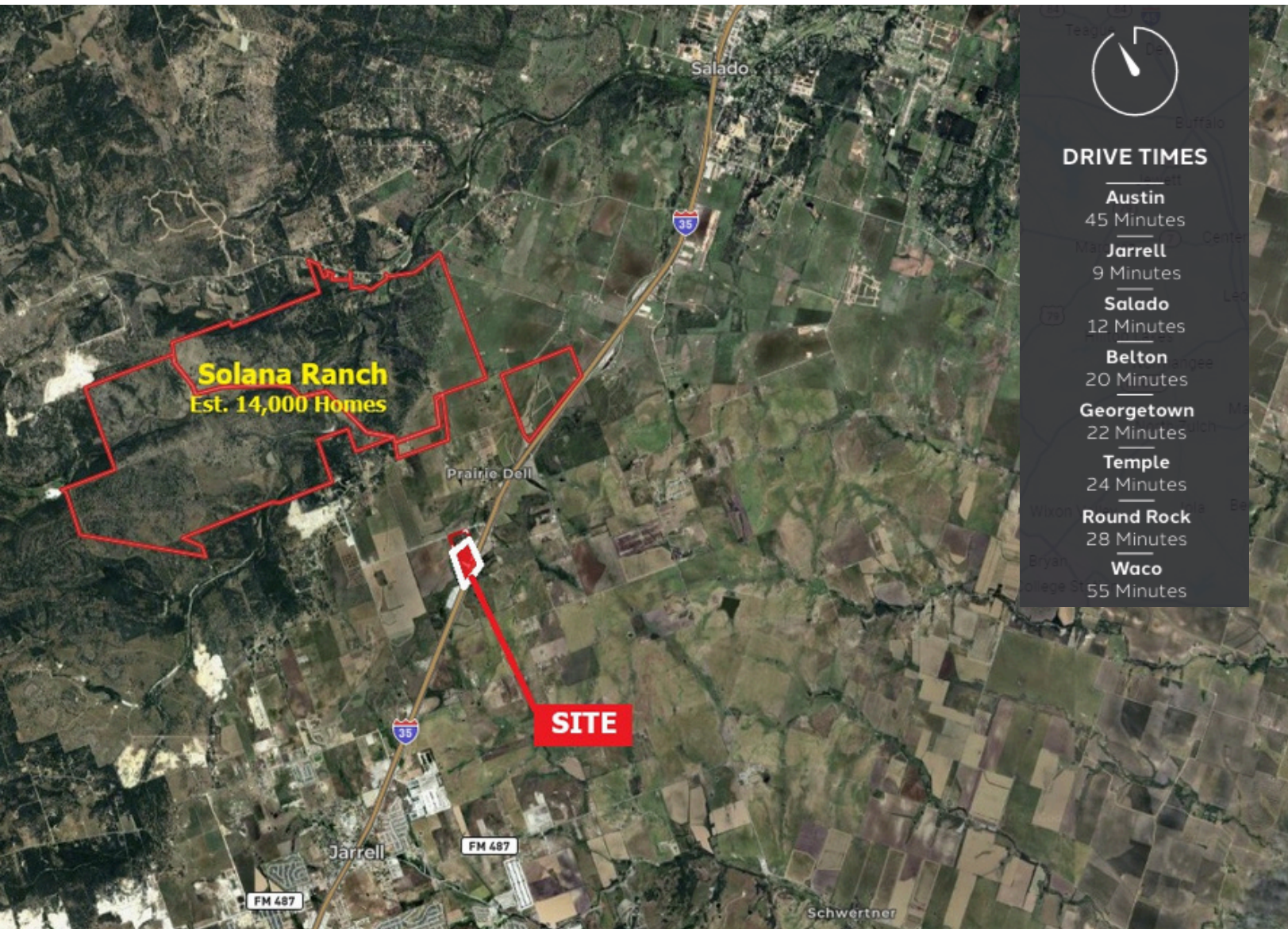
Lot sizes & Lot lines are approximate may be adjusted

LOCATION

I H - 35 & D O S H E R M A N A S R D .
J A R R E L L , T E X A S 7 6 5 7 1

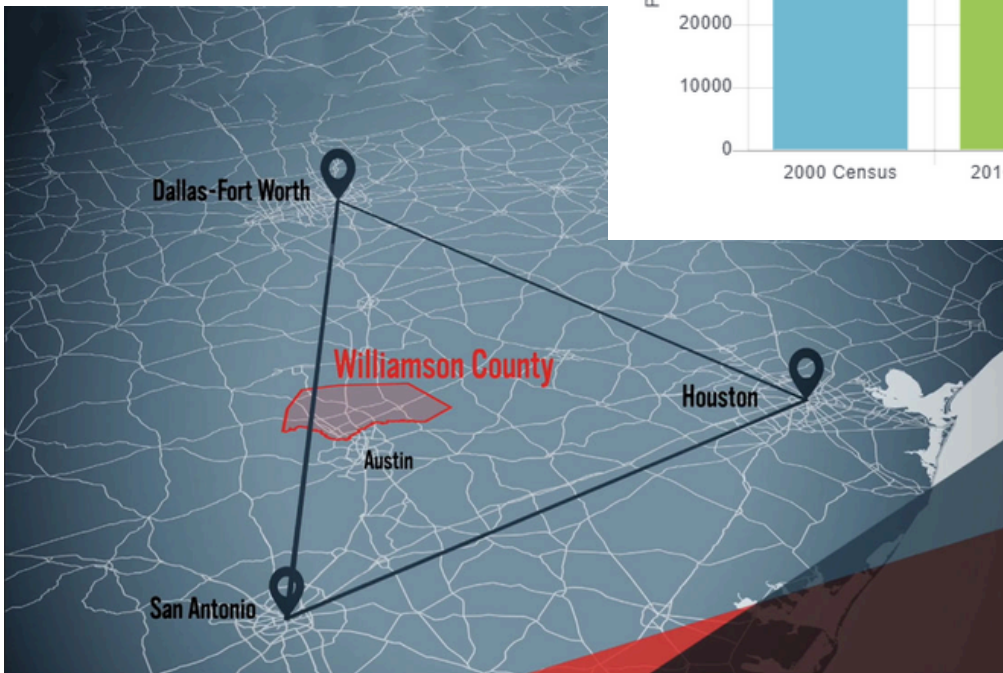
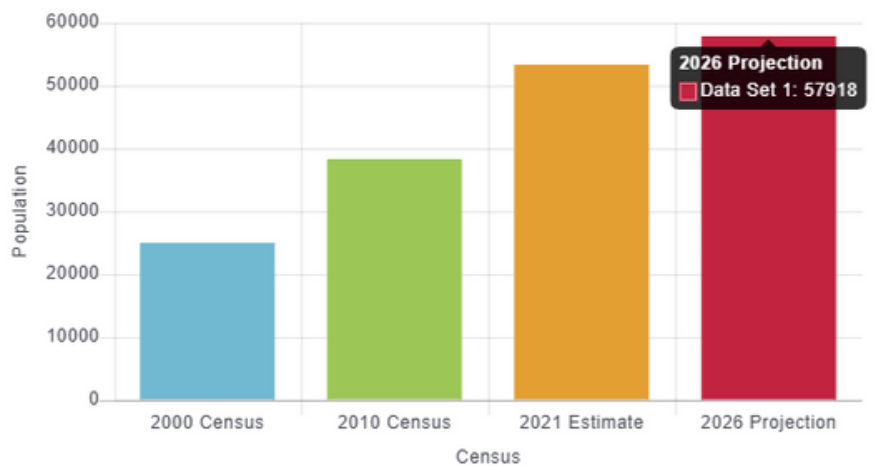
Property location provides immediate access to Interstate Highway 35, the highest traveled corridor in Texas and one of the highest in the US.

Located less than 1.5 miles north of Jarrell and 4.5 miles south of Salado.
Location also provides quick access to Austin, Round Rock, Georgetown, Waco,
and, Killeen,

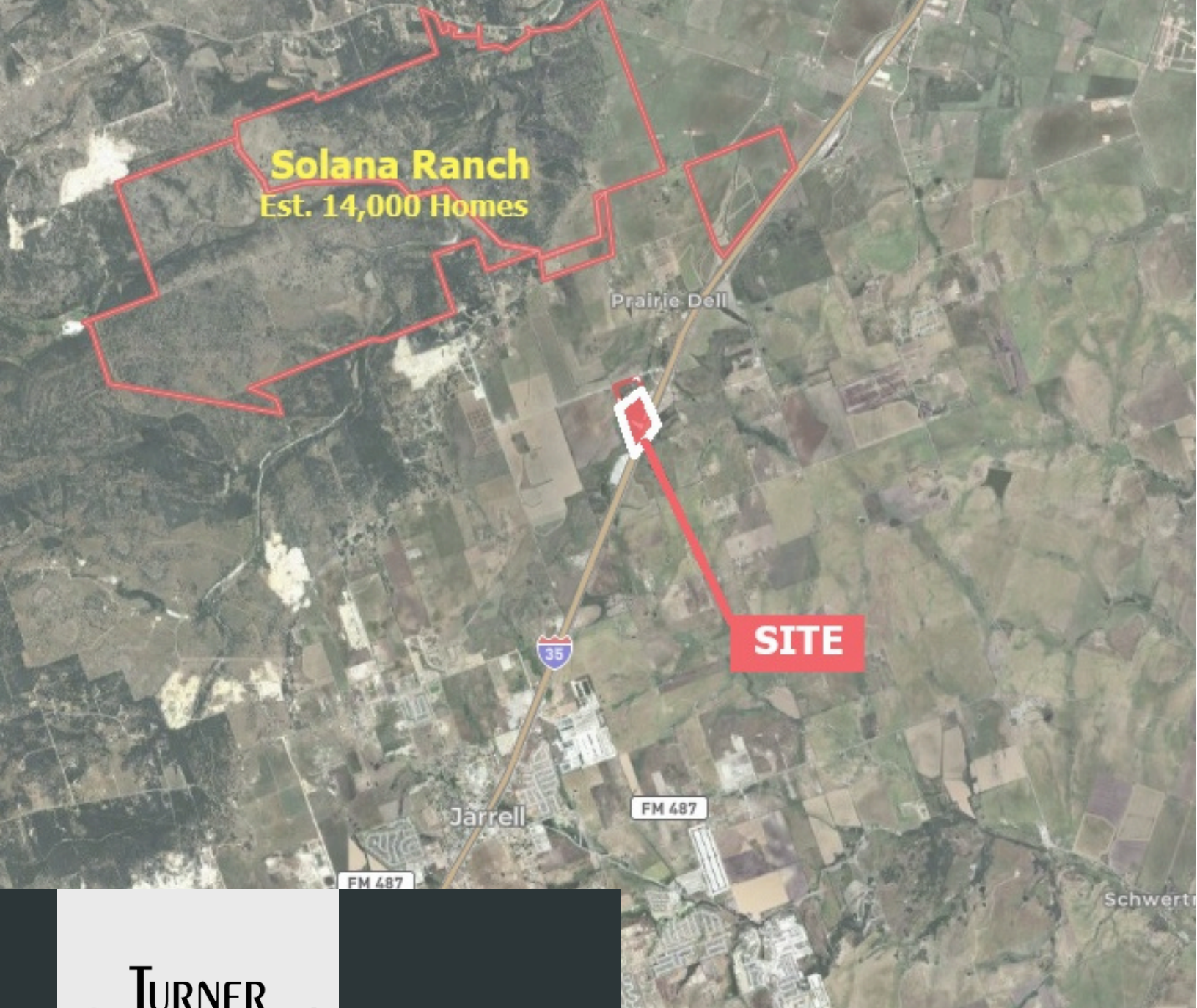


As the economy in the State of Texas continues to be robust, entities from around the United States and internationally continue to investigate the opportunities available in our great state. I-35 is recognized as one of the key roadways that feed supply chains and connects 2/3 of the mega region known as the Texas Triangle. Along with our strategic location on I-35, we reside within 3 hours of the cornerstone cities of Dallas/Fort Worth, San Antonio and Houston.

Jarrell, Texas - Retail Trade Area Population Growth



Jarrell is located within Williamson County which has been ranked by the U.S. Census Bureau as the 9th fastest growing county in the nation, with an estimated 2010 population of 422,679, a 69% increase from Census 2000 (Texas State Data Center Estimates).



Solana Ranch
Est. 14,000 Homes

Prairie Dell

SITE

Jarrell

FM 487

Schwartz

TURNER
COMMERCIAL
PROPERTIES

CONTACT



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THIS PROPERTY IS BEING OFFERED FOR SALE OR LEASE IN ITS "AS IS, WHERE IS" CONDITION. THE BROKER IS SUBMITTING THE ATTACHED INFORMATION IN ITS CAPACITY AS A REPRESENTATIVE OF THE OWNER. THE MATERIAL CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE. TURNER COMMERCIAL PROPERTIES, LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL PRESENTED INFORMATION SUBMITTED IS SUBJECT TO CHANGE WITHOUT NOTICE AS REGARDS PRICE, TERMS OR AVAILABILITY. NOTHING CONTAINED HEREIN SHOULD BE RELIED UPON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION AND ANALYSIS OF THE TRANSACTION DESCRIBED HEREIN.

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mason Turner	663187	mason@turnerprop.com	(512)930-2800
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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