

FOR LEASE

INDUSTRIAL WAREHOUSE

2350 County Road 311, Jarrell, TX



BEAUTIFUL NEW CONSTRUCTION

New construction designed with small businesses and subcontractors in mind. These brand-new 5,000 SF industrial buildings offer the perfect balance of office, warehouse, and yard space—all in one efficient, high-functioning layout. Each property features a fully fenced yard with approximately two acres of outdoor storage or parking, along with private offices, a conference room, and a mezzanine for expanded workspace or storage. The warehouse showcases 20' clear height, two 14'x14' grade-level roll-up doors, and 3-phase power to accommodate a wide range of operational needs. Combining modern design, practical amenities, and ample yard space, these buildings deliver the flexibility, visibility, and performance today's businesses need to grow.

Headwater Commercial Realty, LLC

512.763.4444 | info@hw-companies.com | www.hw-companies.com

PROPERTY DETAILS

Two 5,000 Sq Ft Warehouses + 2 Acres of Yard Space

SPACE LEASE RATE

Building 1	Lease Rate: \$13.00/SF + NNN Yard: 2 Acres – \$6,500/Month
Building 2	Lease Rate: \$13.00/SF + NNN Yard: 2 Acres – \$6,500/Month

SITE

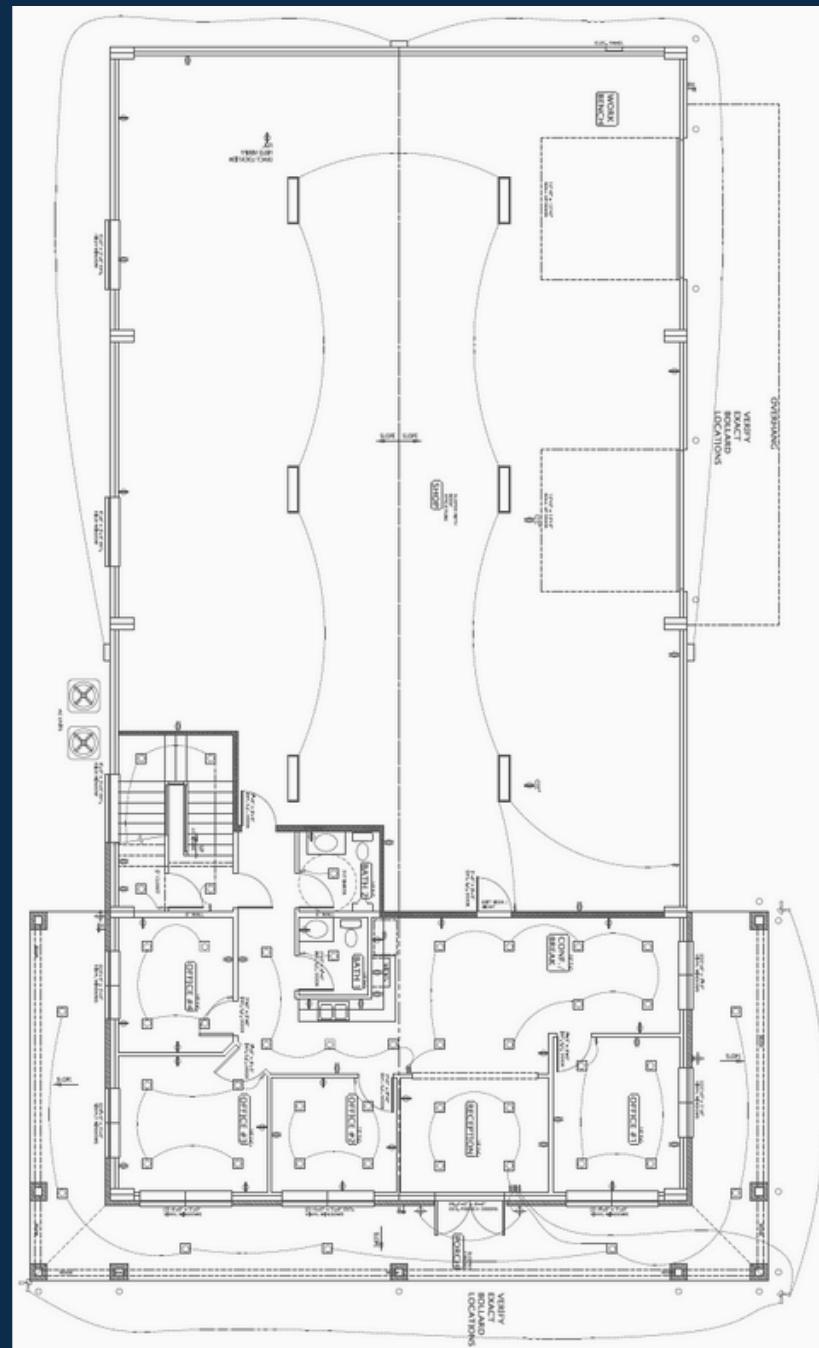
- ±2 acres of fully fenced yard with key card access
- 5,000 Sq Ft building
- Convenient access to I-35 and Ronald Reagan Blvd

OFFICE

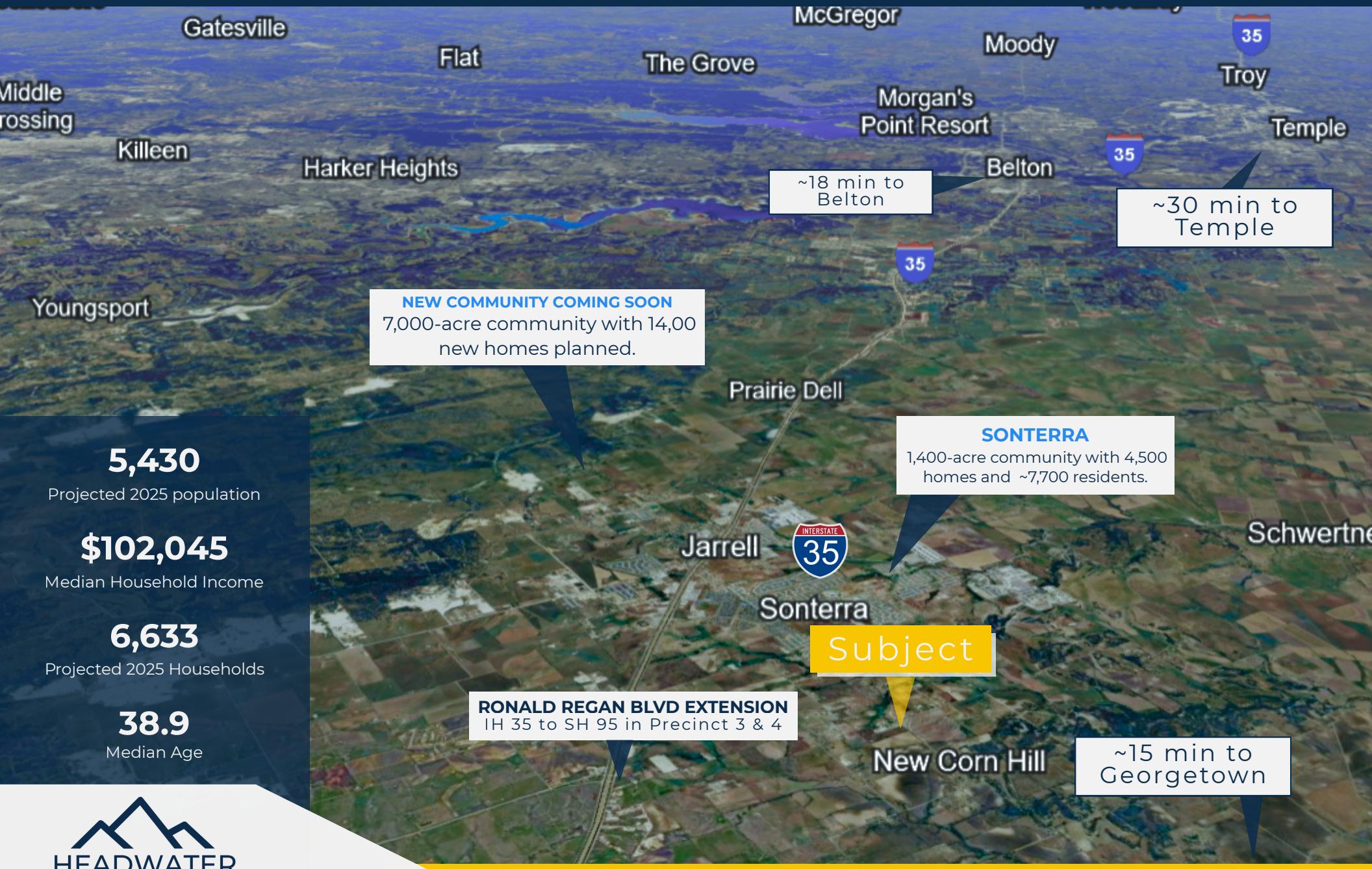
- Four private offices, conference room, reception area, and two restrooms
- 10' clear office height with ±1,250 SF mezzanine for storage or expansion

WAREHOUSE

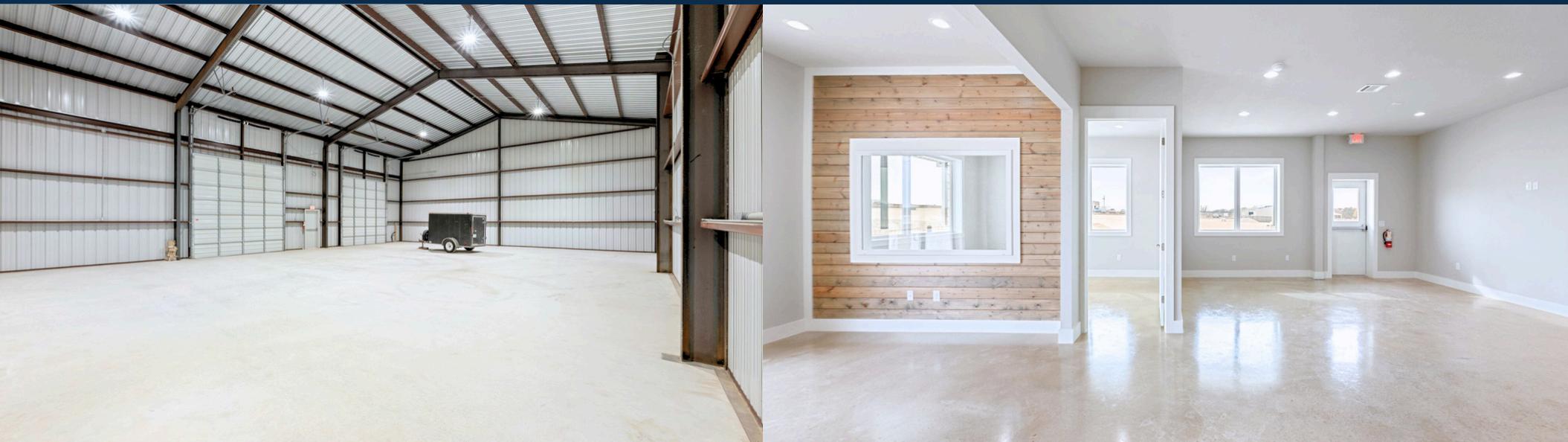
- 20' clear height
- Two 14' x 14' roll-up doors
- 3-phase power



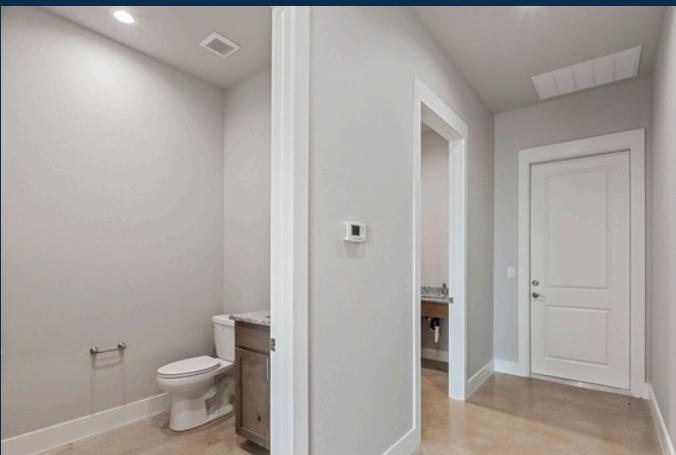
LOCATION AND **DEMOGRAPHICS**



PHOTOS



PHOTOS



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INDUSTRIAL WAREHOUSE

2350 County Road 311, Jarrell, TX



LAUREN RAE PRIKRYL

Brokers Agent

512.983.3095

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The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.



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.

2-10-2025



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 work with clients on behalf of the broker.

ABROKER'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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Headwater Commercial Realty LLC	550534	info@hw-companies.com	(512)763-4444
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Johnson	611899	mjohnson@hw-companies.com	(903)746-4612
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Lauren Rae Prikryl	688706	lauren@hw-companies.com	(512)983-3095
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date