

Green Horizon



OFFERING MEMORANDUM | HOTEL AND RESTAURANT SITE

North I35
Jarrell, TX 76537

Thomas Slowbe
Broker
(214) 952-2299
thomas@sphere-realty.com
Lic: 9002583



Green Horizon

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Features
Aerial Map
Parcel Map

03 Demographics

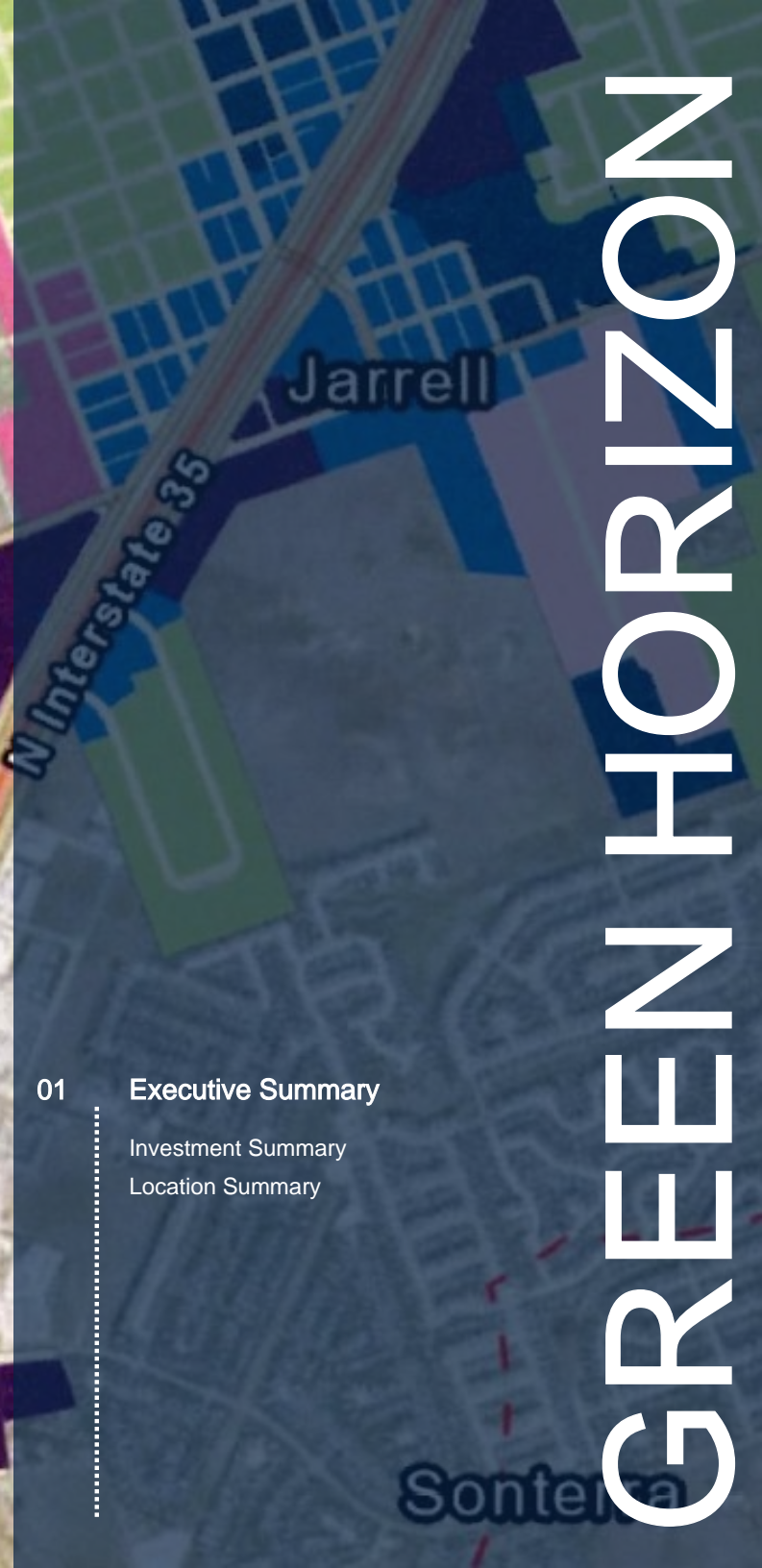
Demographics
Demographic Charts

Exclusively Marketed by:

Thomas Slowbe

Broker
(214) 952-2299
thomas@sphere-realty.com
Lic: 9002583





01 Executive Summary
Investment Summary
Location Summary

GREEN HORIZON

OFFERING SUMMARY

ADDRESS	North I35 Jarrell TX 76537
COUNTY	Williamson
MARKET	Austin MSA
OFFERING PRICE	\$3,300,000
PRICE PSF	\$23.24
LAND SF	142,005 SF
LAND ACRES	3.26
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C3 - Highway Commercial
# OF PARCELS	1
APN	R575274

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	7,036	17,814	19,607
2023 Median HH Income	\$82,188	\$81,478	\$80,833
2023 Average HH Income	\$94,697	\$98,957	\$99,187

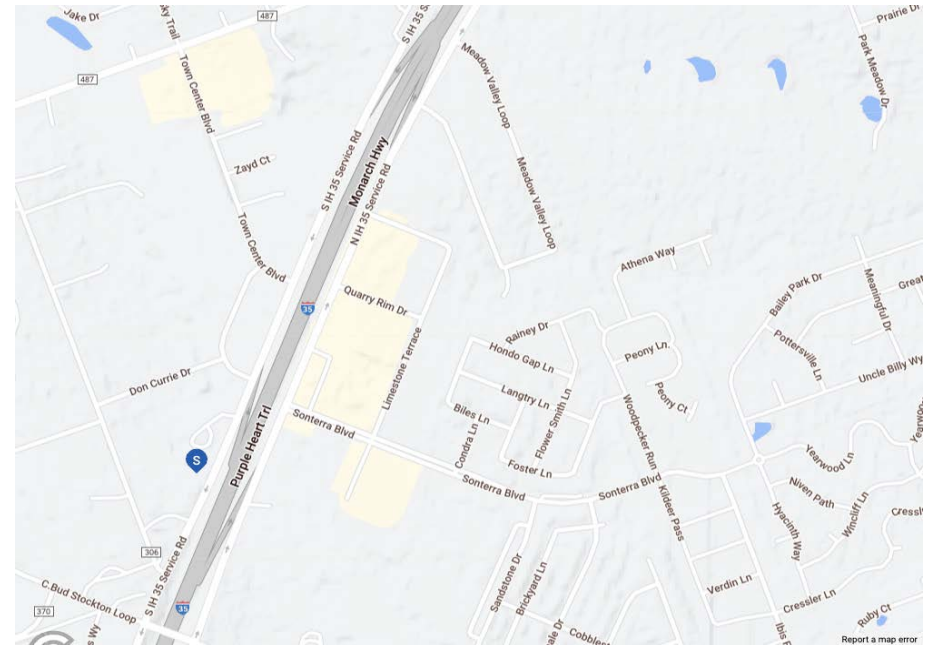
Location Summary

- Jarrell is located in Williamson County, which is the 12th fastest growing county in the U.S. A population boom caused by Jarrell's location and quick access to I-35, SH-130, SH-195, Ronald Reagan. At the end of 2021, approximately 19,000 planned residential lots reside within the Jarrell planning area. Over 7 Municipal Utility Districts surround the City of Jarrell.

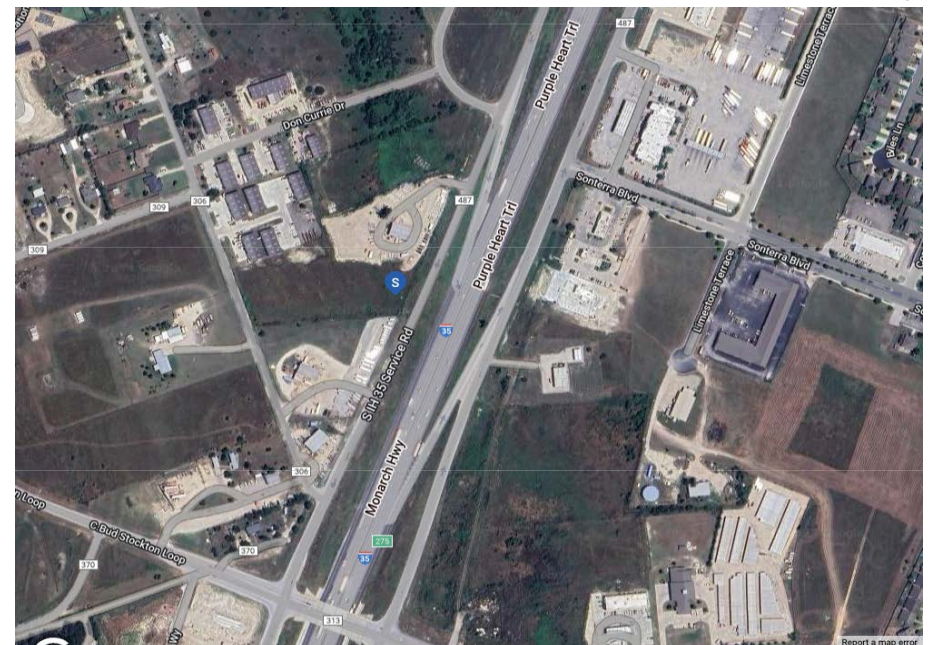
Property Summary

- Highway Commercial (C-3). This district is intended to provide for establishments offering the most intense commercial goods and services. These uses may produce large amounts of automobile traffic, benefit from a location along a regional corridor such as I-35. Frontage on I35 and CR 306 allows for great access and outstanding visibility. Located at the corner of Bud Stockton and I-35 frontage in the City of Jarrell, TX. Owner will consider subdividing.

Regional Map



Locator Map



GREEN HORIZON

02 Property Description

Property Features

Aerial Map

Parcel Map

PROPERTY FEATURES

LAND SF	142,005
LAND ACRES	3.26
# OF PARCELS	1
ZONING TYPE	C3 - Highway Commercial
TOPOGRAPHY	Flat
LOCATION CLASS	Prime
LOT DIMENSION	260 x 700
CORNER LOCATION	Bud Stockton and I-35 Frontage
TRAFFIC COUNTS	85000+

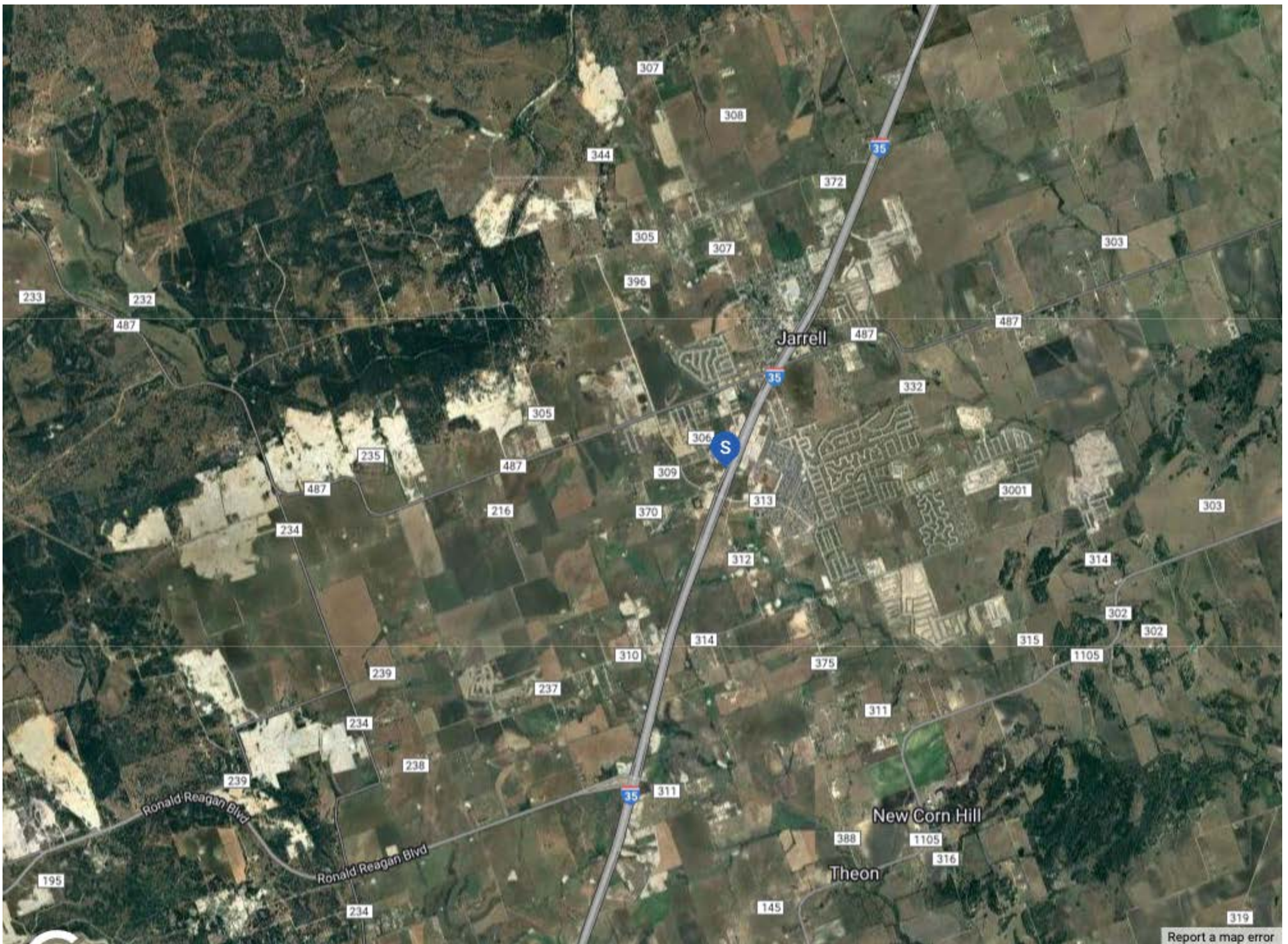
NEIGHBORING PROPERTIES

NORTH	Stonebridge
EAST	Sonterra West
WEST	Home Place

UTILITIES

WATER	City
SEWER	City
ELECTRICITY / POWER	Oncor
GAS / PROPANE	Propane
CABLE	Fiber First







GREEN HORIZON

Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	629	1,922	3,013
2010 Population	1,305	3,509	4,708
2023 Population	7,036	17,814	19,607
2028 Population	7,859	25,450	28,389
2023 African American	515	1,152	1,214
2023 American Indian	86	203	217
2023 Asian	111	417	451
2023 Hispanic	2,951	6,494	7,179
2023 Other Race	1,040	2,271	2,532
2023 White	3,885	10,519	11,610
2023 Multiracial	1,390	3,232	3,561
2023-2028: Population: Growth Rate	11.20 %	37.00 %	38.40 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	93	260	298
\$15,000-\$24,999	118	351	416
\$25,000-\$34,999	178	406	432
\$35,000-\$49,999	233	585	675
\$50,000-\$74,999	392	1,039	1,127
\$75,000-\$99,999	440	1,190	1,314
\$100,000-\$149,999	666	1,494	1,584
\$150,000-\$199,999	130	399	437
\$200,000 or greater	97	350	410
Median HH Income	\$82,188	\$81,478	\$80,833
Average HH Income	\$94,697	\$98,957	\$99,187

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	242	714	1,097
2010 Total Households	441	1,192	1,594
2023 Total Households	2,347	6,074	6,693
2028 Total Households	2,639	8,808	9,825
2023 Average Household Size	3.00	2.93	2.93
2000 Owner Occupied Housing	179	541	839
2000 Renter Occupied Housing	41	123	194
2023 Owner Occupied Housing	2,037	5,341	5,888
2023 Renter Occupied Housing	310	733	805
2023 Vacant Housing	79	238	266
2023 Total Housing	2,426	6,312	6,959
2028 Owner Occupied Housing	2,317	8,060	9,004
2028 Renter Occupied Housing	322	748	821
2028 Vacant Housing	54	336	374
2028 Total Housing	2,693	9,144	10,199
2023-2028: Households: Growth Rate	11.85 %	38.60 %	39.90 %

Source: esri

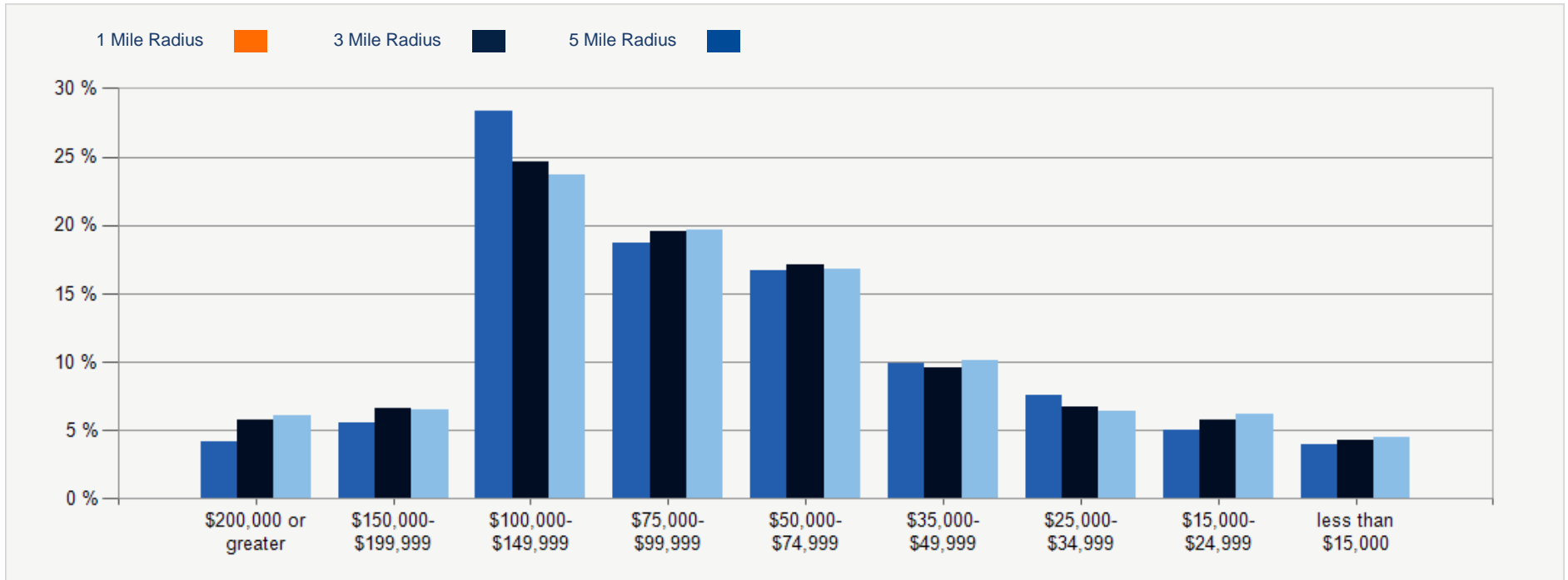
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	623	1,443	1,556
2023 Population Age 35-39	669	1,538	1,648
2023 Population Age 40-44	583	1,399	1,509
2023 Population Age 45-49	411	1,050	1,160
2023 Population Age 50-54	346	957	1,075
2023 Population Age 55-59	317	942	1,071
2023 Population Age 60-64	301	924	1,054
2023 Population Age 65-69	256	798	911
2023 Population Age 70-74	181	611	706
2023 Population Age 75-79	112	379	445
2023 Population Age 80-84	51	186	217
2023 Population Age 85+	34	129	153
2023 Population Age 18+	4,931	12,877	14,261
2023 Median Age	33	35	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,005	\$78,610	\$78,420
Average Household Income 25-34	\$91,220	\$93,422	\$93,837
Median Household Income 35-44	\$96,309	\$96,162	\$95,118
Average Household Income 35-44	\$106,486	\$111,981	\$112,132
Median Household Income 45-54	\$97,290	\$95,674	\$94,832
Average Household Income 45-54	\$109,667	\$115,805	\$116,968
Median Household Income 55-64	\$86,365	\$85,711	\$84,966
Average Household Income 55-64	\$99,074	\$105,366	\$105,959
Median Household Income 65-74	\$59,021	\$61,384	\$61,019
Average Household Income 65-74	\$73,710	\$82,173	\$82,473
Average Household Income 75+	\$62,828	\$64,605	\$64,097

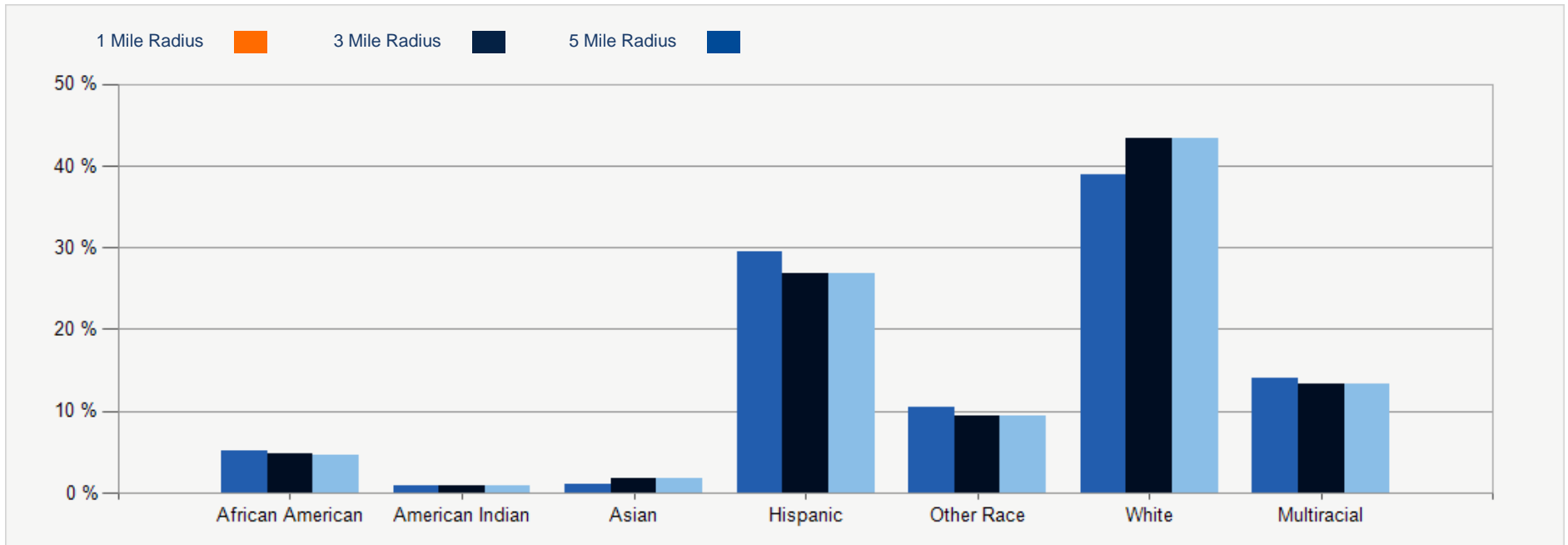
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	677	1,858	2,033
2028 Population Age 35-39	733	2,053	2,246
2028 Population Age 40-44	653	1,898	2,083
2028 Population Age 45-49	516	1,674	1,856
2028 Population Age 50-54	353	1,326	1,505
2028 Population Age 55-59	303	1,314	1,509
2028 Population Age 60-64	274	1,309	1,514
2028 Population Age 65-69	252	1,280	1,484
2028 Population Age 70-74	198	1,058	1,227
2028 Population Age 75-79	127	768	899
2028 Population Age 80-84	76	457	541
2028 Population Age 85+	40	277	327
2028 Population Age 18+	5,424	18,729	21,022
2028 Median Age	32	37	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,235	\$88,062	\$87,912
Average Household Income 25-34	\$102,849	\$108,001	\$108,828
Median Household Income 35-44	\$103,041	\$104,511	\$104,236
Average Household Income 35-44	\$119,344	\$130,842	\$131,320
Median Household Income 45-54	\$103,233	\$106,018	\$105,955
Average Household Income 45-54	\$122,763	\$139,055	\$140,380
Median Household Income 55-64	\$96,512	\$99,391	\$98,333
Average Household Income 55-64	\$114,845	\$131,938	\$132,455
Median Household Income 65-74	\$69,902	\$75,037	\$74,943
Average Household Income 65-74	\$86,265	\$103,868	\$104,014
Average Household Income 75+	\$75,776	\$82,802	\$82,211

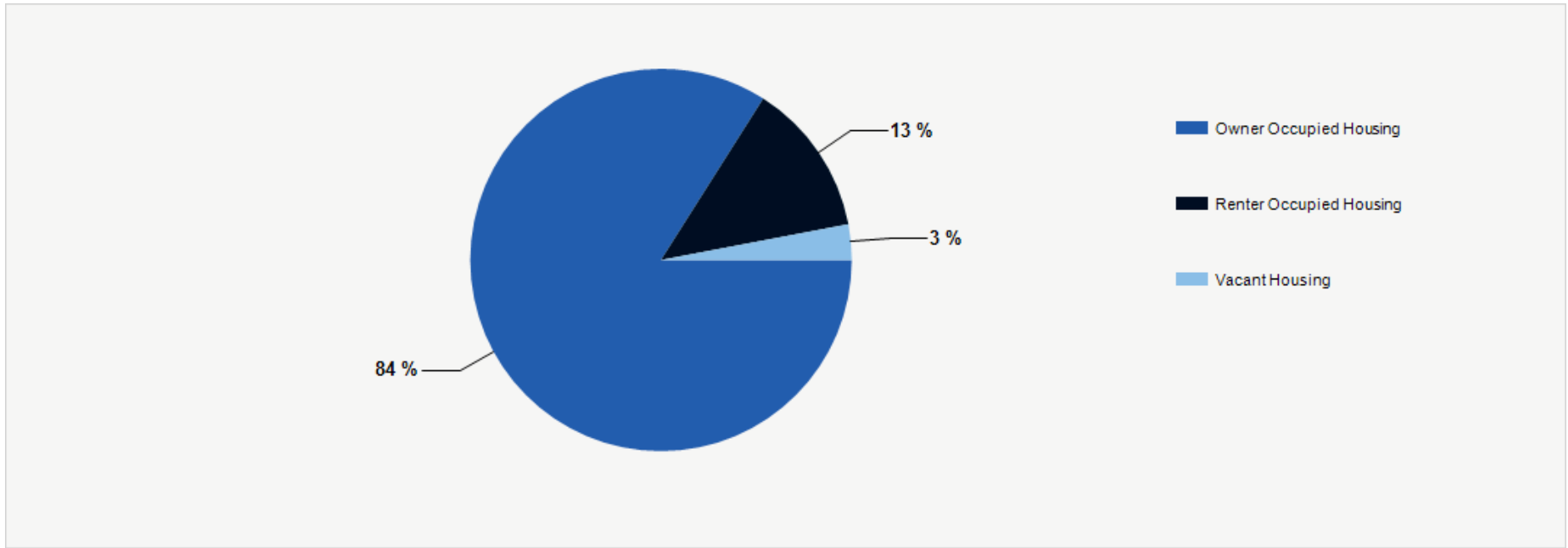
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

