

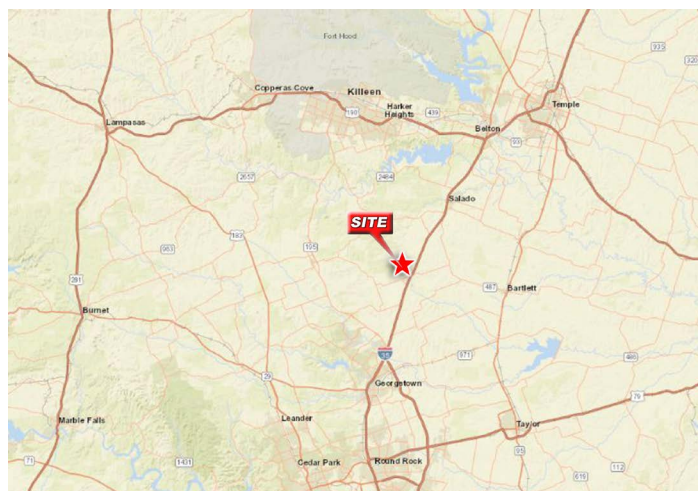
FOR SALE

±36.51 Acres
1730 CR-305
Jarrell, TX 76537



HIGHLIGHTS

- **SIZE:** ±36.51 Acres
- **LOCATION:** Subject Property is located approximately 1.6 miles West of IH-35 on the north side of CR 305, just east of CR 307 behind Double Creek Elementary School in the City of Jarrell's ETJ
- **UTILITIES:** All public utilities are available to the site, contact Broker for additional details
- **COUNTY:** Williamson
- **FRONTAGE:** ±500 feet on CR-305
- **JURISDICTION:** City of Jarrell ETJ (Extra Territorial Jurisdiction)
- **FLOODPLAIN:** No portion of the property lies within the FEMA floodplain
- **PRICE:** \$3,500,000



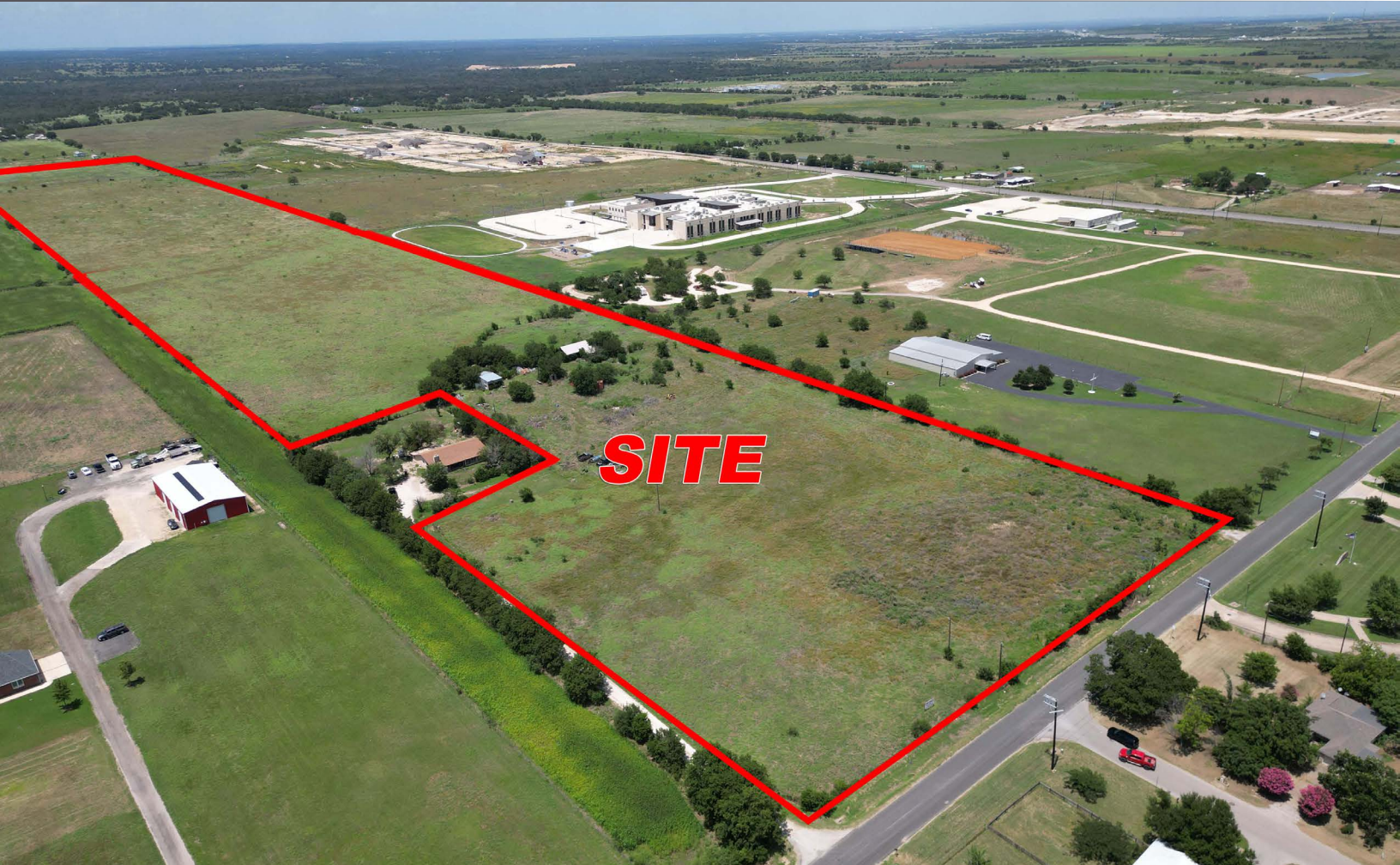
| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|----------------|----------|----------|-----------|
| 2023 TOTAL POP | 11,952 | 18,711 | 38,668 |
| 2028 PROJ. POP | 15,146 | 26,673 | 52,763 |
| AVG HH INCOME | \$97,821 | \$99,830 | \$107,313 |

Contact For More Information:
Jordan Johnson
(512) 775-8042 | jordan@rclb.com

Republic Commercial Land & Brokerage
505 Walsh St. Austin, TX 78703
www.rclb.com

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SITE

Solana Ranch
14,000+ Homes

Brightland Homes
at Hunters Glen

Double Creek
Elementary

Canyon Ranch
LGI Homes

Cactus
Rose

Ceilo Gardens
Lennar
Homes

Popeyes
Exxon

Builders
FirstSource

INTERSTATE
35

Stonebridge
Crossing

Jarrell
Intermediate
& Middle
Schools

USPS
R Bank
EAGLE BANK

C Blvd Stockton Loop

The Home Place
at Jarrell

Jarrell
High School

Ave I

Blue Sky
Estates

Future
Development

Future
Development

FM 487

Balcones
Flats

Seasons
at Chalumet

DO
Brookshire
O'Reilly Brothers
VSC TRACTOR SUPPLY CO
Pizza Inn

DRYLIGHT
DONUTS

GOLDEN CHICK
ANYTIME FITNESS
SUBWAY
McDonald's
Penny's
BURGER KING
CEFCO
WEN'S PANCAKE
GRILL

INTERSTATE
35

Sonterra Blvd

SONTERRA

Jarrell
Elementary

1,400 Acre Master Planned Community
with +/-6,000 Homes (upon completion)
Apartment Complexes with +/-200 Units
& 2 Elementary Schools

CR 313

McLean
Ranch

86,619 VPD (22)

85,041 VPD (22)





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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

| | | | |
|---|----------------|---------------------------------|-----------------------|
| <u>Republic Commercial Land & Brokerage</u> | <u>9013147</u> | <u>info@rclb.com</u> | <u>(512) 960-4676</u> |
| Broker’s Licensed Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>John Wallace</u> | <u>378278</u> | <u>john@republicranches.com</u> | <u>(361) 442-1001</u> |
| Designated Broker’s Name | License No. | Email | Phone |
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Agent’s Supervisor’s Name | License No. | Email | Phone |
| <u>Jordan Johnson</u> | <u>617193</u> | <u>jordan@rclb.com</u> | <u>(512) 776-8042</u> |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date