



JARRELL TOWN CENTER

APPROVED SITE DEVELOPMENT PERMIT SUMMER 2025 - 264 UNITS

143 Town Center Blvd., Jarrell, TX 76537



FranklinStreet

OFFERING MEMORANDUM

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located along Town Center Boulevard, sitting back less than half a mile from Interstate 35, this ±9.54-acre site offers an exceptional opportunity for developers seeking a shovel-ready project in one of the fastest-growing corridors in Central Texas. Site development approvals for a 264 multifamily unit project are slated for completion by July 2025, allowing a developer to step in and immediately begin construction.

With convenient access to IH-35, the property benefits from outstanding visibility, strong traffic counts, and convenient connectivity to Austin, Georgetown, and Temple. Additionally, the site is located in the epicenter of Jarrell's Town Center area and is surrounded by residential neighborhoods, retail developments, and community amenities making it a highly attractive location for future residents.

PROPERTY HIGHLIGHTS

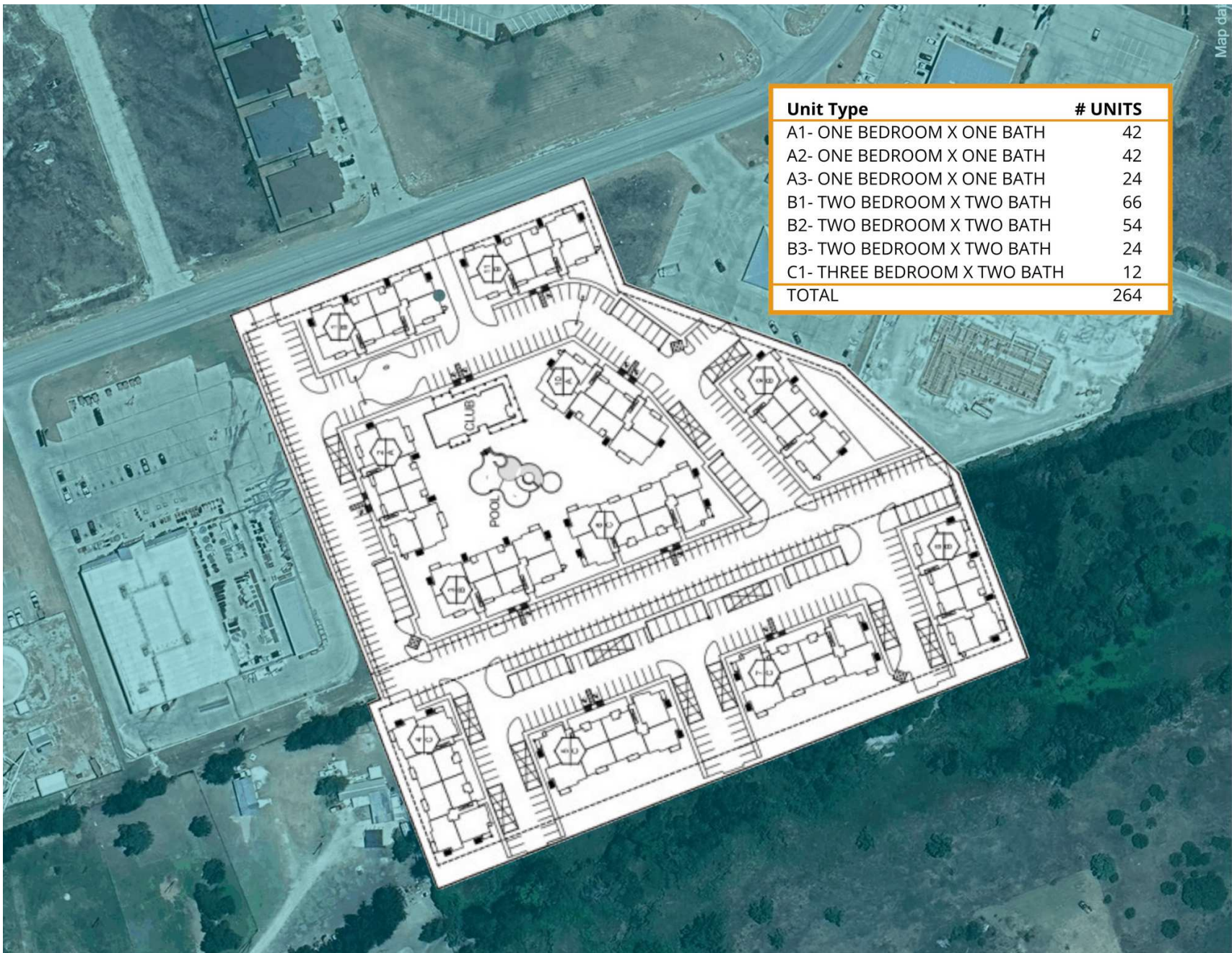
- Civil Construction & Architectural Concept Plans available for review
- Jarrell is among the lowest property tax rates in key development areas across TX
- 45 minutes from Downtown Austin

OFFERING SUMMARY

Address:	143 Town Center Blvd., Jarrell, TX 76537
Pricing Guidance:	\$5,900,000
Lot Size:	±9.54 Acres
Williamson County Property ID:	568399
Zoning:	General Commercial (C-3)
Entitlements:	Site Development Permit for 264 Units to be approved by July 2025
Utilities:	City of Jarrell Water & Wastewater

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
Total Households	2,294	6,755	18,888
Total Population	6,684	20,044	46,353
Average HH Income	\$103,751	\$117,356	\$132,506

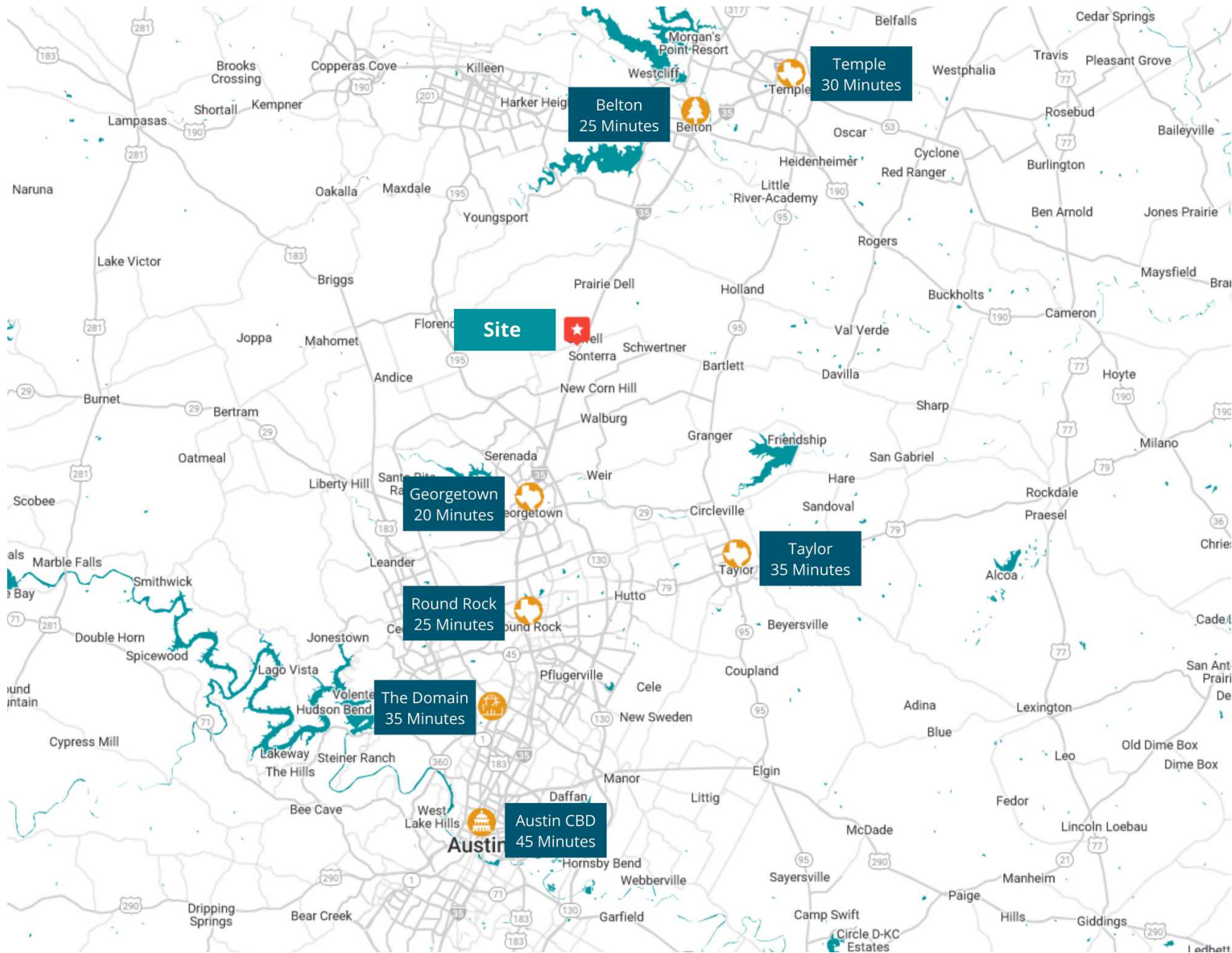
SITE PLAN



ARCHITECTURAL PLAN



DRIVE TIME MAP



LOCATION OVERVIEW

ABOUT JARRELL

Jarrell, Texas, located in Williamson County-ranked as the 9th fastest-growing county in the nation by the U.S. Census Bureau-offers a prime development opportunity with some of the lowest property tax rates in key areas across the state. The city's growth is further supported by national trends of reverse commuting, as more residents are choosing to live and work in suburban communities like Jarrell. The area is also recognized for its thriving school district; in the 2021-22 school year, Jarrell ISD saw a 25% increase in enrollment, adding 580 students.

Currently, the district includes 14 active subdivisions, 8 future subdivisions, and nearly 12,000 future home lots. Jarrell's strategic location provides direct access to major growth corridors, being just 20 minutes from Georgetown, 25 minutes from the Belton/Temple corridor, 45 minutes from downtown Austin, and 50 minutes from Austin-Bergstrom International Airport.



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Presented By:

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SITE
±9.54 AC