



**±57
ACRES**

±57 Acre Single-Family Development Opportunity Located in Jarrell, TX

3125 W FM 487, Jarrell, TX 76537



BROKER CONTACT:
Jason Mandell, Associate
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☎ 972.965.7121

ADDRESS

3125 W FM 487
Jarrell, TX 76537

SIZE

±57 Acres

LAT., LONG.

30.80497682696905, -97.65197729886098

ZONING

No Zoning

PARCEL

R-11-0494-0000-0022
R-11-0494-0000-0022A

UTILITIES

Georgetown Water CCN

TAX

1.64%

SCHOOLS

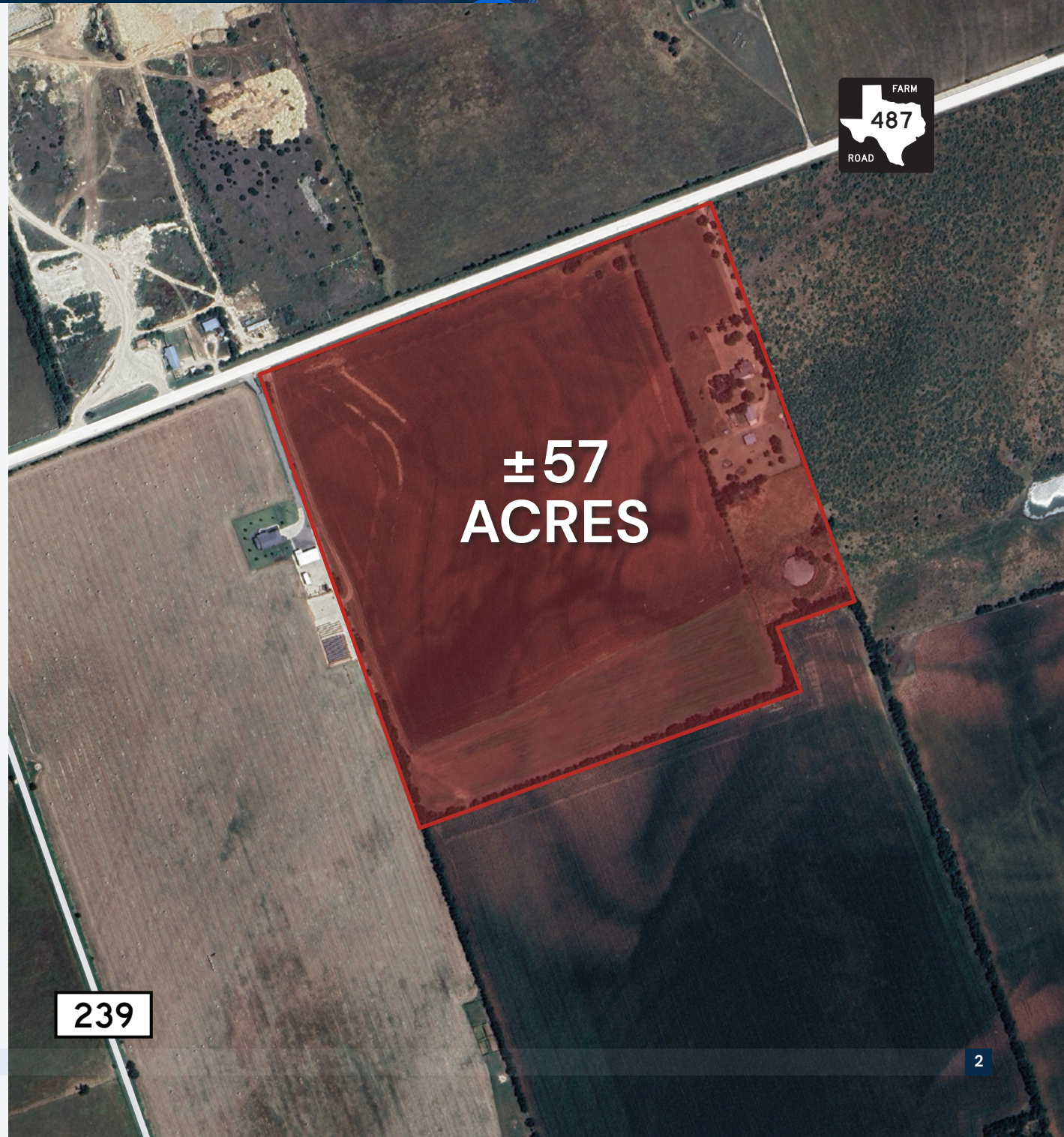
Jarrell ISD
Double Creek Elementary School
Jarrell Middle School
Jarrell High School

LEGAL

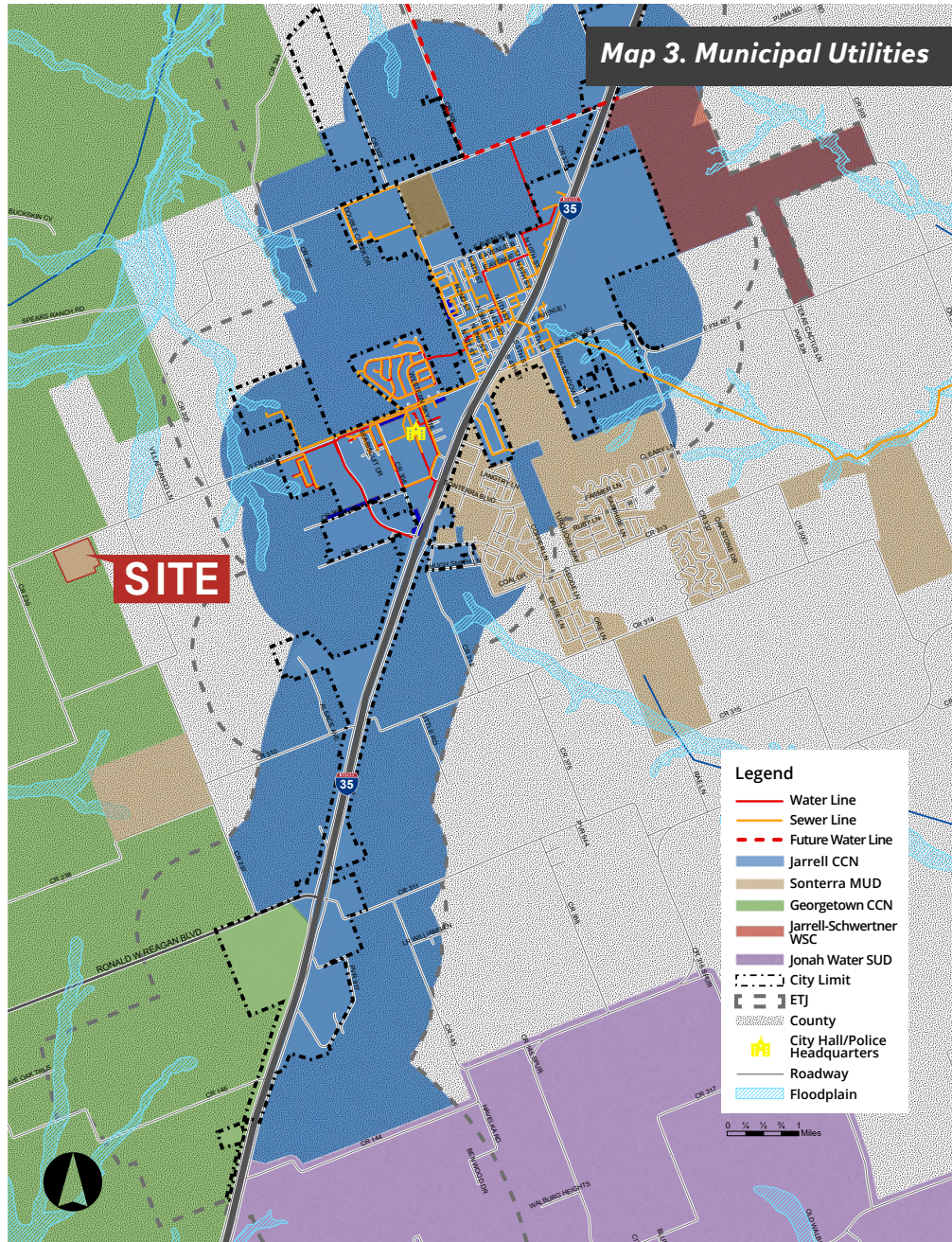
AWO494 PARSON, E. SUR., ACRES 52.000
AWO494 PARSON, E. SUR., ACRES 5.000

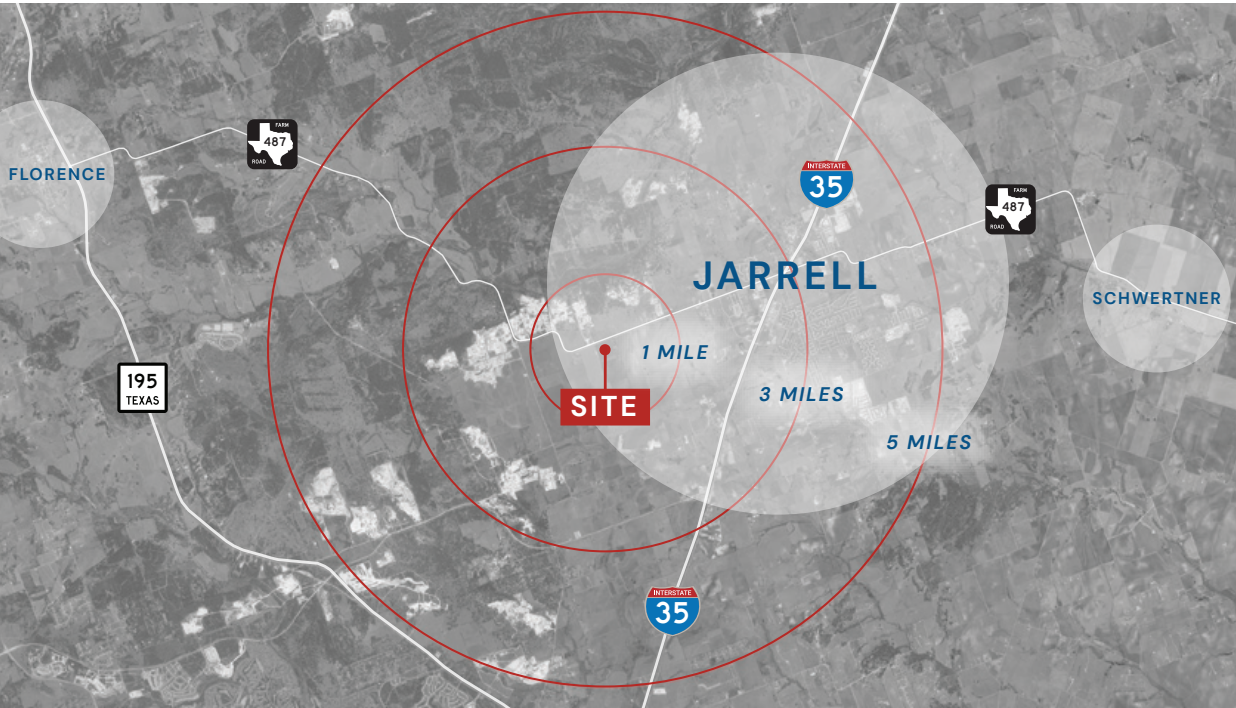
PRICE

Call for Pricing



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2023 TAX RATES

FO2	Wmsn Co ESD #5	0.100000
GWI	Williamson CO	0.333116
RFM	Wmsn CO FM/RD	0.044329
SJA	Jarrell ISD	1.169200
TOTAL		1.646645

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	85	4,452	19,528
5 YEAR EST. POPULATION GROWTH	39%	50%	65%
AVERAGE HOUSEHOLD INCOME	\$180,434	\$106,747	\$72,730
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$393,547	\$319,277	\$315,076

Development Site Located In Jarrell, TX

- Jarrell is located in Williamson County, which was ranked the 9th fastest growing county in the nation by the U.S. Census Bureau.
- Jarrell is among the lowest property tax rates in key development areas across the state.
- Beyond the growing population of Jarrell, statistics of 'Reverse Commuting' throughout the U.S. support the growing trend of residents commuting to suburban areas for their livelihood.

Thriving Area With Top Tier Schools

- Jarrell ISD's current enrollment is more than 3,500 students and is projected to increase to more than 5,000 by the 2024-25 school year.
- The district currently has 14 active subdivisions, 8 future subdivisions, and almost 12,000 future lots.

Direct Access To Major Growth Corridors

- Georgetown: 20 minutes
- Belton/Temple Corridor: 25 minutes
- Killeen: 35 minutes
- Downtown Austin: 45 minutes
- ABIA: 50 minutes





#1 TOP PERFORMING METROS POST COVID-19
(U.S. BUREAU OF LABOR STATISTICS, JUNE 2023)

“LIVE MUSIC CAPITAL OF THE WORLD”

ECONOMY

The region created **56,300** jobs in 2023, according to the Texas Workforce Commission, making it the fifth best performing among the top-50 metros year-over-year.

2.3M RESIDENTS IN THE AUSTIN MSA

850K NEW RESIDENTS IN LAST DECADE

184 NEW RESIDENTS DAILY

27M ANNUAL VISITORS

8.7B ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING

ENTERTAINMENT

\$1.8B LIVE MUSIC INDUSTRY

AUSTIN CITY LIMITS **450,000+** ATTENDEES IN 2023

SXSW **345,000+** ATTENDEES IN 2023

MOODY CENTER

\$62M+ GROSS TICKET SALES IN 2022

400,000+ ATTENDEES IN 2022

#1 HIGHEST-GROSSING VENUE WORLDWIDE IN 2022 (*BILLBOARD*)

12TH HIGHEST AVERAGE ATTENDANCE IN MLS
(SINCE INAUGURAL 2021 SEASON)

70% OF AUSTIN RESIDENTS LIVE WITHIN A 10-MIN WALK OF A PARK

#9 TOP PUBLIC UNIVERSITY IN THE U.S. (2023)

\$8.8B ANNUAL ECONOMIC IMPACT TO TEXAS ECONOMY

EMPLOYMENT

1,323,000 JOBS IN THE AUSTIN MSA

10TH MOST POPULOUS CITY IN THE U.S.

#2 HOTTEST JOB MARKET
(WALL STREET JOURNAL, 2023)

SILICON PRAIRIE

8K HIGH TECH FIRMS

177K TECH JOBS IN AUSTIN

136K/YR AVERAGE TECH JOB SALARY IN AUSTIN

DELL 13,000 EMPLOYEES	T 12,000 EMPLOYEES (20,000 Potential)	amazon 11,000+ EMPLOYEES
Apple 7,500 EMPLOYEES	ORACLE 5,000+ EMPLOYEES (10,000 Potential)	IBM 6,000 EMPLOYEES
SAMSUNG 3,500 EMPLOYEES	indeed 3,000 EMPLOYEES	Meta 2,000+ EMPLOYEES

450K+ Attendees in 2022

64K+ Jobs Created Every Year

\$7B+ Total Economic Benefit to Austin Over Last 10 Years

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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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