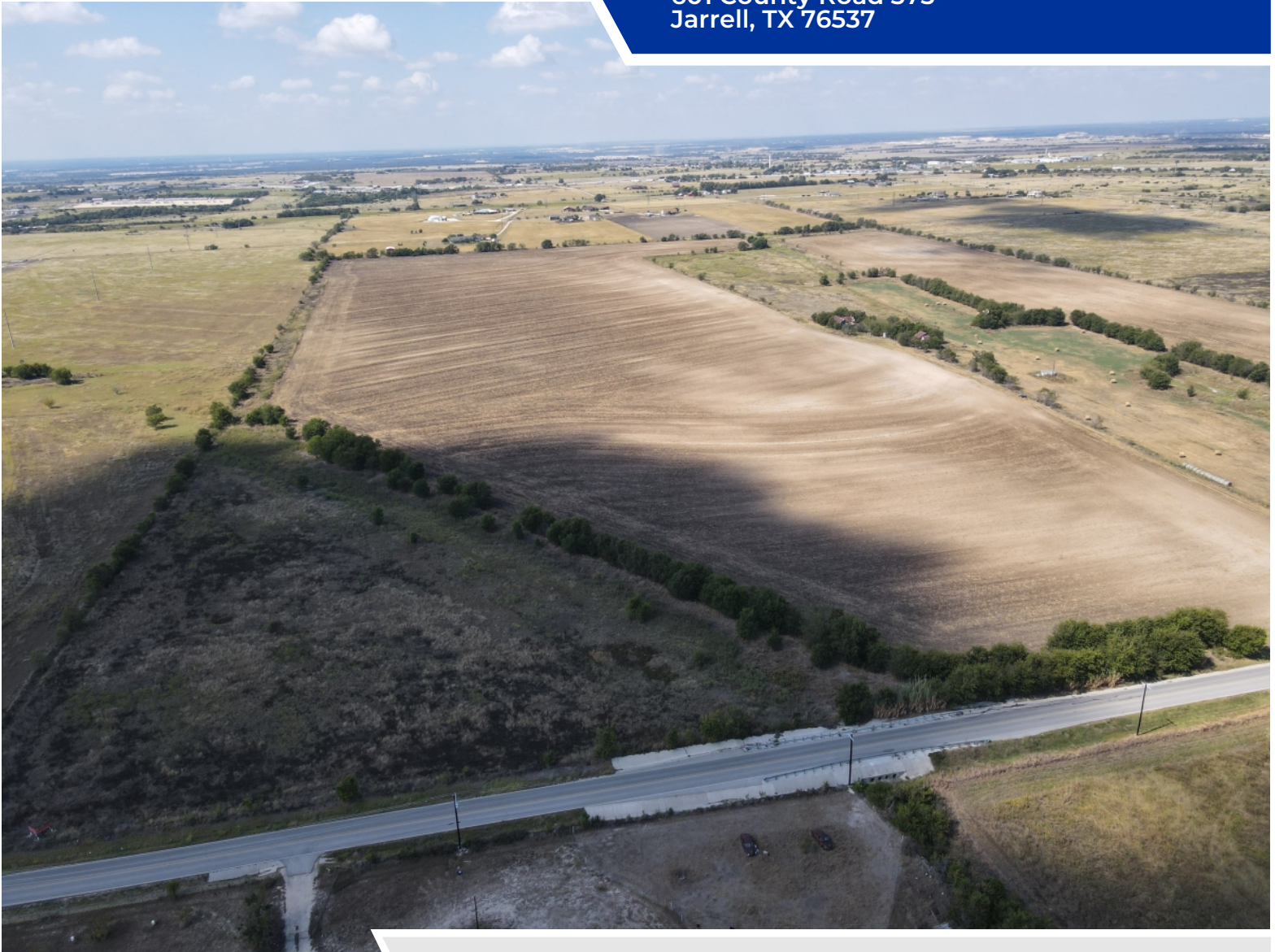


COMMERCIAL
PROPERTIES

JARRELL 74 ACRES

601 County Road 375
Jarrell, TX 76537



Jeff Taylor

Commercial Broker
(214) 612-6300 Office
(214) 789-2490 Mobile
Jeff@UCRETexas.com

Stephen Etzel

Commercial Broker
(214) 612-6300 Office
(817) 907-2506 Mobile
StephenEtzel@gmail.com

TABLE OF CONTENTS

**Property Info &
Disclaimer**

2

Property Description

3

Property Photos

5

**Demographic
Analysis**

7



Jarrell 74 Acres

**601 County Road 375
Jarrell, TX 76537**

Jeff Taylor

Commercial Broker
(214) 612-6300 Office
(214) 789-2490 Mobile
Jeff@UCRETexas.com

Stephen Etzel

Commercial Broker
(214) 612-6300 Office
(817) 907-2506 Mobile
StephenEtzel@gmail.com



JARRELL
74 ACRES

PROPERTY INFORMATION

Purchase Price
\$4,823,000.00

Property Address
601 County Road 375
Jarrell, TX 76537

Property Size
3,232,152 Sq. Ft.

Land Size
74.20 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

Jeff Taylor
Commercial Broker
(214) 612-6300 Office
(214) 789-2490 Mobile
Jeff@UCRETexas.com

Stephen Etzel
Commercial Broker
(214) 612-6300 Office
(817) 907-2506 Mobile
StephenEtzel@gmail.com

COMMERCIAL
PROPERTIES

Page: 2



PROPERTY OVERVIEW

Located just east of I-35 in the fast-growing Austin-Georgetown corridor, this 74.47-acre tract presents a rare opportunity for developers, investors, or long-term land bankers. Positioned outside city limits and ETJ in Williamson County, the property offers flexibility for residential, mixed-use, or estate developments with low carrying costs under agricultural exemption.

JARRELL

74 ACRES

601 County Road 375
Jarrell, TX 76537

Jeff Taylor

Commercial Broker
(214) 612-6300 Office
(214) 789-2490 Mobile
Jeff@UCRETexas.com

Stephen Etzel

Commercial Broker
(214) 612-6300 Office
(817) 907-2506 Mobile
StephenEtzel@gmail.com

**COMMERCIAL
PROPERTIES**

PROPERTY DETAILS

Prime 74± Acre Development Opportunity in Jarrell, TX

Located just east of I-35 in the fast-growing Austin-Georgetown corridor, this 74.47-acre tract presents a rare opportunity for developers, investors, or long-term land bankers. Positioned outside city limits and ETJ in Williamson County, the property offers flexibility for residential, mixed-use, or estate developments with low carrying costs under agricultural exemption.

Featuring over 1,200 feet of frontage along County Road 375, the site benefits from excellent connectivity and lies within the planned Ronald Reagan Boulevard Extension corridor, an emerging east/west arterial that is expected to amplify accessibility and long-term value. Surrounding growth in master-planned communities such as Sonterra and Home Place signals strong future demand for housing, commercial services, and employment centers.

Topography is gently rolling, with utilities nearby, including access to a 16" Lone Star Regional Water Authority line. Sewer will require septic unless annexed, offering flexibility in phasing from large lot residential now to higher-density development in the future. Comparable tracts in the area range from \$88K to \$150K per acre, positioning this offering at an attractive entry price with clear upside through entitlement and utility enhancements.

Key Highlights

- Size: 74.47± acres
- Location: CR 375, just east of I-35 in Jarrell, TX
- Jurisdiction: Williamson County - no city zoning, outside ETJ
- Future Infrastructure: Near Ronald Reagan Extension alignment
- Utilities: Water nearby; septic currently required
- Use Potential: Residential, mixed-use, commercial, or land bank
- Pricing Advantage: Competitively positioned at ~\$65K/acre

This tract is ideal for those seeking position in the direct path of Central Texas growth, with strong demographics, infrastructure momentum, and long-term appreciation potential.

Jeff Taylor

Commercial Broker
(214) 612-6300 Office
(214) 789-2490 Mobile
Jeff@UCRETexas.com

Stephen Etzel

Commercial Broker
(214) 612-6300 Office
(817) 907-2506 Mobile
StephenEtzel@gmail.com

PROPERTY PHOTOS



Jeff Taylor
Commercial Broker
(214) 612-6300 Office
(214) 789-2490 Mobile
Jeff@UCRETexas.com

Stephen Etzel
Commercial Broker
(214) 612-6300 Office
(817) 907-2506 Mobile
StephenEtzel@gmail.com

COMMERCIAL
PROPERTIES

Page: 5

PROPERTY PHOTOS



Jeff Taylor

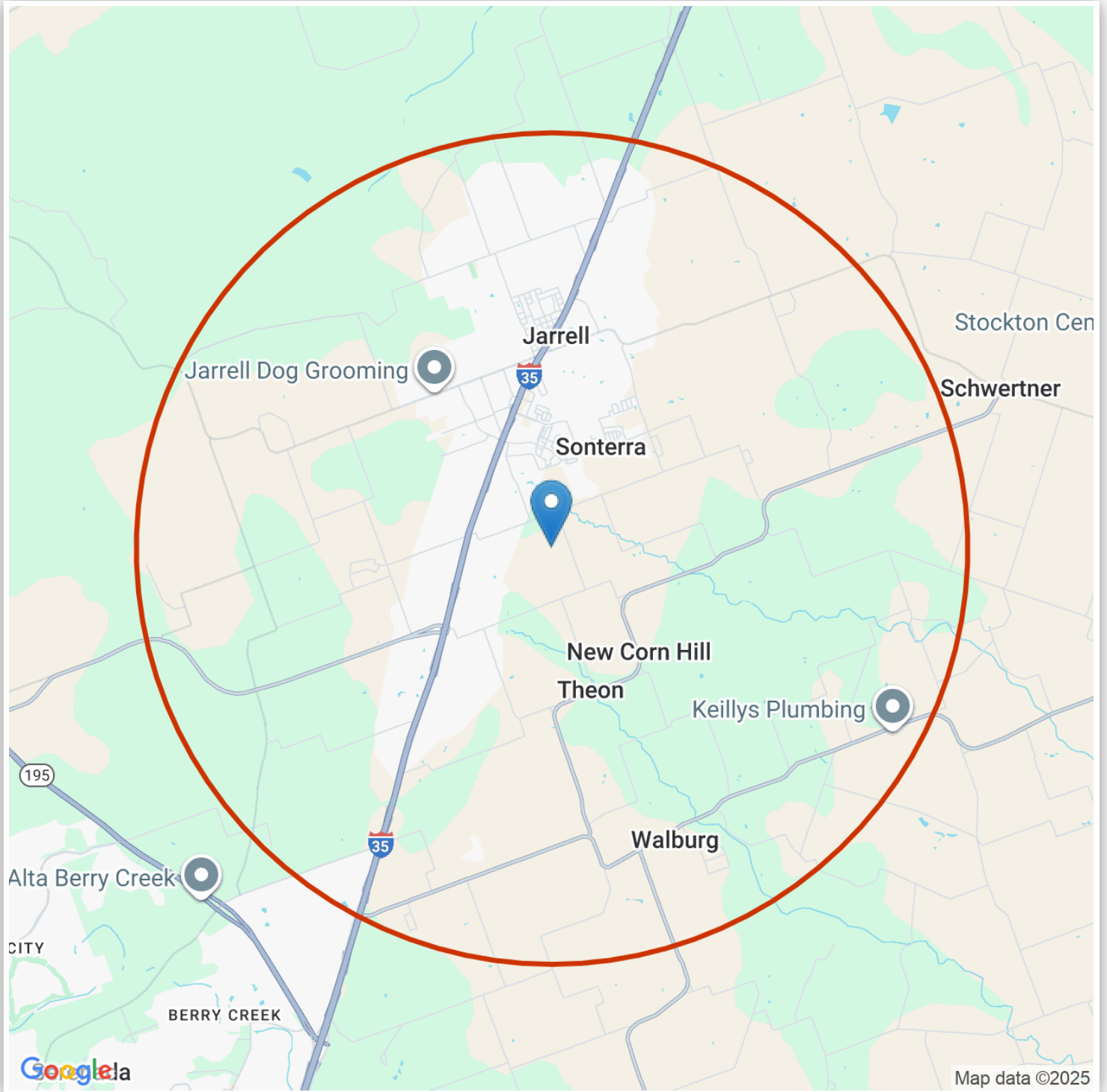
Commercial Broker
(214) 612-6300 Office
(214) 789-2490 Mobile
Jeff@UCRETexas.com

Stephen Etzel

Commercial Broker
(214) 612-6300 Office
(817) 907-2506 Mobile
StephenEtzel@gmail.com

COMMERCIAL
PROPERTIES

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

22,874
Population

34.7 Median Age



2.95
Average Household Size

4,606
Total Households

EDUCATION

4.48%

No High
School
Diploma



8.97%

High School
Graduate



21.07%

Some College



21.44%

Bachelor's/
Grad

BUSINESS



356

Total Businesses



2,885

Total Employees

EMPLOYMENT

851

Retail Trade
Employees

117

Manufacturing
Employees

383

Eating &
Drinking
Employees

81

Finance/Ins/Real
Estate Emp

2.7%

Unemployment Rate

INCOME



\$90,450

Median Household Income



\$39,698

Per Capita Income



\$322,707

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (22.71%) ■

The smallest group : \$25,000 - \$34,999 (3.47%) ■

Indicator	Value(%)	
< \$15,000	4.89	■
\$15,000 - \$24,999	5.16	■
\$25,000 - \$34,999	3.47	■
\$35,000 - \$49,999	8.97	■
\$50,000 - \$74,999	15.6	■
\$75,000 - \$99,999	17.34	■
\$100,000 - \$149,999	22.71	■
\$150,000 - \$199,999	9.24	■
\$200,000+	12.63	■

JARRELL 74 ACRES

601 COUNTY ROAD 375, JARRELL, TX, 76537

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

22,874

Population

7,758

Households

34.7

Median Age

2.95

Avg Size Household

\$90,450

Median Household
Income

\$360,421

Median Home Value

101

Wealth Index

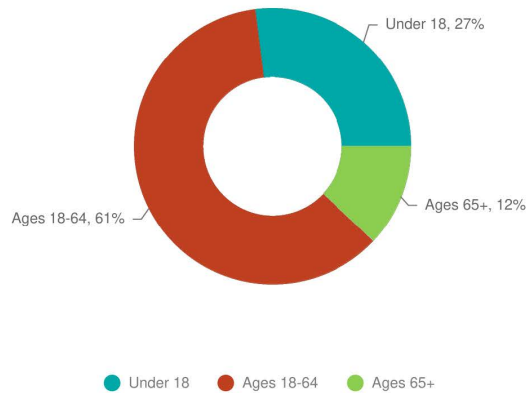
89

Housing Affordability

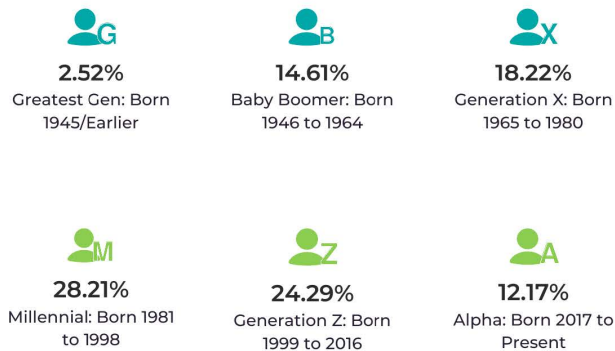
78.7

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

12.82%



2024-2029
Forecasted
Growth Rate

6.02%



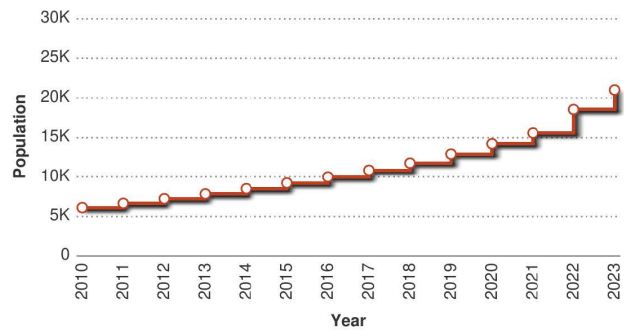
Household
Population

30,721



Population
Density

391



DAYTIME POPULATION



15,995

2024 Total Daytime Population



11,683

2024 Daytime Pop: Residents



4,312

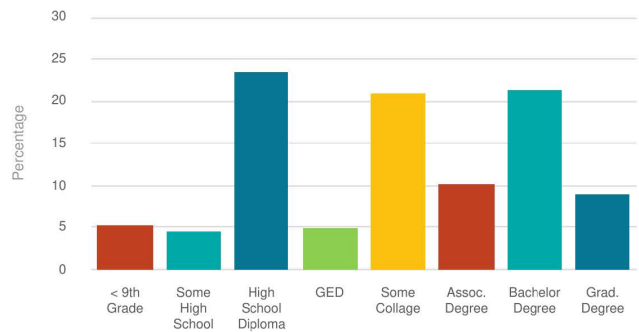
2024 Daytime Pop: Workers



204

2024 Daytime Pop Density

POPULATION BY EDUCATION



JARRELL 74 ACRES

601 COUNTY ROAD 375, JARRELL, TX, 76537

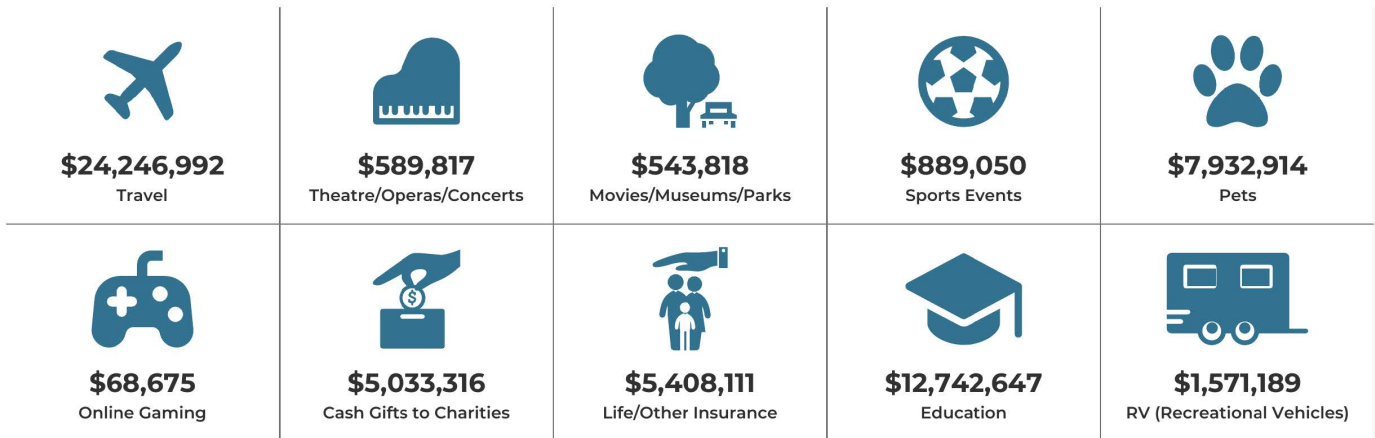
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

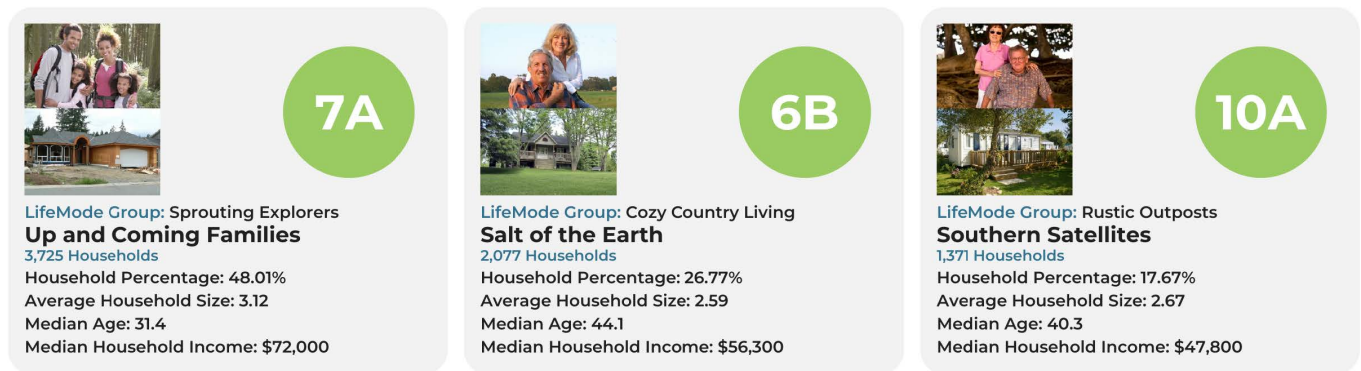
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



JARRELL 74 ACRES

601 COUNTY ROAD 375, JARRELL, TX, 76537

INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



COMMERCIAL
PROPERTIES

CONTACT



214-612-6300



509 FM-156 N #A, Justin TX 76247

Jeff Taylor

Commercial Broker
(214) 612-6300 Office
(214) 789-2490 Mobile
Jeff@UCRETexas.com

Stephen Etzel

Commercial Broker
(214) 612-6300 Office
(817) 907-2506 Mobile
StephenEtzel@gmail.com