

JARRELL TOWN CENTER 1.67 AC RETAIL PAD

NWC OF I-35 & TOWN CENTER BLVD
11775 North Interstate 35, Jarrell, TX, 76537



**FOR
SALE**

**AVAILABLE
1.67 AC**

CALL FOR PRICING

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PROPERTY HIGHLIGHTS

This 1.666-acre pad in Jarrell, TX offers a great opportunity with high visibility right off Interstate 35. The property is situated near a mix of retail, dining, and residential developments, making it ideal for a variety of commercial uses. With Jarrell's rapid growth and ongoing expansion, this spot offers the chance to be part of a thriving community with plenty of potential for businesses looking to take advantage of the area's momentum.

- **High-Visibility Location:** Positioned directly off Interstate 35, providing excellent exposure and accessibility.
- **Surging Retail & Residential Development:** Jarrell's 15.41% annual growth rate and 201% population increase since 2020.
- **Newly Developed Retail Nearby:** Ideal for Retail, QSR, or Service-Oriented Users
- **Strategic Corridor Location:** Easy access to Temple, Georgetown, Killeen, and the greater Central Texas market.
- **Jarrell ISD Enrollment:** +96% growth since 2018, projected to double by 2031.
- **Median Household Income:** \$103,017 (+14.8% YoY)
- 1.46M+ workers within a 1-hour drive, with unemployment below 3.5%
- **Recent proximal development project announcements:**
 - Proposed 170,000 SF Walmart along I-35
 - \$850,000,000 Data Center next to Jarrell High



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



22,731
POPULATION
3-MILE RADIUS



\$113,957
AVG HH INCOME
3-MILE RADIUS



5,322
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Town Center Blvd: 2,160 VPD
(SiteUSA 2025)
S IH-35: 76,196 VPD
(SiteUSA 2025)

SOLANA RANCH

A NEW TOWN VISION FOR CENTRAL TEXAS

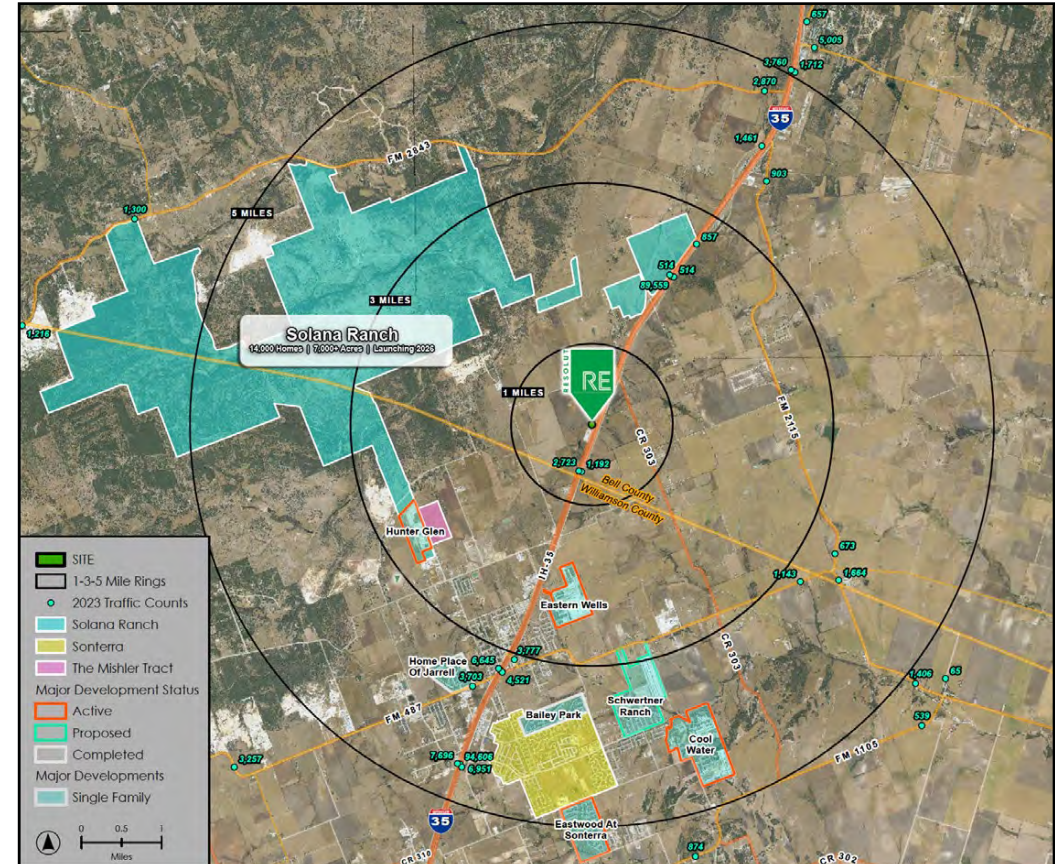
14,000 HOMES | 7,000+ ACRES | LAUNCHING 2026

Located along I-35 between Georgetown and Temple, Solana Ranch spans 7,000+ acres across Williamson and Bell Counties. This master-planned community is being developed by Arizona-based DMB Development, known for creating high-end, large-scale projects across the Sunbelt.

The site, once a 9,000-acre cattle and wildlife ranch owned by the Michaux family, will be transformed into a "new town" with:

- Up to 14,000 homes
- Shopping, dining, and entertainment
- Office space and civic uses (schools, churches, etc.)
- Parks, trails, and recreational amenities
- A planned population of 40,000 to 50,000

A Municipal Utility District (MUD) has already been approved, and DMB is progressing through infrastructure studies in preparation for a late 2026 opening.



CURRENT STATUS & TIMELINE

MILESTONE	STATUS
Land assembly & MUD approval	Complete
Infrastructure design (utilities, roads, fiber)	In progress
First phase launch	Targeting 2026

WHO IS DMB DEVELOPMENT?

DMB is a nationally recognized master developer with a reputation for thoughtful, large-scale communities. While not affiliated with Disney in Solana Ranch, DMB is the lead developer behind **Cotino®**, a **Storyliving by Disney™** community in California and **Asteria™** in North Carolina.

THE SONTERRA RANCH

ONE OF THE FASTEST-GROWING NEIGHBORHOODS
IN CENTRAL TEXAS

Sonterra Ranch continues to be a driving force in the explosive growth of Jarrell. According to the Austin Business Journal, Sonterra is the #2 fastest-growing neighborhood in the Austin MSA, and has remained in the Top 3 for three consecutive years.

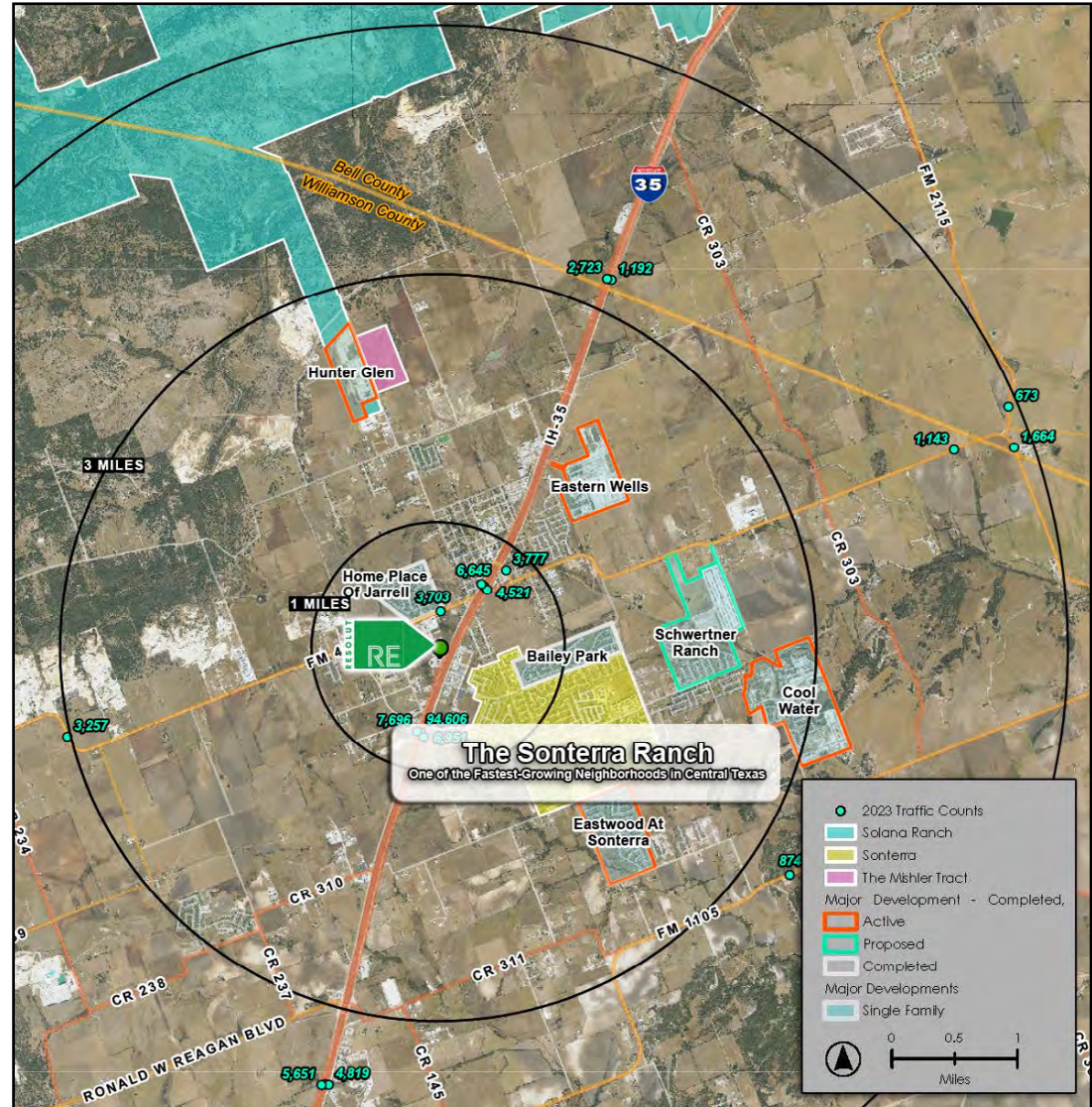
- 398 homes recently built or under construction
- 460+ total home closings and rising
- National & regional builders include:

CastleRock Communities, Centex, Century Communities, KB Home, Lennar, LGI Homes, M/I Homes, Pacesetter, Starlight Homes by Ashton Woods

This master-planned community is strategically located off I-35, offering strong commuter access, attractive pricing, and ongoing infrastructure improvements. It's setting the pace for development in Williamson County and is a key signal of Jarrell's long-term growth trajectory.

READ ARTICLE HERE:

[Fastest growing neighborhoods in the Austin area](#)



THE MISHLER TRACT

A MAJOR NEW PROJECT FROM A PROVEN DEVELOPER

Intermandeco GP LLC, a seasoned North Texas-based developer, is advancing its footprint in the Austin area with a new 80-acre community recently annexed into the City of Jarrell.

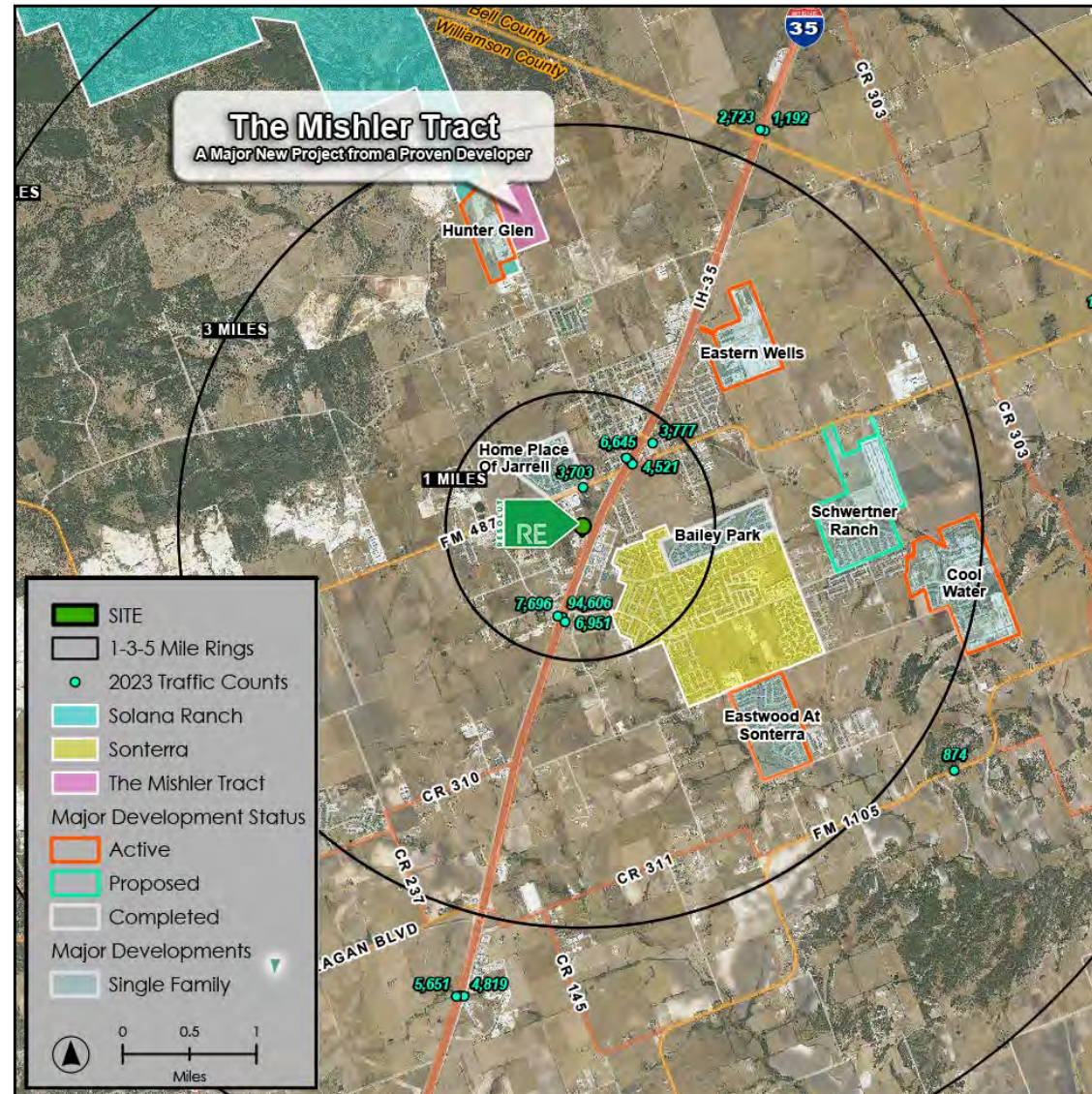
- Rezoned for Single-Family Suburban + General Commercial
- Planned for ~250–350 homes across expanded acreage
- Includes commercial space at the community's entrance
- Water service by Jarrell-Schwertner WSC; wastewater by the City of Jarrell
- Engineering: Gray Engineering Inc.
Surveyor: 4Ward Land Surveying

Intermandeco has a track record of successful master-planned projects, including Paramount (Kyle), Brooklands (Hutto), and Northfork (Liberty Hill).

This development further solidifies Jarrell's place as a high-growth corridor, as thousands of new homes and key employers like Labatt Food Service position the city for continued economic expansion.

READ ARTICLE HERE:

[Active Austin-area developer tees up another project in Jarrell](#)



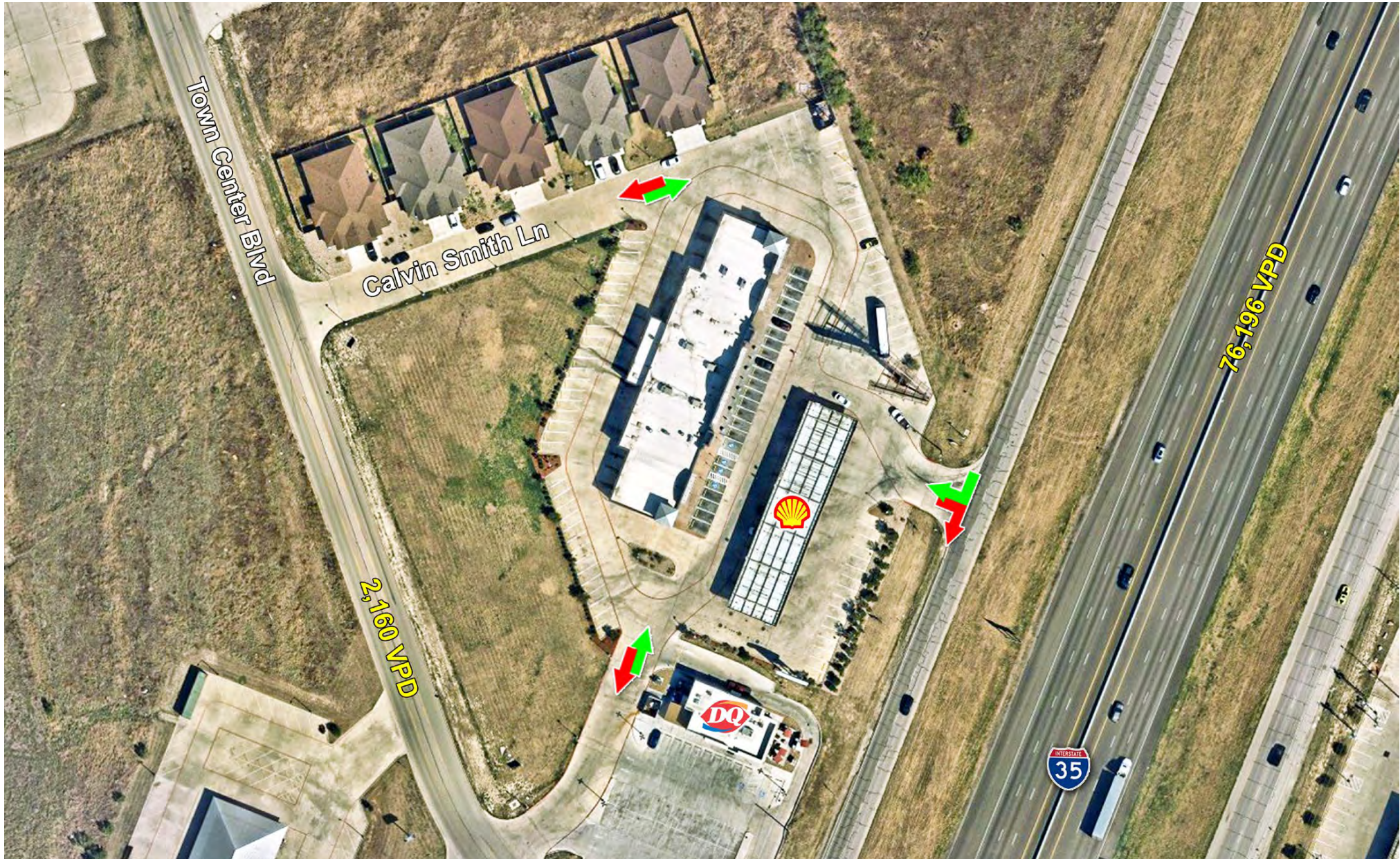
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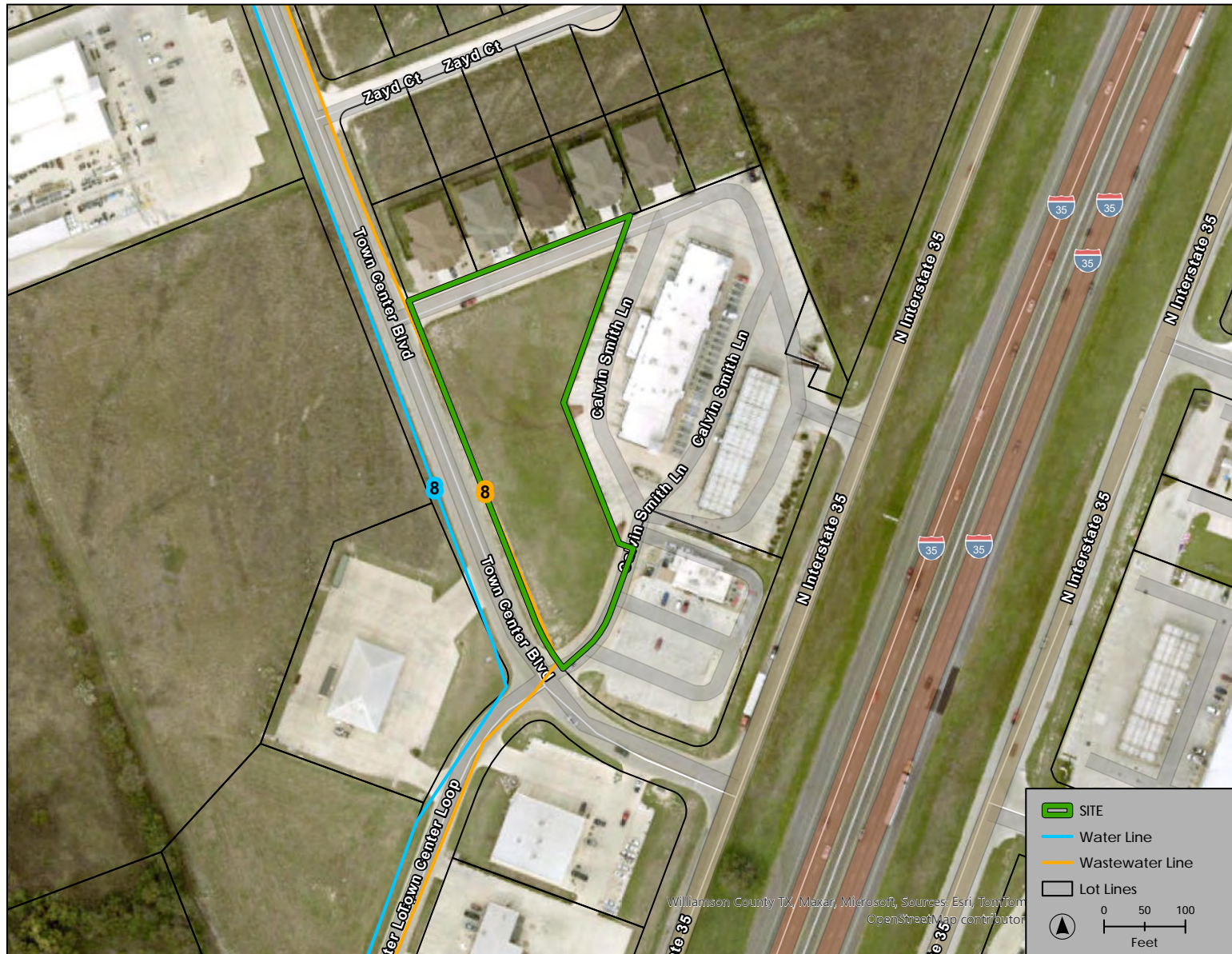
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Jarrell, TX: A Growing Market on the I-35 Corridor

Jarrell is one of Texas' fastest-growing cities, with a 15.41% annual population increase and a **201% growth rate since 2020**. The city's strategic location along I-35 and rapid residential and commercial development make it a prime area for investment.

Real Estate & Housing:

- Eastwood at Sonterra: 1,400-acre master-planned community under development.
- Major Builders: Century Communities, DR Horton, Lennar expanding presence.

Education & Workforce Growth:

- Jarrell ISD enrollment: +96% growth (2018–2023), projected 11,600+ students by 2035.
- Regional Employment: 1.46M workers within a 1-hour drive, with <3.5% unemployment.
- 2022: Median household income: \$103,017 (+14.8% from 2021)

Infrastructure & Accessibility:

- I-35 Expansion: Improved connectivity to Austin & Temple/Belton.
- SH 195 & SH 130 Growth: Increased access to major Texas metro areas.

Solana Ranch: A Transformative Master-Planned Community

Spanning 7,000 acres, Solana Ranch is set to redefine Central Texas living. Developed by DMB Development LLC, this mixed-use "new town" will introduce:

- Up to **14,000 homes**, catering to diverse lifestyles and budgets.
- Retail, dining, offices, and entertainment for a self-sustaining community.
- Extensive parks, trails, and green spaces to promote outdoor living.
- Modern infrastructure, including high-speed internet and advanced utilities.

Development Timeline

- 2023: MUD approval granted.
- 2024–2025: Engineering, permitting, and infrastructure development.
- 2026: Initial home construction and commercial openings.
- Full Buildout: Over the next decade, housing 40,000–50,000 residents—comparable to Hutto, TX.

PERMITTED USES
Antique stores
Bowling alleys
Conservatories of music
Dancing academies
Gymnasiums
Legal card clubs
Laboratories, medical and dental
Mortuaries
Music and vocal instruction
Nursery sales of flowers and plants
Pet shops
Medical and dental offices and clinics
General offices
Refrigerated food lockers
Furniture upholstery shops
Secondhand store and/or thrift shop, when located at least five thousand feet from pawn shop or another secondhand store and/or thrift shop
Veterinary clinics and hospitals
Parking lots for automobiles. The provisions of Chapter 18.40 shall apply
General commercial uses similar to those set forth in subsection B of this section as provided in Section 18.42.040
Uses customarily incidental to the permitted uses set forth for accessory buildings when located on the same lot

SPECIAL PERMIT USES
Car wash facilities
Establishments selling or serving alcoholic beverages for consumption on or off the premises
Group care facilities and community care facilities, but excluding community care facilities for residential uses for less than seven persons
Recreational vehicle storage facilities, provided they are not located on arterial and major collector streets
Motor vehicle dealerships
Hospitals
Day care facilities
Amusement arcades
Hotels and motels
Amenity hotels
Health facilities
Massage establishments
Urgent care center
Vocational colleges, such as barber and beauty colleges, modeling schools and medical training and trade schools
Churches and related facilities. Related facilities do not include day care facilities, schools (kindergarten through twelfth grade), and rectories, convents, parsonages or ministers' residences
Automobile service stations
Self-service laundromats
Neighborhood markets
Health clubs
Supermarkets
Lodges and meeting halls
Cigar and hookah lounges

PROHIBITED USES
Residential uses
Any combination of residential and nonresidential uses in any building or structure or on any lot
Industrial uses
Wholesaling and warehousing
Outdoor sales, including sales of products from trucks, conducted on vacant lots and outdoor sales of products not related to the business conducted on the premises
It is unlawful to sell, contract to sell, offer to sell, display for the purpose of sale, or permit the sale of any vehicle from a vacant or unimproved lot. "Vehicle," as used in this subsection, means and includes everything so defined in the Vehicle Code of the state and, in addition, boats
Swap meets
Adult-oriented businesses as defined by Section 18.62.020(G)
Significant tobacco retailers.



Information About Brokerage Services

11-2-2015

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 sponsored by a broker 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 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. 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date