FOR SALE
± 83 Acres Available

1000 County Rd 305, Jarrell, TX 76537

35

305

COUNTY RD 305
83 ACRES

**WATER TO
THE SITE**

**WASTEWATER TO
THE SITE**

**HEAVY POWER
AVAILABLE**

**ZONED
ETJ**

Morgan McMahen
+1 318 655 7748
morgan.mcmahen@kbcadvisors.com

Trey Blasingame
+1 404 790 7105
trey.blasingame@kbcadvisors.com

KBC Advisors | Austin
5000 Plaza on the Lake, Suite 225
Austin, TX 78746

KBCADVISORS

PERMITTED USES
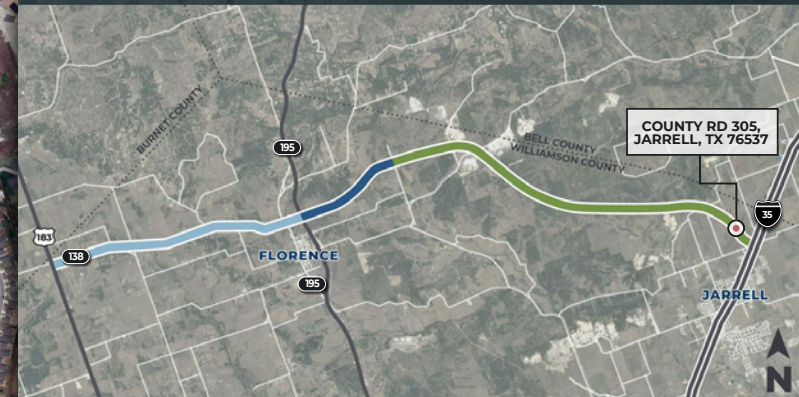Industrial, IOS, Data Center, Commercial, Retail

SITE ACCESS

0.58 MILES
from I-35 via Exit 275

POTENTIAL FUTURE SITE ACCESS
.28 MILES from I-35 via Exit 275

COUNTY RD 305
83 ACRES

35

ROADSTER TRAVEL CENTER AND TRUCK STOP

EXXON

BUILDERS FIRSTSOURCE

TAYLOR PRESS PRODUCTS

VPD: 3,777

This property is strategically located along the proposed J1 Corridor, which will connect Hwy 183 and IH-35. The road will also be expanded from two lanes to four lanes.

COUNTY RD 305, JARRELL, TX 76537

BURNET COUNTY

BELL COUNTY WILLIAMSON COUNTY

195

183 138

FLORENCE

195

JARRELL

N

WILCO TEXAS

CORRIDORS J1, J2 & J3 STUDIES

LEGEND
Corridor J1
Corridor J2
Corridor J3
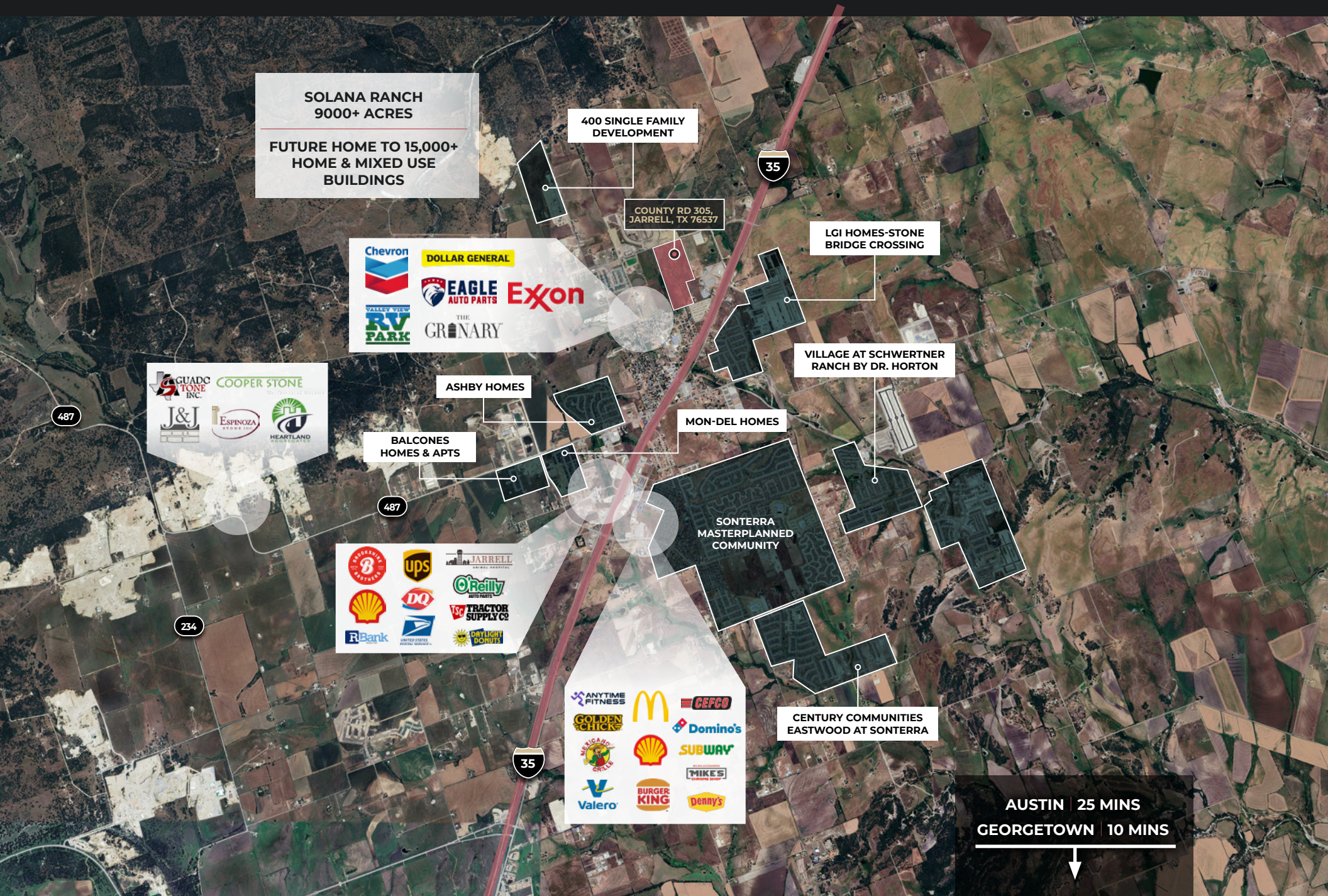
SOLANA RANCH 9000+ ACRES

FUTURE HOME TO 15,000+ HOME & MIXED USE BUILDINGS

400 SINGLE FAMILY DEVELOPMENT

COUNTY RD 305, JARRELL, TX 76537

LGI HOMES-STONE BRIDGE CROSSING

VILLAGE AT SCHWERTNER RANCH BY DR. HORTON
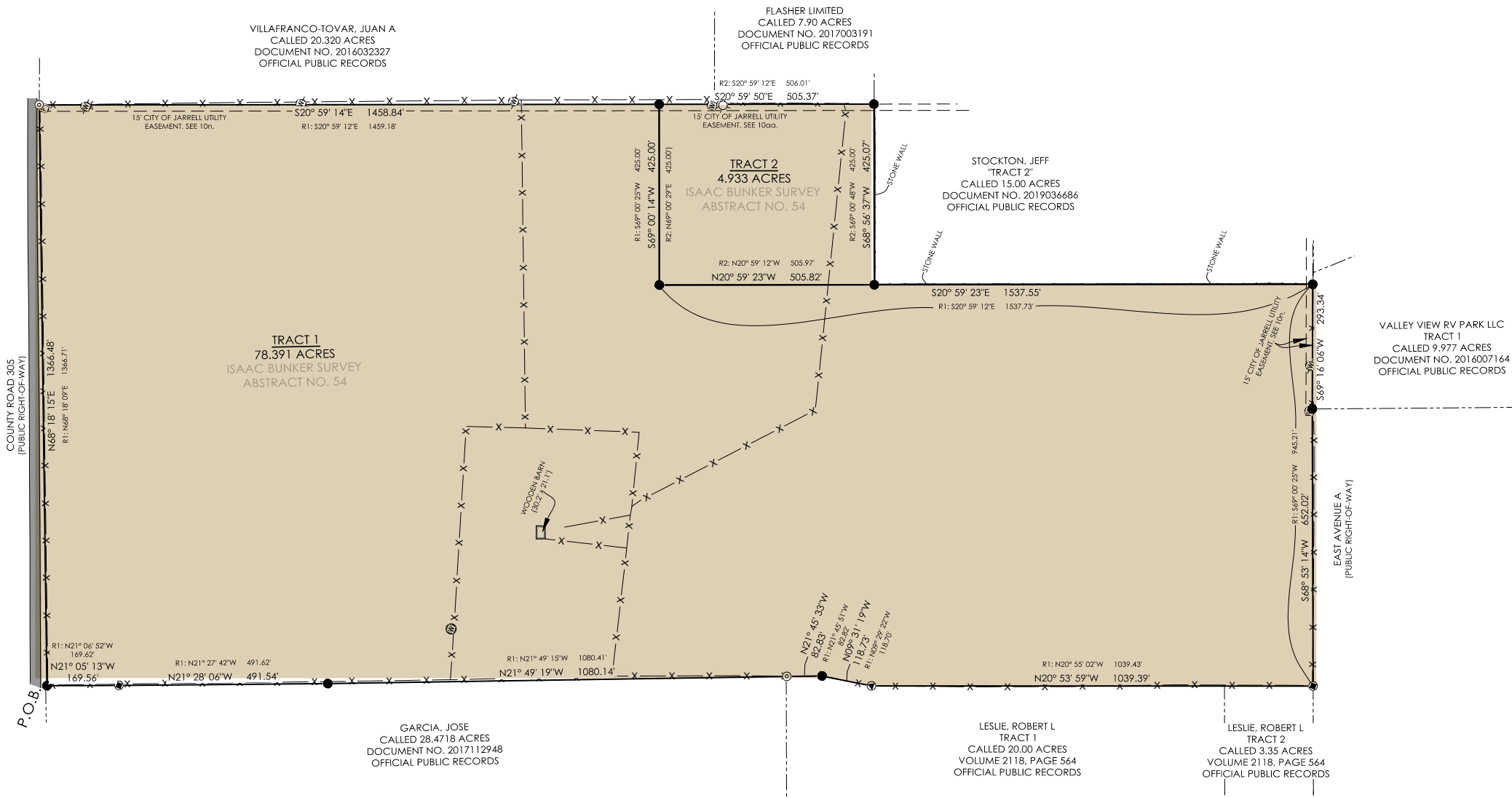
ASHBY HOMES

MON-DEL HOMES

BALCONES HOMES & APTS

SONTERRA MASTERPLANNED COMMUNITY
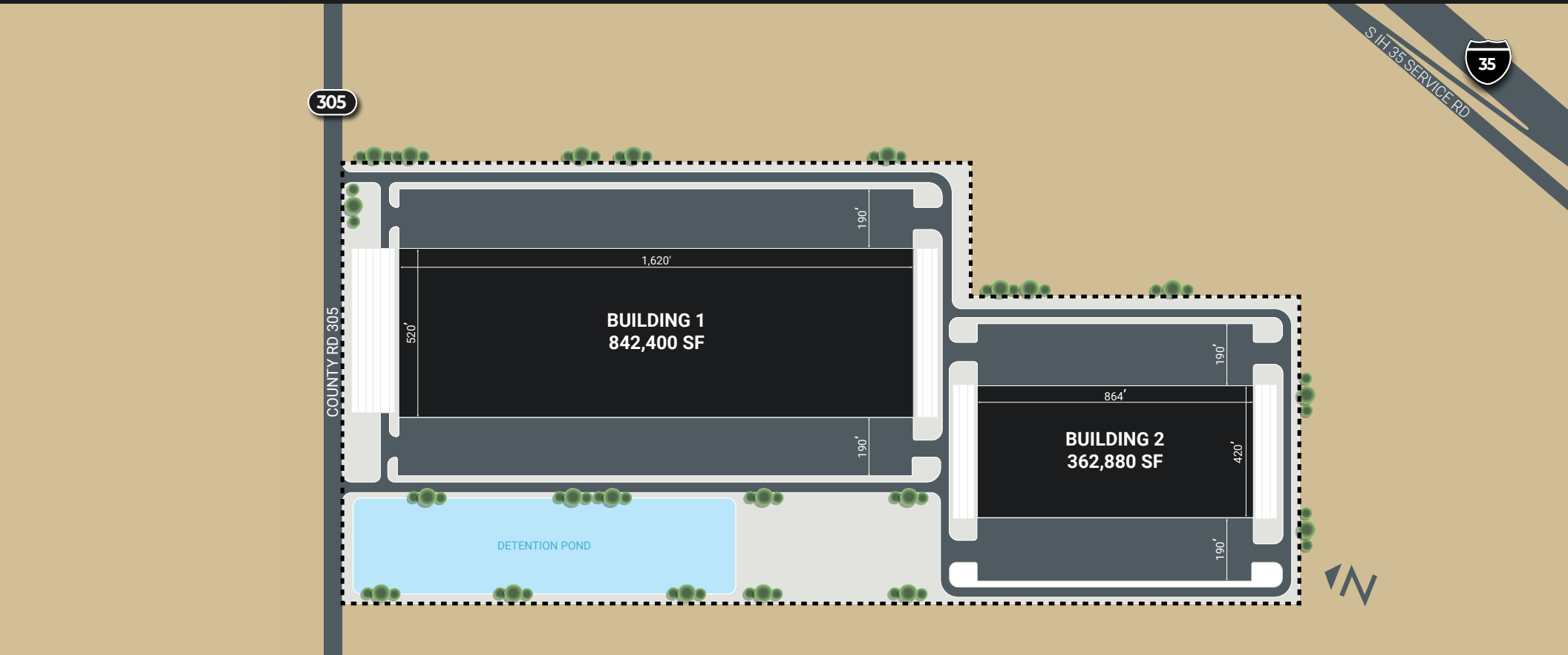
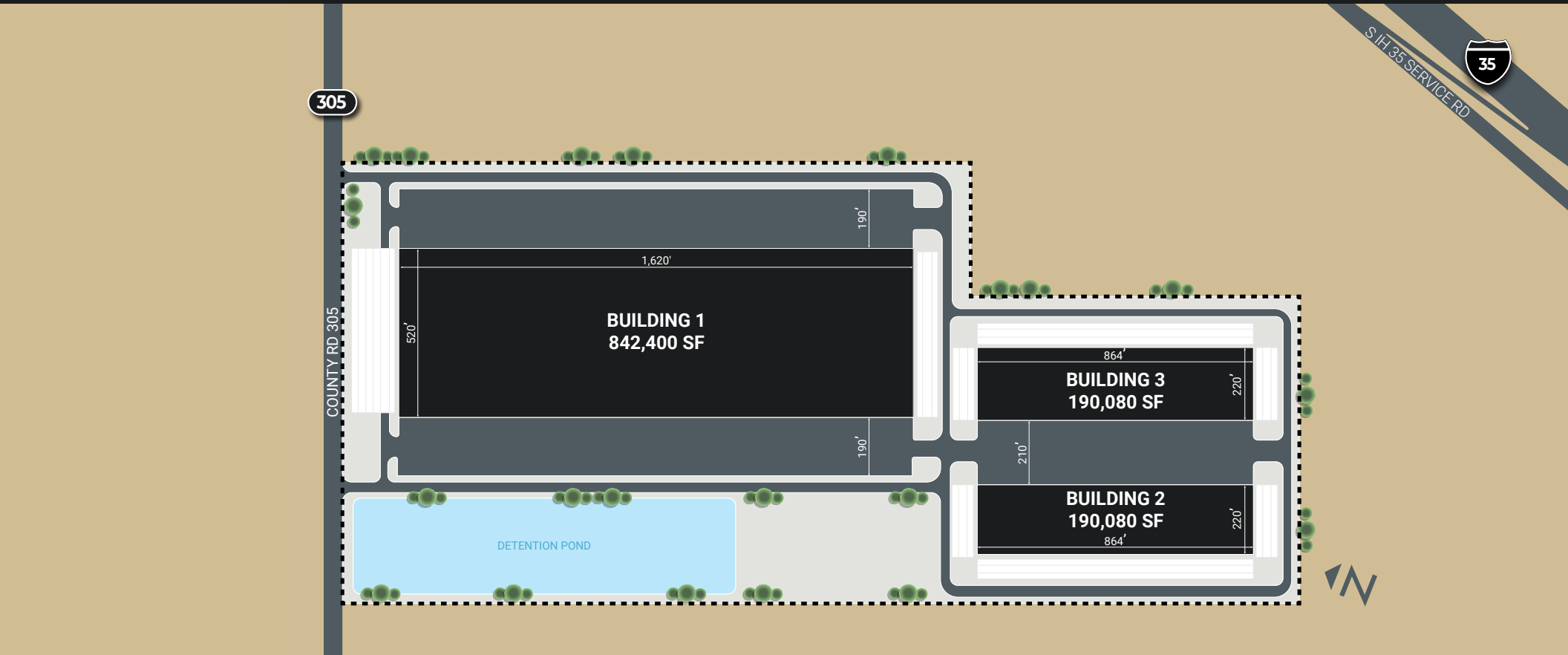CENTURY COMMUNITIES EASTWOOD AT SONTERRA

AUSTIN | 25 MINS
GEORGETOWN | 10 MINS

VILLAFRANCO-TOVAR, JUAN A
CALLED 20.320 ACRES
DOCUMENT NO. 2016032327
OFFICIAL PUBLIC RECORDS

FLASHER LIMITED
CALLED 7.90 ACRES
DOCUMENT NO. 2017003191
OFFICIAL PUBLIC RECORDS

R2: S20° 59' 12"E   506.01'
S20° 59' 50"E   505.37'

15' CITY OF JARRELL UTILITY
EASEMENT, SEE 10n.

S20° 59' 14"E   1458.84'
R1: S20° 59' 12"E   1459.18'

15' CITY OF JARRELL UTILITY
EASEMENT, SEE 10aa.

STONE WALL

STOCKTON, JEFF
'TRACT 2'
CALLED 15.00 ACRES
DOCUMENT NO. 2019036686
OFFICIAL PUBLIC RECORDS

TRACT 2
4.933 ACRES
ISAAC BUNKER SURVEY
ABSTRACT NO. 54

R1: S69° 00' 25"W   425.00'
425.00'
R2: N69° 00' 29"E   425.00'
S20° 59' 14"W

R2: S69° 00' 48"W   425.00'
425.07'
S68° 56' 37"W

R2: N20° 59' 12"W   505.97'
N20° 59' 23"W   505.82'

STONE WALL

STONE WALL

S20° 59' 23"E   1537.55'
R1: S20° 59' 12"E   1537.73'

TRACT 1
78.391 ACRES
ISAAC BUNKER SURVEY
ABSTRACT NO. 54

COUNTY ROAD 305
(PUBLIC RIGHT-OF-WAY)

N68° 18' 15"E   1366.48
R1: N68° 18' 09"E   1366.71'

VALLEY VIEW RV PARK LLC
TRACT 1
CALLED 9.977 ACRES
DOCUMENT NO. 2016007164
OFFICIAL PUBLIC RECORDS

15' CITY OF JARRELL UTILITY
EASEMENT, SEE 10n.

293.34'
N69° 16' 06"W

945.2'
R1: S69° 00' 25"W   652.02'
S68° 53' 14"W

EAST AVENUE A
(PUBLIC RIGHT-OF-WAY)

WOODEN BARN
(30.2' / 21.1')

R1: N21° 06' 52"W   169.62'
N21° 05' 13"W   169.56'

R1: N21° 27' 42"W   491.62'
N21° 28' 06"W   491.54'

R1: N21° 49' 15"W   1080.41'
N21° 49' 19"W   1080.14'

N21° 45' 33"W   82.83'
R1: N21° 45' 51"W   82.82'

N09° 31' 19"W   118.73'
R1: N09° 29' 22"W   118.70'

R1: N20° 55' 02"W   1039.43'
N20° 53' 59"W   1039.39'

P.O.B.

GARCIA, JOSE
CALLED 28.4718 ACRES
DOCUMENT NO. 2017112948
OFFICIAL PUBLIC RECORDS

LESLIE, ROBERT L
TRACT 1
CALLED 20.00 ACRES
VOLUME 2118, PAGE 564
OFFICIAL PUBLIC RECORDS

LESLIE, ROBERT L
TRACT 2
CALLED 3.35 ACRES
VOLUME 2118, PAGE 564
OFFICIAL PUBLIC RECORDS

OPTION A	BUILDING 1	BUILDING 2
SF AVAILABLE	842,000	362,000
OFFICE	BTS	BTS
CONFIGURATION	CROSS-DOCK	CROSS-DOCK
CLEAR HEIGHT	40'	40'
BUILDING DEPTH	520'	420'
TRUCK COURT DEPTH	190'	190'
AUTO PARKING	500	200
TRAILER PARKING	250	140

Site plan showing: S IH 35 SERVICE RD, Hwy 35, County Rd 305 (305)

BUILDING 1 — 842,400 SF — 1,620' × 520', 190' (top), 190' (bottom)

BUILDING 3 — 190,080 SF — 864' × 220'

BUILDING 2 — 190,080 SF — 864' × 220', 210'

DETENTION POND

OPTION B	BUILDING 1	BUILDING 2	BUILDING 3
SF AVAILABLE	842,000	190,080	190,080
OFFICE	BTS	BTS	BTS
CONFIGURATION	CROSS-DOCK	REAR LOAD	REAR LOAD
CLEAR HEIGHT	40'	32'	32'
BUILDING DEPTH	520'	220'	220'
TRUCK COURT DEPTH	190'	210'	210'
AUTO PARKING	500	300	300
TRAILER PARKING	250	-	-

Regional Industrial Tenants

COUNTY RD 305, JARRELL, TX 76537

JARRELL
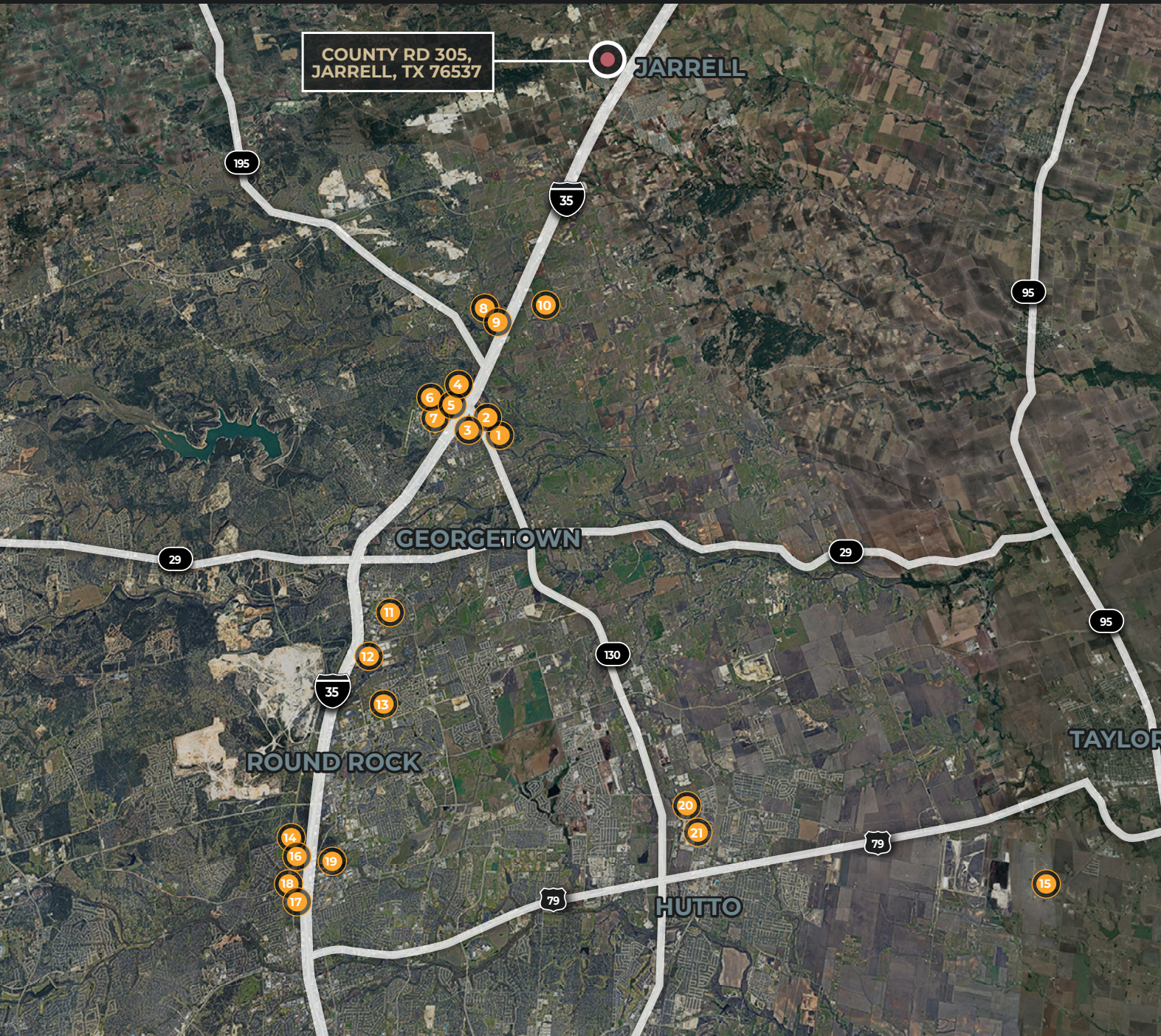
1. **FMT** | 232K SF
2. **KREATE** | 187K SF
3. **CELLINK** | 294K SF
4. **ZT SYSTEMS** | 435K SF
5. **GREATER AUSTIN MERCHANTS COOPERATIVE ASSOCIATION** | 297K SF
6. **AERONET/CANGSHAN CUTLERY CO** | 158K SF
7. **TEXAS SPEED & PERFORMANCE** | 100K
8. **ONX HOME** | 204K
9. **CONTROL PANELS USA INC** | 145K SF
10. **US FARATHANE** | 409K SF
11. **AIRBORN** | 102K SF
12. **GAF ENERGY** | 449K SF
13. **ONTRAC** | 94K SF
14. **AMAZON** | 180K SF
15. **SAMSUNG SEMICONDUCTOR PLANT** | 2.8M SF
16. **AMAZON** | 170K SF
17. **FLEX LTD.** | 151K SF
18. **DIXIE CARPETS** | 91K SF
19. **FERGUSON** | 136K SF
20. **HANARO ONE WAY** | 141K SF
21. **SEOYON** | 212K SF

GEORGETOWN

ROUND ROCK

HUTTO

TAYLOR

Labor & Workforce Accessibility

KBCADVISORS

HOUSEHOLD INCOME
$89,765
Median Household Income

AGE
34 YEARS OLD
Median Age

EDUCATION
190,716
25+ Years Old with a
High School Diploma

TARGETED LABOR FORCE
366,269

COPPERAS COVE
FORT HOOD
TEMPLE

45 MINS

30 MINS

15 MINS

COUNTY RD 305,
JARRELL, TX 76537

GEORGETOWN

CEDAR PARK
ROUND ROCK

PFLUGERVILLE

AUSTIN
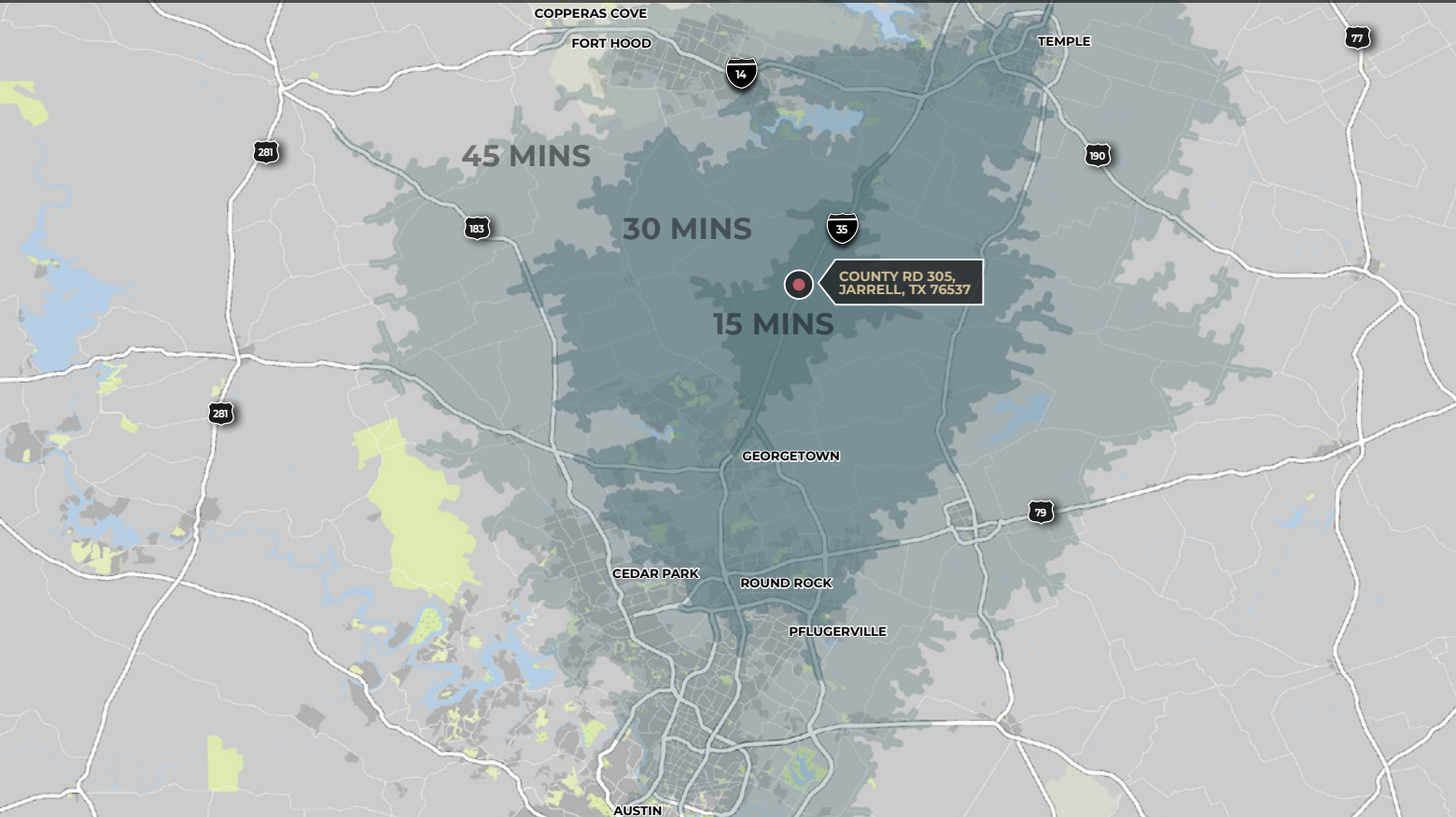
WAREHOUSE WORKERS
$16.59 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers
15 Min	265	117%
30 Min	8,975	56%
45 Min	28,726	53%

FORKLIFT DRIVERS
$19.27 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers
15 Min	22	48%
30 Min	768	13%
45 Min	2,576	13%

ASSEMBLERS & MANUFACTURES
$18.58 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers
15 Min	50	68%
30 Min	1,915	27%
45 Min	6,395	27%

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