

FOR SALE



# Solana Ranch Rd 104.79 Acres | Path of Growth Along IH-35

4401 Solana Ranch Rd  
Salado, TX 76571

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# Property Summary

4401 Solana Ranch Rd, Salado, TX 76571

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## PROPERTY DESCRIPTION

±104.79-acre development tract strategically positioned along the IH-35 growth corridor between Salado and Jarrell, one of Central Texas' fastest expanding regions. The property offers excellent access and visibility, with convenient connectivity to Austin, Georgetown, and Temple, and is approximately 35–40 minutes from North Austin's major employment centers.

The site includes approximately 90 usable acres after floodplain (buyer to verify), providing a well-sized, functional footprint for development. Its location outside city limits and ETJ allows for greater flexibility in planning and execution compared to more constrained in-city sites.

Positioned near the planned ±9,000-acre Solana Ranch master planned community, the property stands to benefit from significant population and infrastructure growth in the immediate area. The combination of scale, location, and surrounding development activity makes this a compelling opportunity for residential development or an industrial business park.

A rare opportunity to acquire a large, contiguous tract in one of Central Texas' fastest growing corridors.

## PROPERTY HIGHLIGHTS

- ±104.79 acres in the IH-35 growth corridor between Salado and Jarrell
- Approximately ±90.79 usable acres
- Outside city limits and ETJ for greater development flexibility
- Near the ±9,000-acre Solana Ranch master planned community
- 35–40 minutes to North Austin (Round Rock, Cedar Park, Leander)
- Well-suited for residential development or industrial business park

## OFFERING SUMMARY

Sale Price:	\$6,995,000
Lot Size:	104.79 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	37	2,428	10,183
Total Population	107	6,651	28,349
Average HH Income	\$146,608	\$114,648	\$118,553

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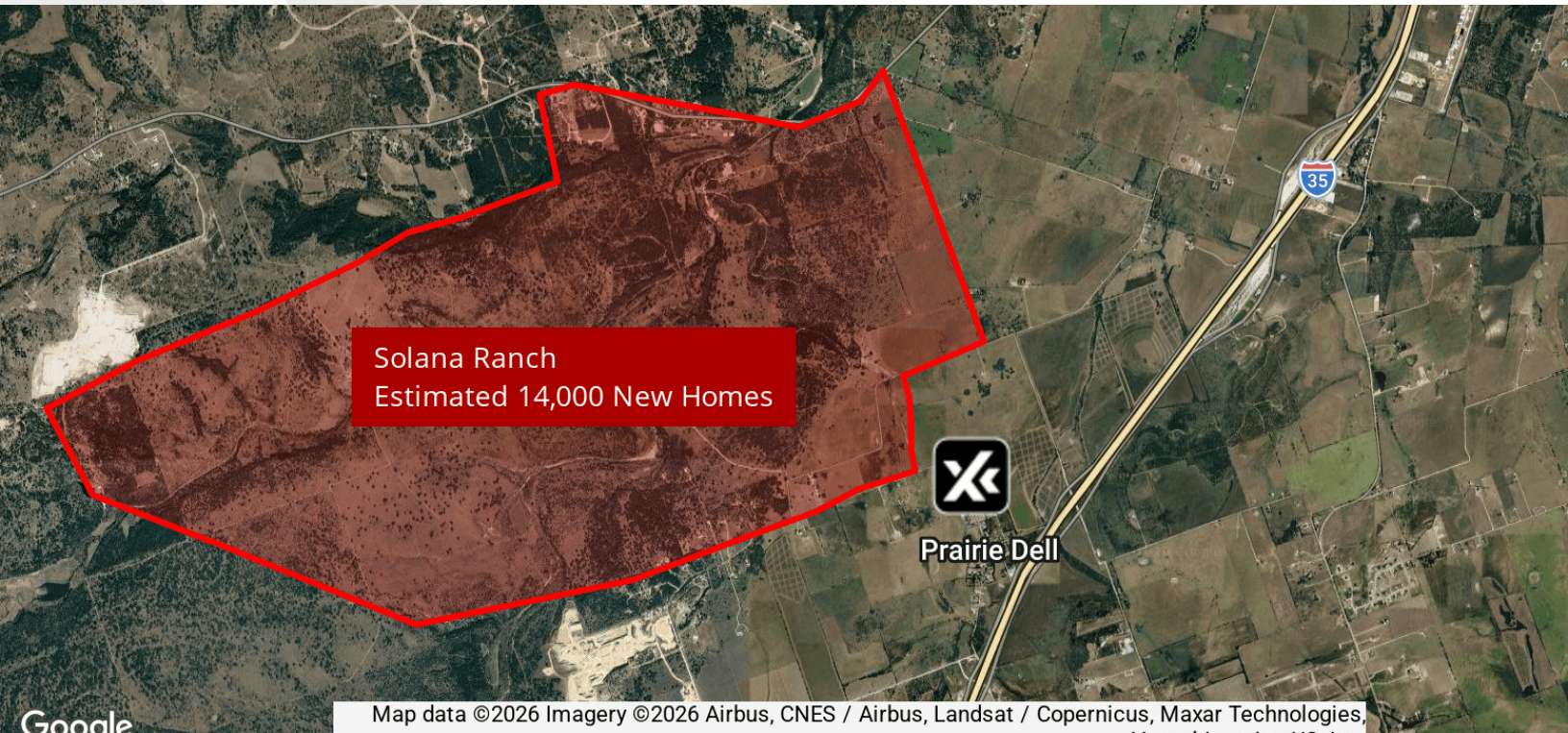
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## LOCATION DESCRIPTION

**Solana Ranch Master Planned Community | 14,000 Homes | 50,000 Residents | Regional Growth Catalyst**

Solana Ranch is a planned large-scale master planned community located along the IH-35 corridor between Georgetown and Temple, directly impacting the Salado and Jarrell growth path.

According to reporting from the Austin Business Journal, the project is being developed by Arizona-based DMB Development and is expected to include approximately 14,000 homes across more than 9,000 acres, with a projected population boost of up to 50,000 residents.

The development represents billions of dollars of planned investment and is already moving forward behind the scenes, with ongoing engineering and infrastructure planning for utilities including water, wastewater, power, and high-speed internet.

Solana Ranch is designed as a mixed-use “new town” concept, with residential villages supported by retail, office, entertainment, schools, and recreational amenities. The project has secured key development agreements with local jurisdictions and approvals for a municipal utility district, reinforcing its long-term viability.

**Large-scale developments of this size rarely occur without materially impacting surrounding land values.**

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# Additional Photos

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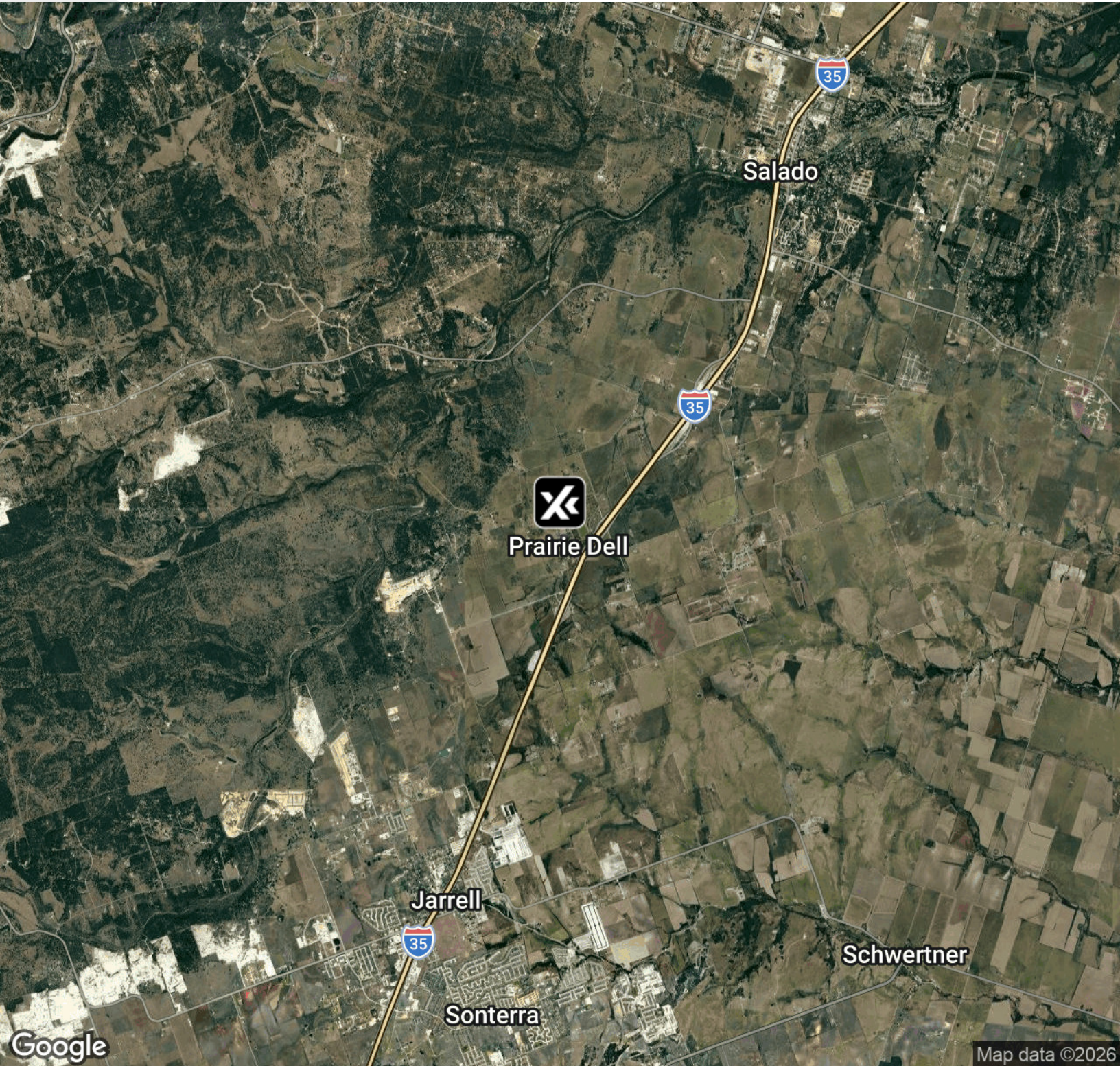


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# Location Map

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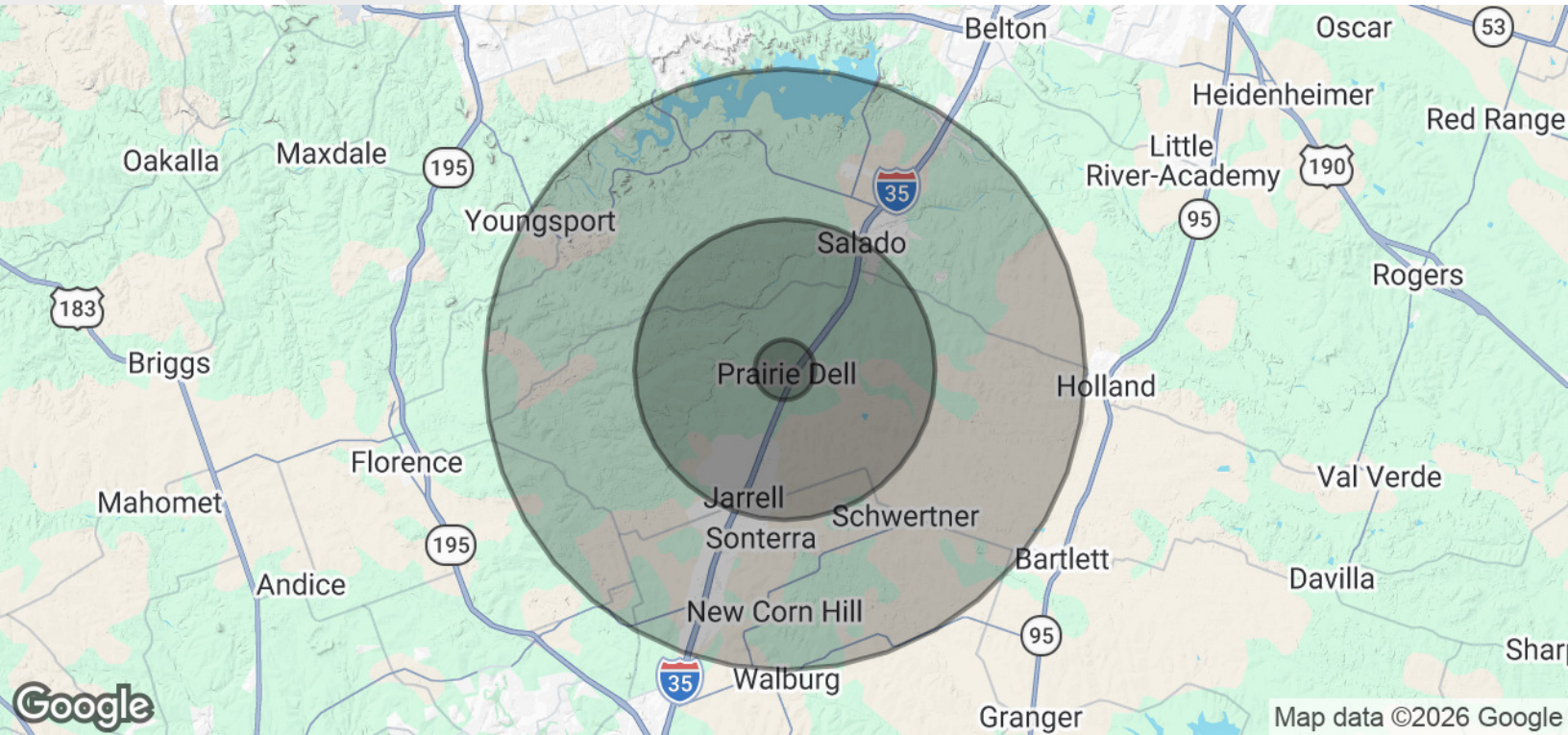


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# Supporting Population Growth in the Corridor

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	107	6,651	28,349
Average Age	48.1	38.1	38.8
Average Age (Male)	51.2	37.6	39.5
Average Age (Female)	45.3	39.0	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	37	2,428	10,183
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$146,608	\$114,648	\$118,553
Average House Value	\$303,316	\$363,930	\$366,105

2023 American Community Survey (ACS)

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date