

JARREL, TEXAS

RONALD REAGAN BLVD AT I-35



REAGAN35

INDUSTRIAL PARK

SITE
105 ac.

**RONALD REAGAN BLVD
FUTURE EXTENSION**

145

35

Powered industrial land

For lease, sale, or build-to-suit

105 contiguous, entitled acres with 20 MW of power today with scalability to 65 MW.
Divisible from ±25 acres to ±1.4 million square feet, for sale or build-to-suit.

CARTER THURMOND (210) 255-0644
LUKE GIBSON (210) 620-7799

 ENDEAVOR

 HEADWATER

 RIVERSIDE

THE OPPORTUNITY

A rare assembly of *scale*, *power*, and *corridor access*.

Reagan 35 is a 105 acre powered industrial park at the intersection of Ronald Reagan Boulevard and I-35, forty miles north of downtown Austin. The site is entitled for heavy industrial use, delivers 20 MW of power today with a defined path to 65 MW, and will soon sit along the frontage of the new Ronald Reagan Blvd expansion.

The combination of scale, power, and corridor access is unmatched. Reagan 35 is available for sale or build-to-suit.

ACERAGE	±105 acres
ZONING	Jarrell ETJ
WATER	Jarrell Schwetner Water Supply Corporation
WASTEWATER	Septic or adjacent MUD
GAS	Texas One Gas Line Adjacent to Property
POWER PROVIDER	ONCOR 20 MW available today path to 65 MW by 2027
FLEXIBLE SIZING	25-105 acres Up to 1.4M SF for BTS
STATUS	Upon SDP approval w/Williamson County

Entitled

105 ACRES,
HEAVY INDUSTRIAL



Powered

20 MW TODAY,
PATH TO 65MW



Connected

I-35 & REAGAN BLVD,
FRONTAGE



Incentivized

BUSINESS FRIENDLY
MUNICIPALITY



BUILDING DESIGN

Specified for high-throughput logistics & *advanced manufacturing.*



OFFICE ENTRY - BUILDING ONE
CONSTRUCTION

Concrete tilt-wall construction with 36- to 40-foot clear heights, cross-dock loading and 8" slab depths, designed to cater to large advanced manufacturers

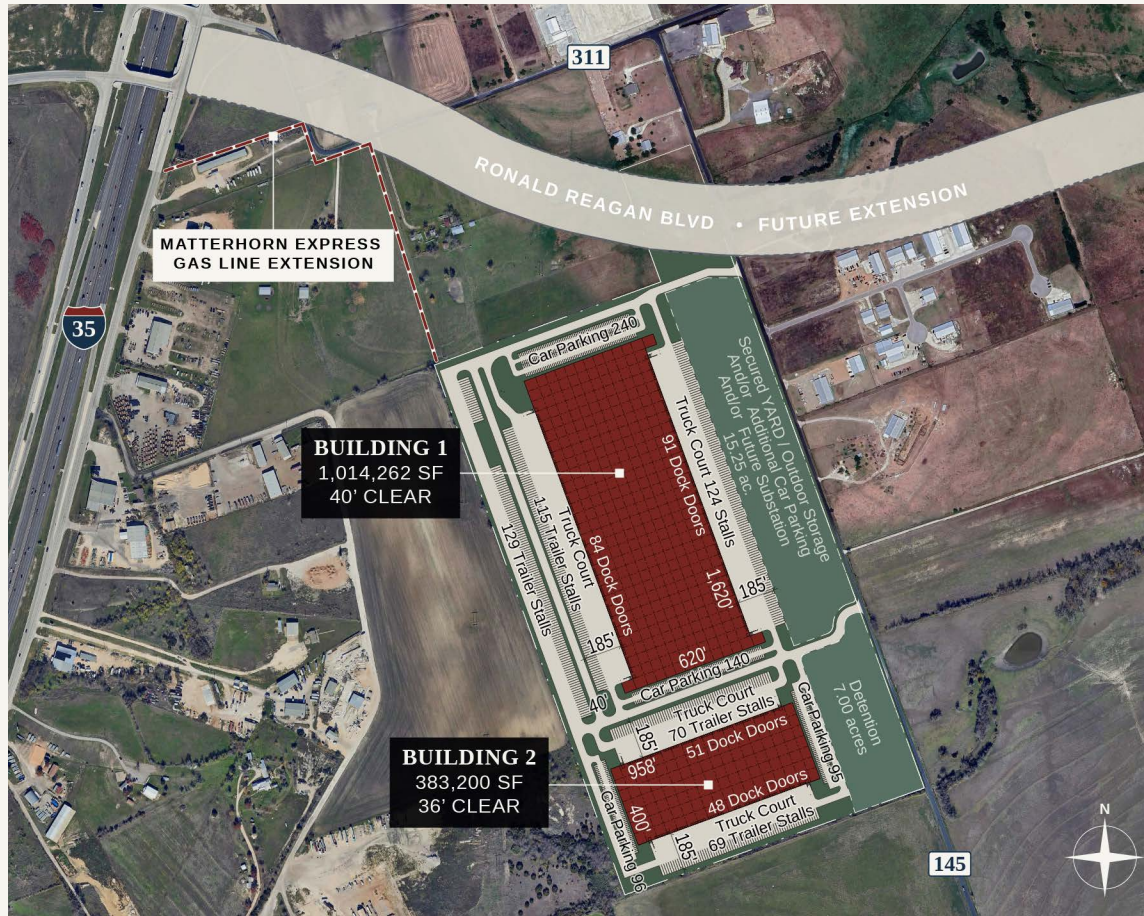
Can be shovel-ready in 2-3 months.



OPTION A

Two-building configuration

±1,397,462 SF COMBINED



BUILDING ONE **±1,014,262 SF**

Configuration	Cross-Dock
Dimensions	620' x 1,620'
Office	Built-to-Suit
Clear Height	40'
Dock High Doors (9' x 10')	175
Drive-In Doors (14' x 16')	4
Truck Court Depth	185'
Car Parking	380
Trailer Parking	368
Slab Depth	8" slab, 4000 PSI

BUILDING TWO **±383,200 SF**

Configuration	Cross-Dock
Dimensions	400' x 958'
Office	Built-to-Suit
Clear Height	36'
Dock Doors (8' x 10')	99
Drive-In Doors (14' x 16')	4
Truck Court Depth	185'
Car Parking	191
Trailer Parking	139
Slab Depth	8" slab, 4000 PSI

SECURED YARD
15.25 ac.

POWER
20 MW Today

TIMING
Shovel-ready in
2-3 months

ROAD EXPANSION
Ronald Reagan Blvd
designed + funded

OPTION B

Single-building configuration

±1,397,462 SF, FREE-STANDING BUILDING



BUILDING ONE	±1,014,262 SF
Configuration	Cross-Dock
Dimensions	620' x 2,106'
Office	Built-to-Suit
Clear Height	40'
Dock High Doors (9' x 10')	243
Drive-In Doors (14' x 16')	4
Truck Court Depth	185'
Car Parking	1,069
Trailer Parking	368
Slab Depth	8" slab, 4000 PSI

A free-standing 1.3 million SF cross-dock with unmatched circulation and I-35 access. ±19 acres is directly adjacent to the building for additional parking, yard, or a future substation.

SECURED YARD
19.41 ac.

POWER
20 MW Today

TIMING
Shovel-ready in
2-3 months

ROAD EXPANSION
Ronald Reagan Blvd
designed + funded

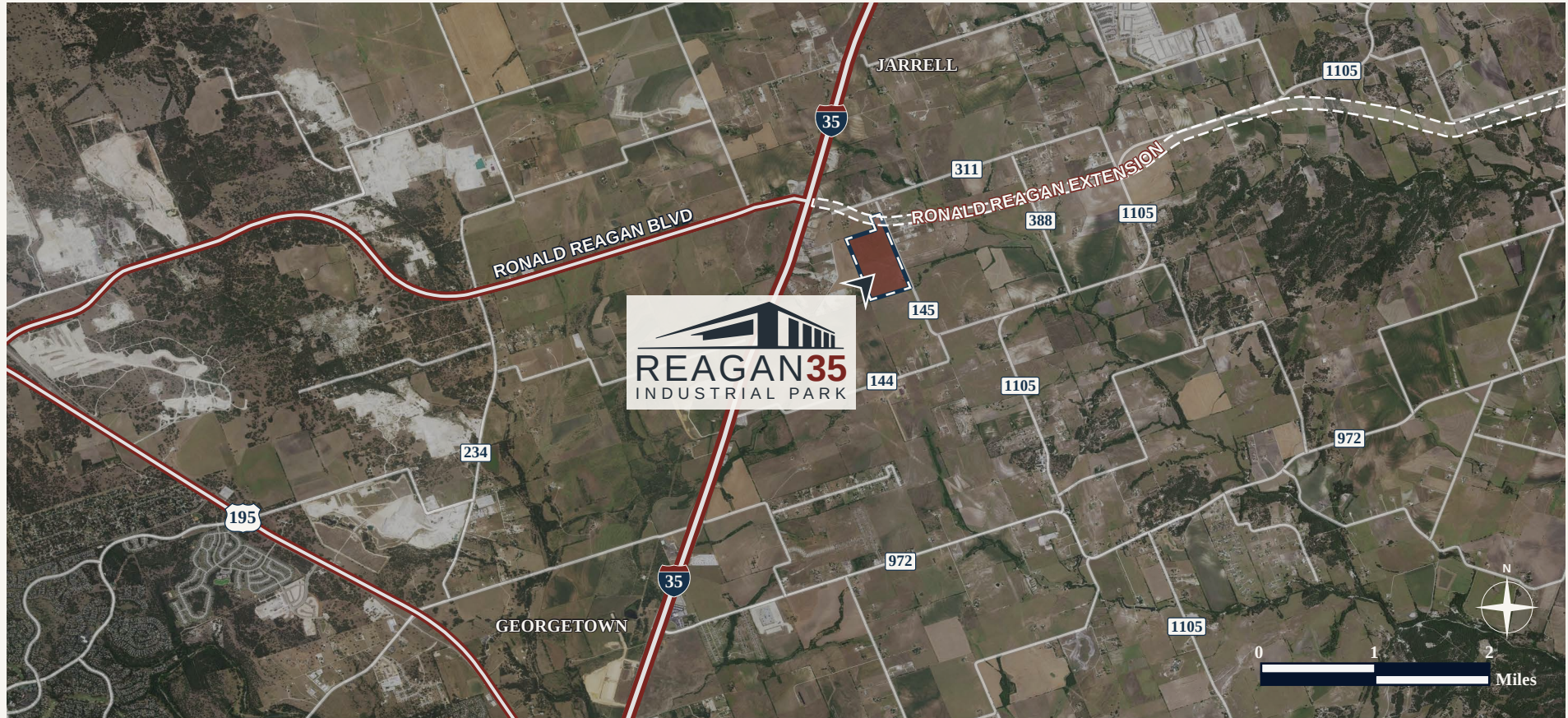


Projected Timeline

AFTER SALE OR LEASE EXECUTION



Williamson County, the *fastest-growing* in Texas.



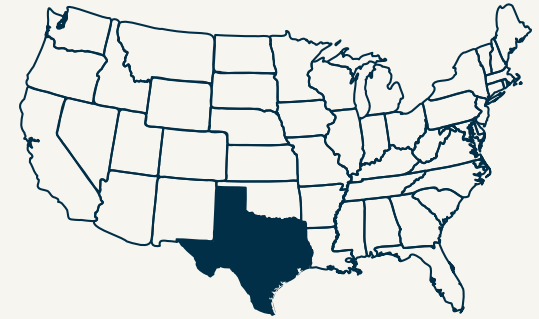
REGIONAL OCCUPIERS



All within the Austin–Williamson industrial market. Samsung's Taylor campus sits roughly 20 miles east, Austin-Bergstrom International is about 60 miles south.

A labor draw spans Austin, Georgetown, Temple, and Killeen with manufacturing driving 17.8% of county wages and 17.2% of GDP.

14%	YoY population growth
3rd	fastest-growing county in Texas
700K+	residents in the Austin MSA



Texas remains a premier destination for business relocation & growth.

#1 US

EXPORTER 24 YRS RUNNING

22M +

RESIDENTS

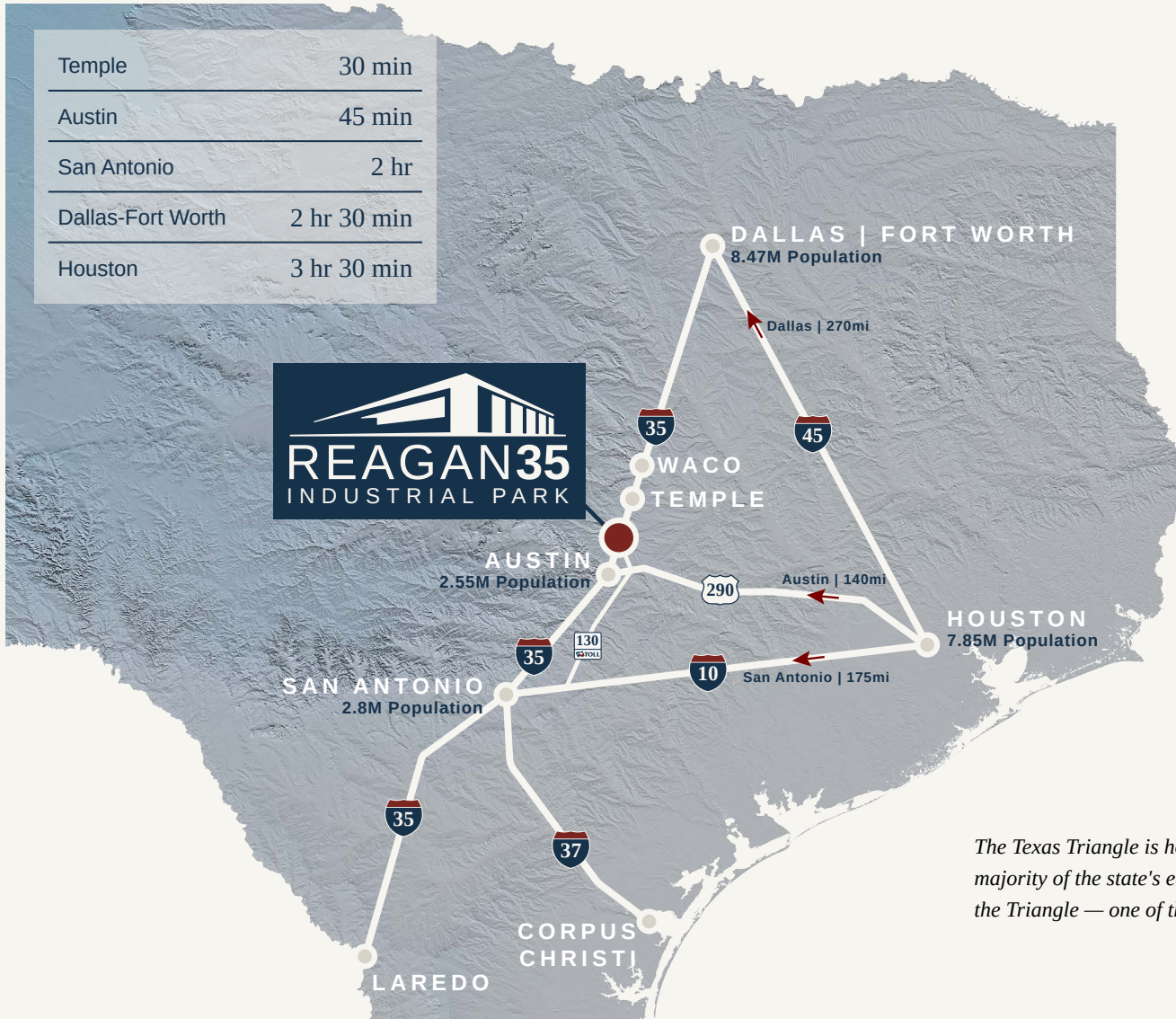
80%

OF THE TEXAS GDP

15 yrs

LEADING GROWTH

The Texas Triangle is home to over 22 million people and generates the vast majority of the state's economic output. Jarrell sits near the geographic center of the Triangle — one of the most strategically positioned mid-points on I-35.



26
COMMERICAL AIRPORTS

22
INTERSTATE HIGHWAYS

23
SEA PORTS

58
FREIGHT RAILROADS

54
FORTUNE 500 HQS



I-35 CORRIDOR LOOKING TOWARD I-35 & RONALD REAGAN BLVD



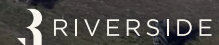


REAGAN35
INDUSTRIAL PARK

Powered industrial development on the I-35 corridor — Reagan 35 Industrial Park.

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