

Premier IH-35 Frontage Site

High-Growth Corridor Surrounded by Planned Developments

FOR SALE

14001 N IH-35, Jarrell, TX 76537



Jason Botello
Broker Associate

281.682.2684
JBotello@asterra.com

Penn Bloxsom
Vice President

713.449.1024
PBloxsom@asterra.com

Andrew Karr
Managing Partner

512.961.1883
AKarr@asterra.com



Executive Summary

High-visibility, shovel-ready land in a booming IH-35 corridor town – an ideal site for restaurant, retail, or fuel users to capture interstate travelers and an underserved local market.

Highlights

- **Surrounded by Major Development and Explosive Growth**
- **Direct Interstate Visibility & Access:** Approximately 450 feet of IH-35 frontage at the first southbound exit into Jarrell, with a TxDOT-approved curb cut for immediate on/off highway access. Ideal for QSR, retail, or other customer-facing uses.
- **Primed for Development:** Zoned C3 (Highway Commercial) with no rezoning required. Permitted uses include retail, restaurants with drive-thru, hotels, and more.
- **High-Growth Market:** Jarrell's population grew ~138% from 2020–2023 and is projected to more than double again by 2028.
- **Billboard Income:** A double-sided billboard generates ~\$18,000 annually in passive rental income, offering immediate cash flow.
- **Corner Lot Flexibility:** The 2-acre parcel (approx. 87,120 SF) has dual frontage and level topography, suitable for single or multi-tenant development.

Jarrell's Growth

In 2024, Jarrell was named one of the fastest-growing cities in Texas, with a staggering **28.8% population increase in just one year** (communityimpact.com). As of 2025, Jarrell's population is projected around **6,600 residents** (texas-demographics.com), reflecting a **compound annual growth rate nearing 30%** in the early 2020s (texas-demographics.com).

Williamson County Forecast: Jarrell is located in Williamson County, which is one of the fastest-growing counties in Texas. The Texas Demographic Center's *Vintage 2024 mid-migration scenario* projects Williamson County's population will increase from about **615,631 in 2020 to 834,393 by 2030** (demographics.texas.gov).

Listing Details

Sale Price: Contact for Price

Land Area: 2 AC

Property Type: Land

Zoning: CS 3

Legal Description: Aw0391 Lile, R. Sur., Acres 2.0

VPD: 49,049

Annual Gross Income: \$18,000

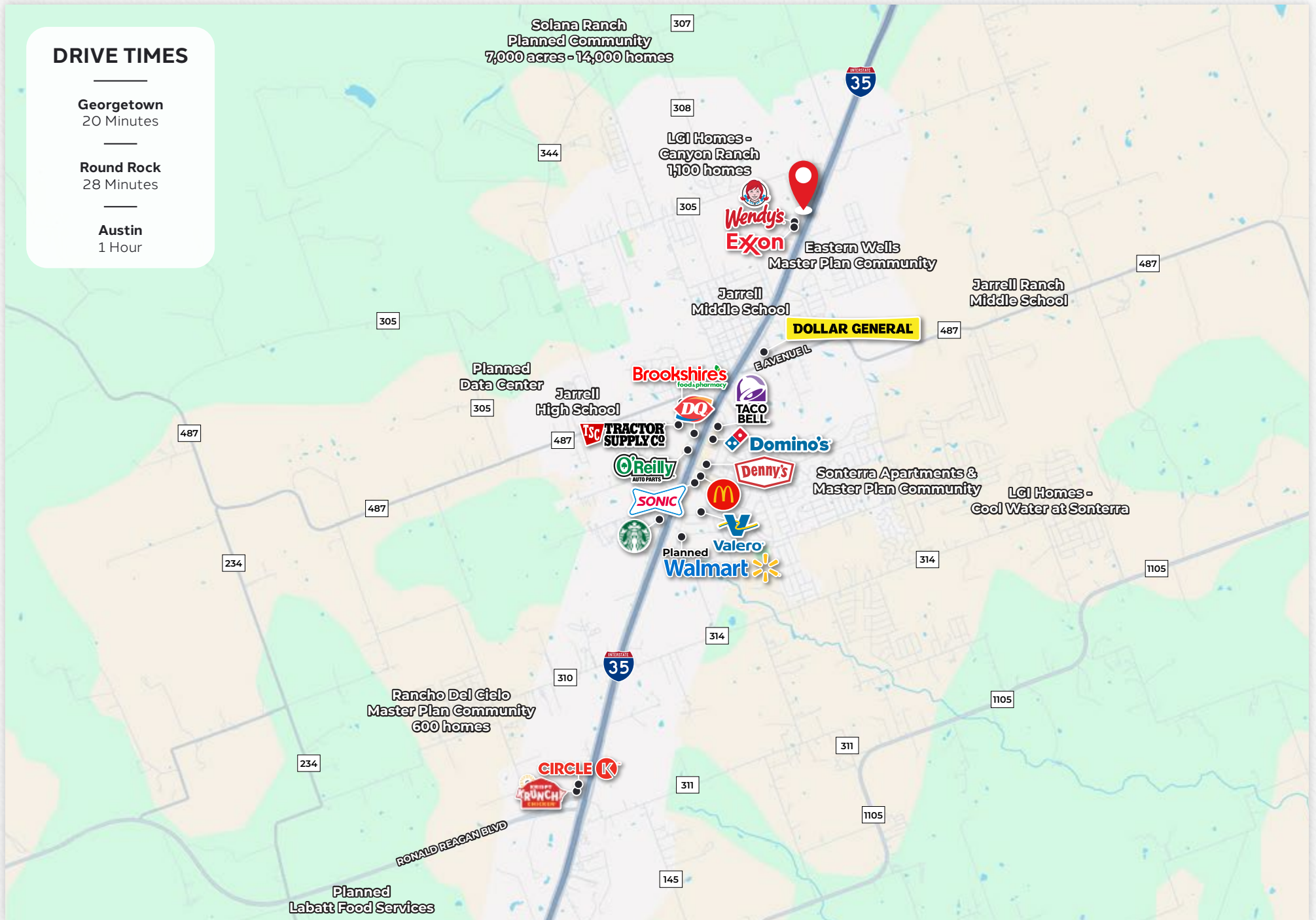


DRIVE TIMES

Georgetown
20 Minutes

Round Rock
28 Minutes

Austin
1 Hour



Location Demographics



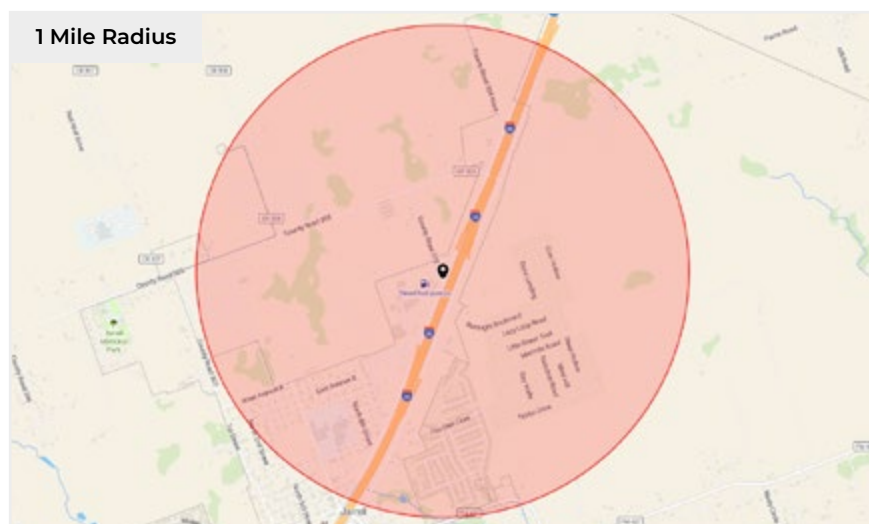
Population

	3 Miles	5 Miles	10 Miles
	14,031	15,607	32,374



Avg Household
Income

	3 Miles	5 Miles	10 Miles
	\$93,950	\$95,545	\$101,502



Information obtained from third-party resource, subject to change.
Numbers represent data from 2024.

Radius	3 Miles	5 Miles	10 Miles
Households	4,729	5,277	11,821
Households by Marital Status			
Married	2,723	3,053	7,270
Married No Children	1,334	1,542	4,487
Married w/Children	1,390	1,511	2,783
Education			
Some High School	13.72%	13.50%	8.73%
High School Grad	26.69%	27.61%	25.59%
Some College	33.12%	32.70%	30.51%
Associate Degree	5.51%	5.28%	4.33%
Bachelor Degree	14.52%	14.36%	20.70%
Advanced Degree	6.44%	6.54%	10.13%
Annual Consumer Spending (\$000)			
Apparel	\$8,751	\$9,755	\$21,114
Entertainment	\$23,805	\$26,907	\$64,583
Food & Alcohol	\$43,063	\$48,141	\$109,431
Household	\$27,788	\$31,250	\$75,614
Transportation	\$46,848	\$52,733	\$114,555
Health Care	\$7,123	\$8,090	\$21,197
Education/Day Care	\$8,882	\$10,151	\$26,179

CENTRAL TEXAS 2025 RANKINGS

#1 FASTEST GROWING MAJOR METRO EXPLODINGTOPICS.COM	#1 BEST PLACE TO START A BUSINESS CNBC	#1 BEST METRO FOR STEM PROFESSIONALS WALLETHUB	#5 COLLEGE EDUCATED ADULTS CITYLAB
#1 PEOPLE WANTING TO RELOCATE MONEY.CO.UK	#6 BEST PERFORMING LARGE CITY IN THE US MILKEN INSITUTE	#2 BEST MARKET FOR REAL ESTATE WALLETHUB	#7 MOST FUN CITY IN THE US WALLETHUB
#1 BEST JOB MARKET(2024) WALL STREET JOURNAL	#2 BEST CITY FOR YOUNG PROFESSIONALS ROCKET HOMES	#5 MOST RECESSION RESISTANT CITY SMARTASSET	#9 BEST EDUCATED MAJOR METRO WALLETHUB
#1 BEST STATE CAPITAL TO LIVE IN WALLETHUB	#2 BEST CITY FOR JOB OPPORTUNITIES BUSINESS INSIDER	#6 SAFEST LARGE CITY IN U.S. SAFEWISE	53 WORLDS BEST CITIES AUSTINCULTUREMAP

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.

Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact



Jason Botello
Broker Associate

281.682.2684
JBotello@asterra.com



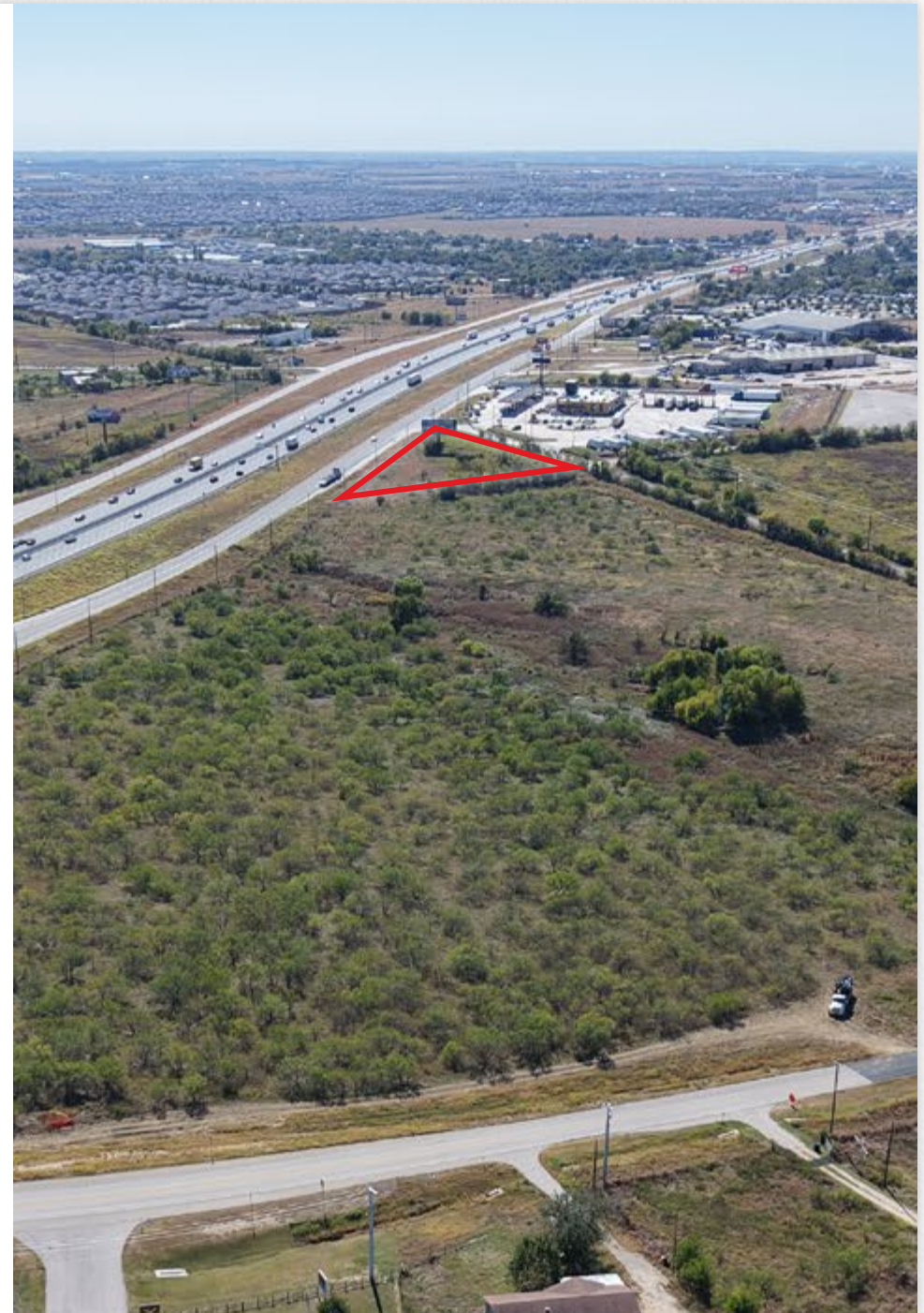
Penn Bloxsom
Vice President

713.449.1024
PBloxsom@asterra.com



Andrew Karr
Managing Partner

512.961.1883
AKarr@asterra.com



IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE “MATERIALS”) HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER ASTERRA NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY “ASTERRA”) HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. ASTERRA MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. ASTERRA SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS ASTERRA’S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST ASTERRA FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. ASTERRA STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. ASTERRA DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

NON-ENDORSEMENT NOTICE – Asterra is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between Asterra and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

AFFILIATED BUSINESS DISCLOSURE – Asterra consists of three related and separate legal entities (each an “Affiliate”) with each doing business as “Asterra” and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates’ representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms’ length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

CONFIDENTIALITY AGREEMENT – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from Asterra or the Property owner(s), (3) you will not use any part of the Materials in any manner detrimental to Asterra, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. Asterra and the Asterra logo are trademarks of Asterra, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of Asterra; use of these images without the prior express written consent of Asterra and/or the owner is prohibited. Copyright Notice © 2022 Asterra Commercial d/b/a Asterra. All Rights Reserved.



Information About Brokerage Services

Texas law requires all real estate licensees 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. **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' 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.

Asterra	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone