

Retail/Industrial/Residential Development | 101.4 AC

300 County Road 237, Jarrell, TX 76537

FOR SALE



Ryan Perry
Partner

512.694.5426
RPerry@asterra.com

Tami Greenberg
Partner

512.773.3705
TGreenberg@asterra.com



Executive Summary

300 CR 237 is premier development opportunity in one of the fastest growing areas of one of the fastest growing counties in the US. This 101 acre site provides frontage on 2 highways and 1 county road.

A conceptual development plan calls for over 1,200,000 in potential SF of retail and industrial including hotel and parks.

Highlights

- 101.4 acres
- Highway frontage on IH-35 AND Ronald Reagan Blvd
- Conceptual plans for over 1,200,000 SF of retail, industrial, hotel, and residential
- Jarrell was listed as one of the fastest growing cities in Texas in 2023-2024
- Low tax rate, IH-35 access
- Future interchange areas along I-35 and Ronald Reagan Blvd are ideal for retail, restaurants, and services

Listing Details

Sale Price: [Contact for Pricing](#)

Property Type: [Land](#)

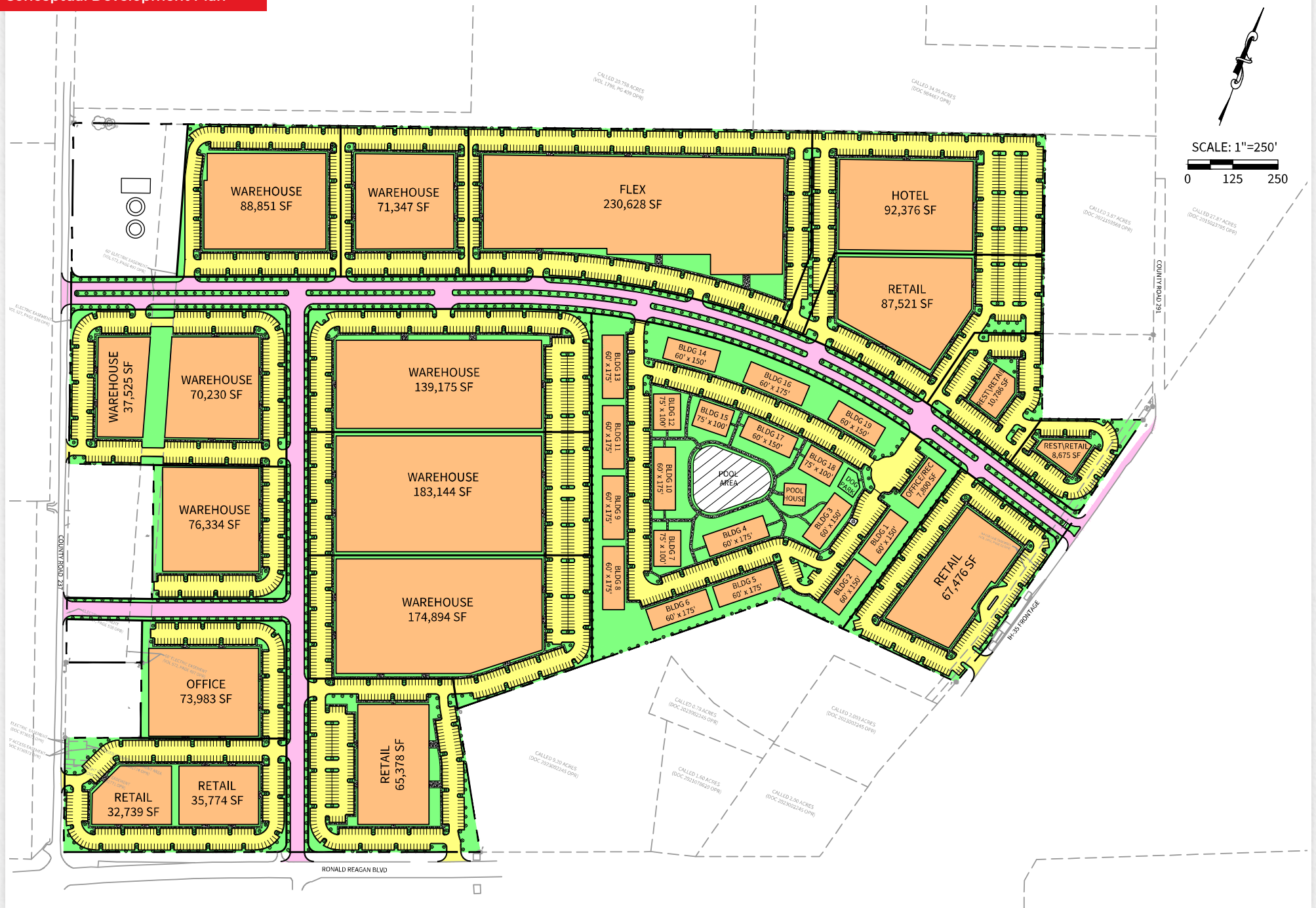
Land Area: [101.4 AC](#)

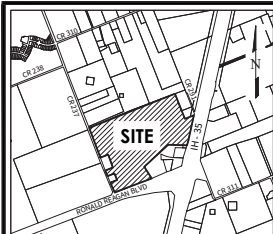
Zoning: [Not Zoned](#)

Submarket: [Jarrell](#)

Active Home Builders
in The Area: [Lanar, Meritage,
Starlight, KB](#)







LOCATION MAP
NOT TO SCALE

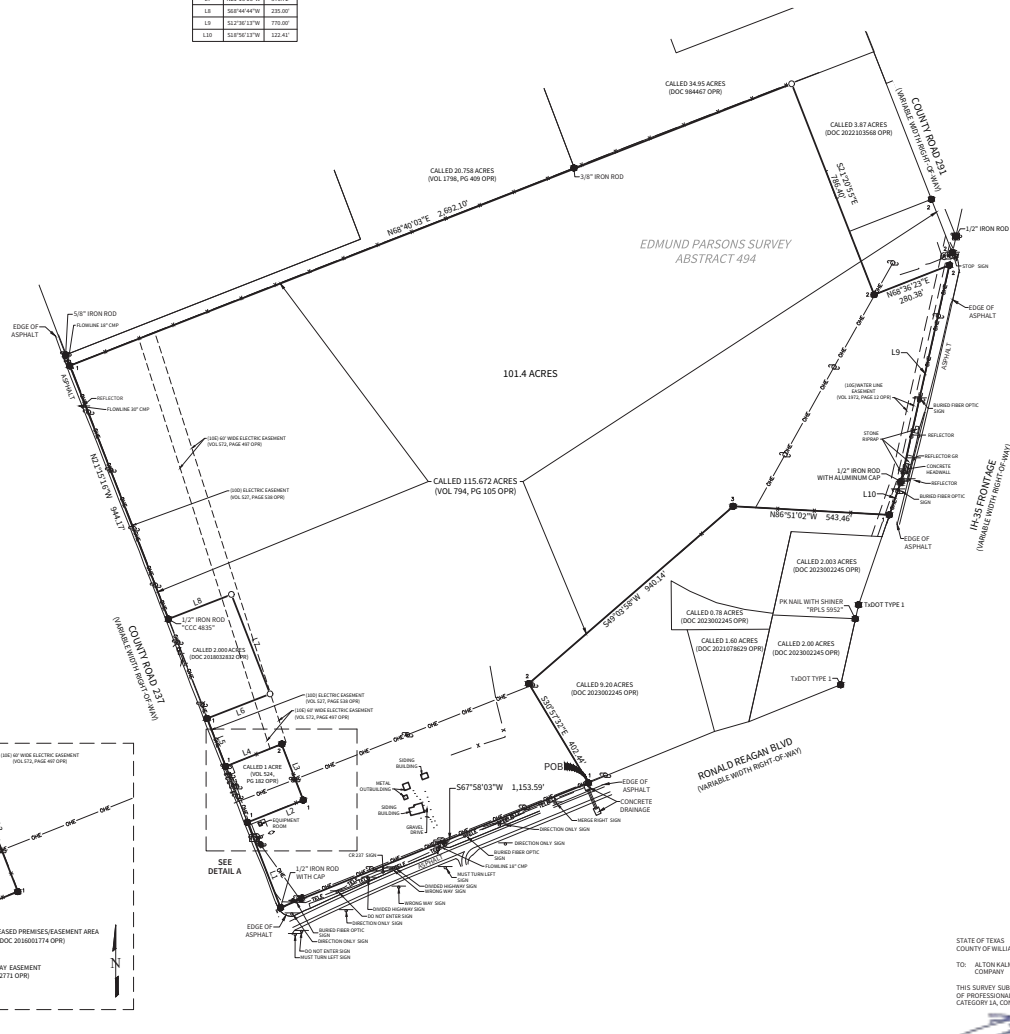
LEGEND

- OPB = POINT OF BEGINNING
 OPR = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 Δ = CALCULATED POINT
 * = SET 1/2" IRON ROD WITH "CUBE" CAP
 ○ = FOUND 1/2" IRON ROD
 ○ = FOUND 1/2" IRON ROD WITH "STEGER BIZZELL" CAP
 ○ = FOUND 1/2" IRON ROD WITH "RPLS 5784" CAP
 ○ = FOUND AS NOTED
 (E) = ELECTRIC METER
 T = FIBRE HYDRANT
 ● = GUY ANCHOR
 ● = LIGHT POLE
 ♀ = MANHOLE
 — = SIGN
 ☎ = TELEPHONE PEDESTAL
 ○ = UNKNOWN MANHOLE
 ○ = UTILITY POLE
 ○ = WATER METER
 ○ = WATER METER
 ○ = WATER VALVE

LINE LEGEND

- X — = BARBED WIRE FENCE
 — <> — = CHAINLINK FENCE
 — ONE — = OVERHEAD ELECTRIC
 — TELE — = UNDERGROUND TELEPHONE

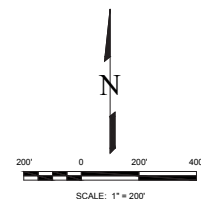
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N21°15'16"W	317.65'
L2	N66°11'15"E	208.72'
L3	N21°15'16"W	208.72'
L4	S68°11'25"W	208.72'
L5	N21°15'16"W	178.70'
L6	N68°44'44"E	235.00'
L7	N21°15'16"W	370.72'
L8	S68°44'44"E	235.00'
L9	S12°36'13"W	770.00'
L10	S18°56'13"W	122.45'



DETAIL A
SCALE: 1" = 100'

NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (11), ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00015.
 2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.
 3. THE FIELD WORK WAS COMPLETED ON 5/3/2023.
- BY GRAPHICAL PLOTTING ONLY, THE TRACT SHOWN HEREON LIES WITHIN ZONE "B" (AREA OUTSIDE THE 500-FOOT FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48483C025F, DATED 12/20/19, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, IF THIS SITE IS NOT WITHIN THE FLOODED AREA SHOWN ON THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.



4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBP&S FIRM #10046500 • TBP&E FIRM #445

LAND TITLE SURVEY

103.1 ACRES OF LAND LOCATED IN THE EDMUND PARSONS SURVEY, ABSTRACT 494, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 115.672 ACRE TRACT OF LAND RECORDED IN VOLUME 794, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

DATE
MAY 24, 2023

PROJECT NO.

DRAWN BY
CG

CHECKED BY
YVB

REVISIONS

1. 06-06-2023 BOUNDARY
2. 06-19-2023 EDIT LABELS
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

V-1

1 OF





Future Growth Prospects Look Promising

With a remarkable story of resilience and promising future prospects, Jarrell, TX is a city on the rise in the heart of Williamson County. In 1997, the then-town was devastated by a tornado that caused widespread destruction and claimed the lives of 27 people. Following the tragedy, the community of Jarrell came together and rebuilt their beloved city from the ground up.

[Click here to read more.](#)

Booming Austin suburb hits high note as it nears No. 1 spot for hottest US zip

It might be a smaller community today, but one of America's hottest neighborhoods is a tiny Central Texas boomtown whose population has surged in recent years. RentCafe published in early May its report of the hottest ZIP codes and neighborhoods in the U.S., evaluating community pockets that have exploded in recent years with new residents and upcoming developments to match. RentCafe's analysis explored housing inventory and population growth across 32,000 ZIP codes — and a surprising Austin suburb rose to the top as one of the most coveted communities to move to.

[Click here to read more.](#)

Planned 'new town' near Jarrell moving 'full speed ahead' — albeit behind the scenes

14,000 homes planned; neighborhood could have population of 50,000 people. Elements of the project aren't yet visible on the sprawling site at the northern end of the Austin metro, but the leader of the company behind the development said "tremendous progress" has been made to lay groundwork for it. The "current status is full speed ahead." Included with this report is a list of the biggest new neighborhoods being built now.

[Click here to read more.](#)

Fastest growing neighborhoods in the Austin area

The 2026 list of fast-growing residential developments in the Austin area is compiled in partnership Zonda Advisory, which tracks housing starts, closings, price and active builders. The list is ranked by a neighborhood's number of housing starts during 2025.

[Click here to read more.](#)

Local developers want to add 379 homes to Jarrell's housing stock

One of the metro's hottest residential development hubs may add another neighborhood to its bounds. Keep reading to get details on the Cardinal Farms proposal.

[Click here to read more.](#)

Jarrell project with 1,100 homes hopes to increase entry-level, high-density lot count

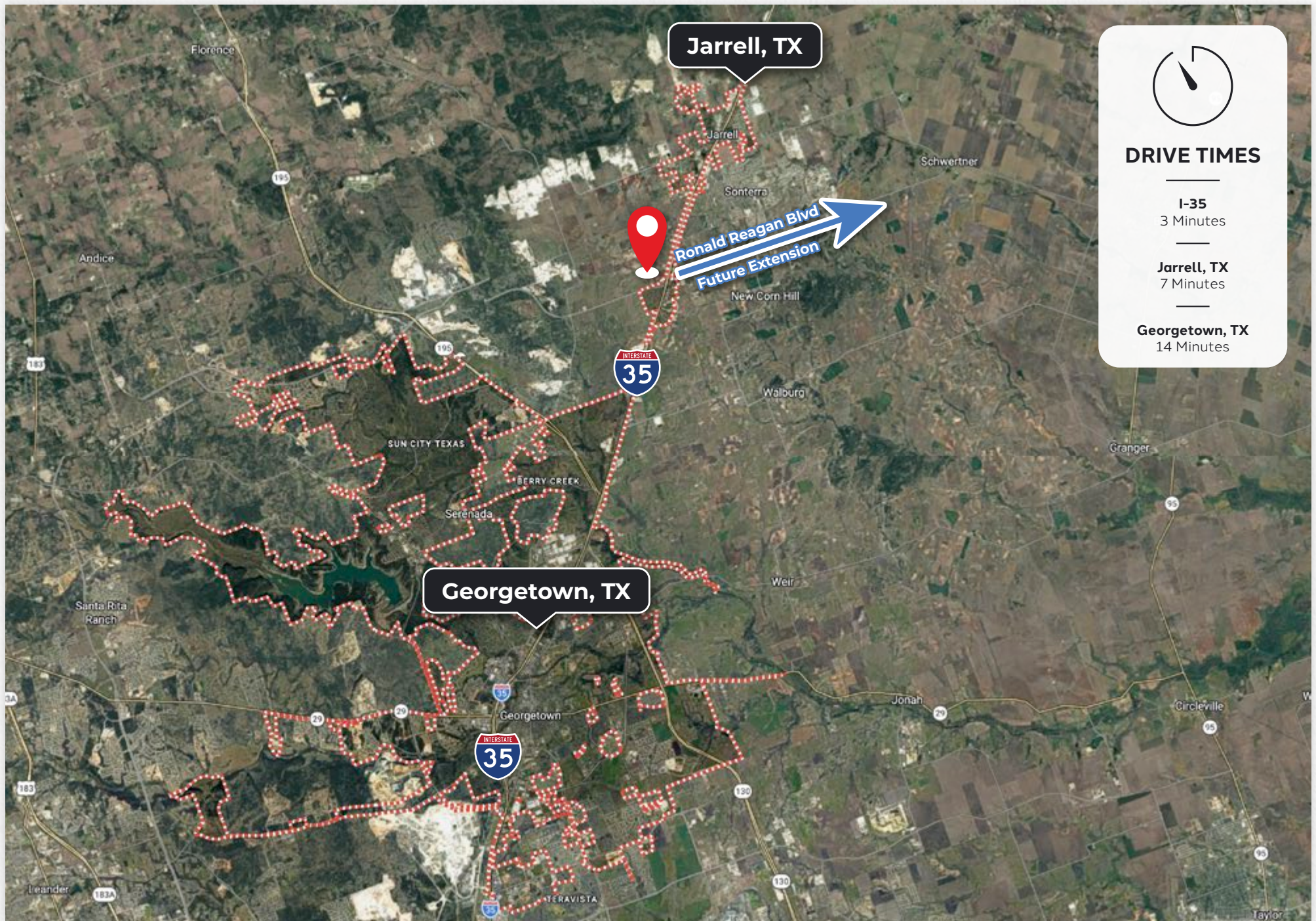
LGI Homes wants to add 150 more homes to that tally. Affordably priced products are performing well for LGI Homes. Keep reading to learn about the developer's Colson Ranch community, how plans may change and what else is coming to the parcel.

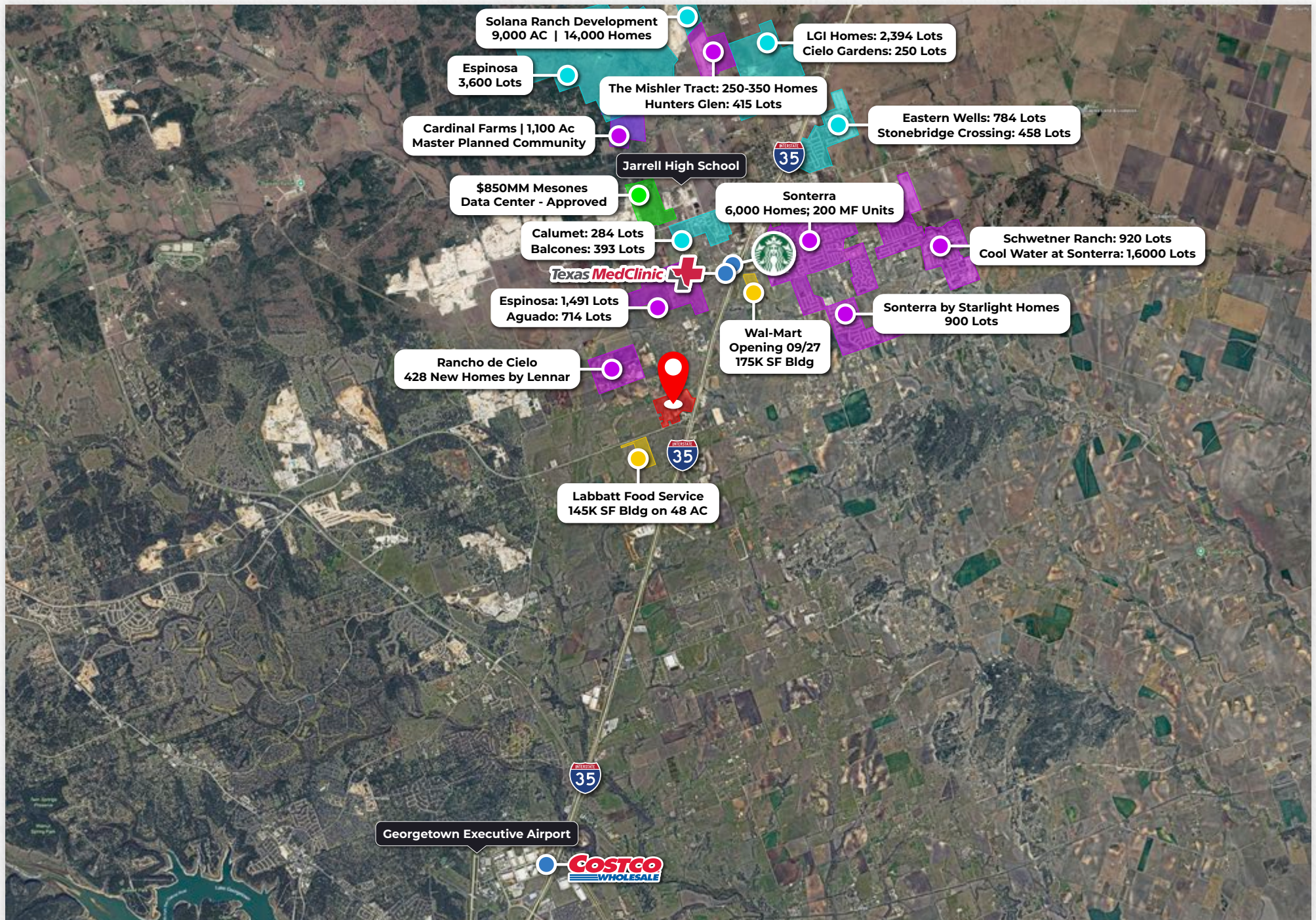
[Click here to read more.](#)

\$42M food service warehouse and distribution facility in Jarrell lands county incentives

Should the project get built, it would mark a notable economic investment for Jarrell, which is about 40 miles north of Austin. The city in recent years has been a target for residential builders that have planned tens of thousands of homes, and industrial, retail and even data centers are beginning to follow.

[Click here to read more.](#)





Locations are approximate and for general reference only.
Information gathered from public sources, but accuracy is not guaranteed.

Location Demographics



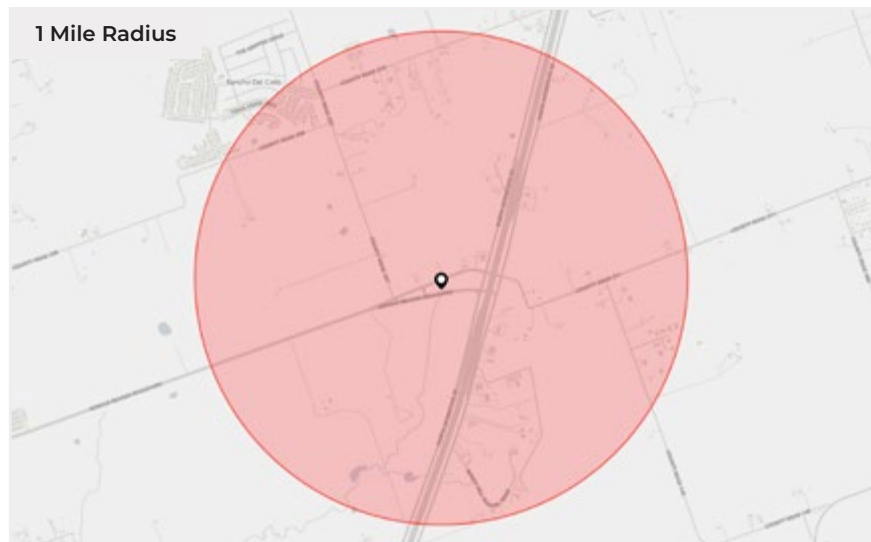
Population

	1 Mile	3 Miles	5 Miles
	372	7,883	26,457



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$138,449	\$107,320	\$112,150



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	129	2,666	9,482
Households by Marital Status			
Married	72	1,554	5,612
Married No Children	47	858	3,305
Married w/Children	25	696	2,307
Education			
Some High School	2.19%	10.90%	11.18%
High School Grad	39.78%	33.92%	26.74%
Some College	29.56%	29.85%	31.57%
Associate Degree	5.47%	5.12%	4.76%
Bachelor Degree	20.44%	14.95%	16.38%
Advanced Degree	2.55%	5.26%	9.37%
Annual Consumer Spending (\$000)			
Apparel	\$259	\$5,013	\$17,359
Entertainment	\$802	\$14,534	\$51,072
Food & Alcohol	\$1,290	\$24,618	\$87,559
Household	\$875	\$16,269	\$59,564
Transportation	\$1,617	\$28,991	\$93,937
Health Care	\$231	\$4,268	\$16,051
Education/Day Care	\$334	\$5,418	\$20,369

Contact



Tami Greenberg
Partner

512.773.3705

TGreenberg@asterra.com



Ryan Perry
Partner

512.694.5426

RPerry@asterra.com

Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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