

**±5,000 SF OFFICE WAREHOUSE SPACE & YARD AVAILABLE**

**200 County Road 306, Suite 500 | Jarrell, TX**



**FOR LEASE**



**INTERACTIVE MARKETING PACKAGE**

**MATTHEWS**  
REAL ESTATE INVESTMENT SERVICES



# EXCLUSIVE LEASING AGENTS:



## DYLAN SERVAIS

Associate

Direct: (512) 686-1070  
Mobile: (612) 222-8380  
dylan.servais@matthews.com  
License No. 808536 (TX)



## JEFF MILLER

Associate Vice President

Direct: (512) 535-5310  
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jeffery.miller@matthews.com  
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## PATRICK GRAHAM

*BROKER OF RECORD*  
License No. 9005919 (TX)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES







**CONTACT BROKER  
FOR PRICING**



**±5,000 SF  
GLA**



**±0.45 AC  
OUTDOOR STORAGE**

## LEASING HIGHLIGHTS

- ±5,000 SF of newly built (2022) flex space with 2 grade-level roll up doors and ±1,200 SF of office space
- Includes the ±0.45 AC adjacent to the building for parking and/or outdoor storage
- Visibility from I-35 which sees 75,000+ vehicles per day
- Area poised for growth being located next to major employers such as O'Reilly Auto Parts, Tractor Supply Co, and numerous gas station truck stops positioned for convenient access to Interstate 35
- Residing on the edge of Williamson and Bell County, Jarrell, TX is rapidly becoming the community of choice for families in search of an escape from the challenges of urban living experiencing 95% growth from 2018 to present

REACH OUT TO LISTING AGENTS FOR ADDITIONAL INFORMATION





# PROPERTY PHOTOS





# INTERIOR PHOTOS





# SITE PLAN





C BUD STOCKTON LOOP

Brookshire's  
food & pharmacy  
JARRELL MEDICAL CLINIC  
iTumble  
GYMNASTICS

487



TSC TRACTOR  
SUPPLY CO



TACO  
BELL

487

JARRELL HIGH SCHOOL  
868 STUDENTS



Domino's

DAYLIGHT  
DONUTS

O'Reilly AUTO PARTS  
PROFESSIONAL PARTS & SERVICE

± 75,900 VPD

SUBJECT  
PROPERTY

TACO-TEX  
& MICHELADAS

SHELL BURGER KING  
Denny's

ROLLING M  
Trailers



ANYTIME  
FITNESS  
Get to a healthier place.

McDonald's SONIC  
GOLDEN CHICK

QAB  
Today & Tomorrow

GO  
CARWASH

BIG RED BARN  
Self Storage  
brbtx.com



Texas MedClinic  
URGENT CARE

VALERO



## JARRELL, TX

Jarrell, Texas, situated strategically along the I-35 corridor, is at the heart of a significant logistics and transportation network, making it an increasingly attractive location for industrial and logistic operations. This central location not only connects Jarrell to major cities like Austin, roughly 43.9 miles to the south, and Waco, about 70 miles to the north, but also positions it within a day's drive of the vast majority of the Texas population and key markets in the Southern United States. Additionally, its proximity to rail lines enhances its logistic capabilities, offering vital freight services that are essential for industrial activities. While Jarrell is not in immediate proximity to a major port, its location on I-35 provides direct routes to the Port of Houston, one of the nation's busiest ports, facilitating access to international markets.

The industrial landscape around Jarrell is marked by a growing number of significant industrial and logistics tenants, indicating its rising importance in the sector. Companies are drawn to the area due to the availability of land, strategic location, and the logistic advantages offered by the nearby highway and rail systems. This influx of industrial tenants is a testament to Jarrell's emergence as a hot market within the logistics and industrial sectors. The area's growth is further supported by a business-friendly environment and the broader economic growth of the Central Texas region, making Jarrell an increasingly appealing destination for businesses looking to capitalize on Texas' booming industrial and logistic sectors.



### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,362	19,569	21,590
Current Year Estimate	5,528	14,686	16,262
2020 Census	4,331	10,804	11,980
Growth Current Year-Five-Year	33.16%	33.25%	32.76%
Growth 2020-Current Year	27.66%	35.93%	35.74%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,573	6,844	7,563
Current Year Estimate	1,892	5,030	5,579
2020 Census	1,452	3,647	4,046
Growth Current Year-Five-Year	35.97%	36.06%	35.56%
Growth 2020-Current Year	30.32%	37.93%	37.90%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$95,429	\$105,464	\$105,468



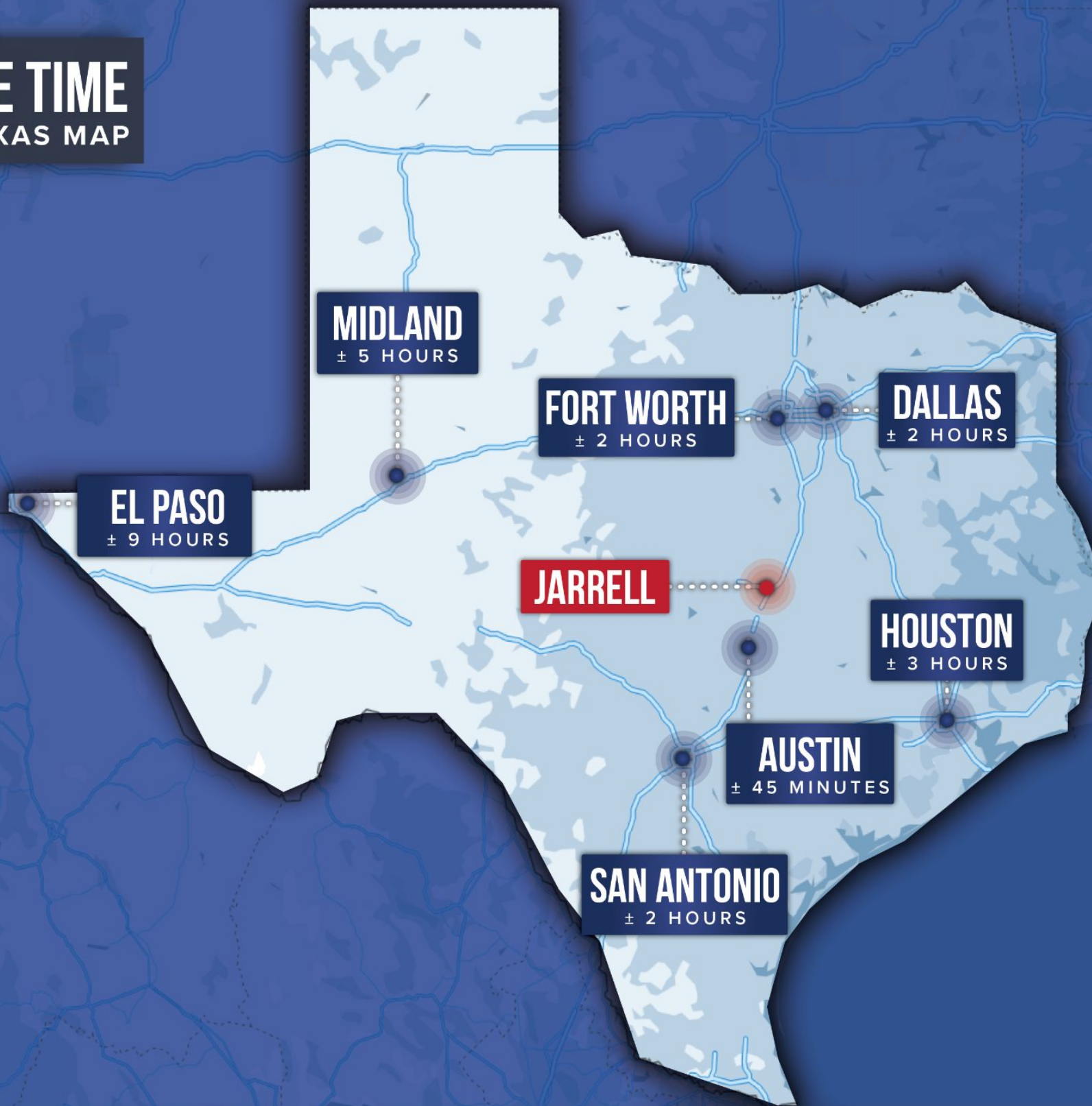
# SHIPPING RADIUS MAP





# DRIVE TIME

TEXAS MAP





# AUSTIN MAJOR EMPLOYERS

SUBJECT  
PROPERTY

flex COSTCO  
WHOLESALE



amazon



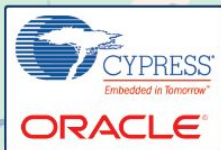
R3E

BAE SYSTEMS

HBPO  
PLASTIC OMNIM MODULES

AMD

NXP



HDSUPPLY



amazon





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **200 County Road 306, Jarrell, TX, 76537** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



# 200 COUNTY ROAD 306, SUITE 500 | JARRELL, TX

OFFICE WAREHOUSE SPACE & YARD AVAILABLE



## EXCLUSIVE LEASING AGENTS

### DYLAN SERVAIS

ASSOCIATE

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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.*

11-2-2015



### 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.

**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.

**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date