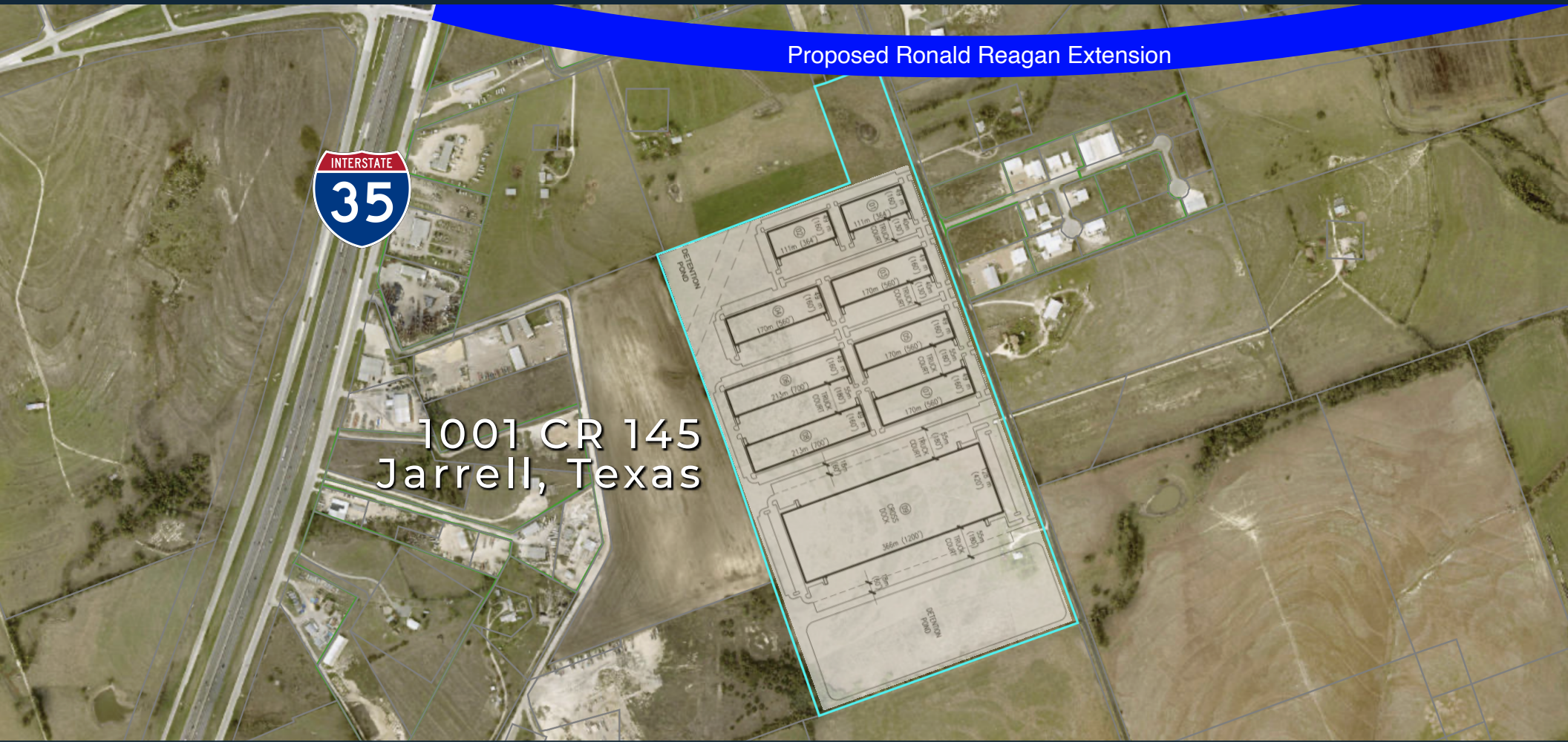


# FOR SALE

105 Acres - Jarrell, Texas



HEADWATER COMMERCIAL REALTY, LLC

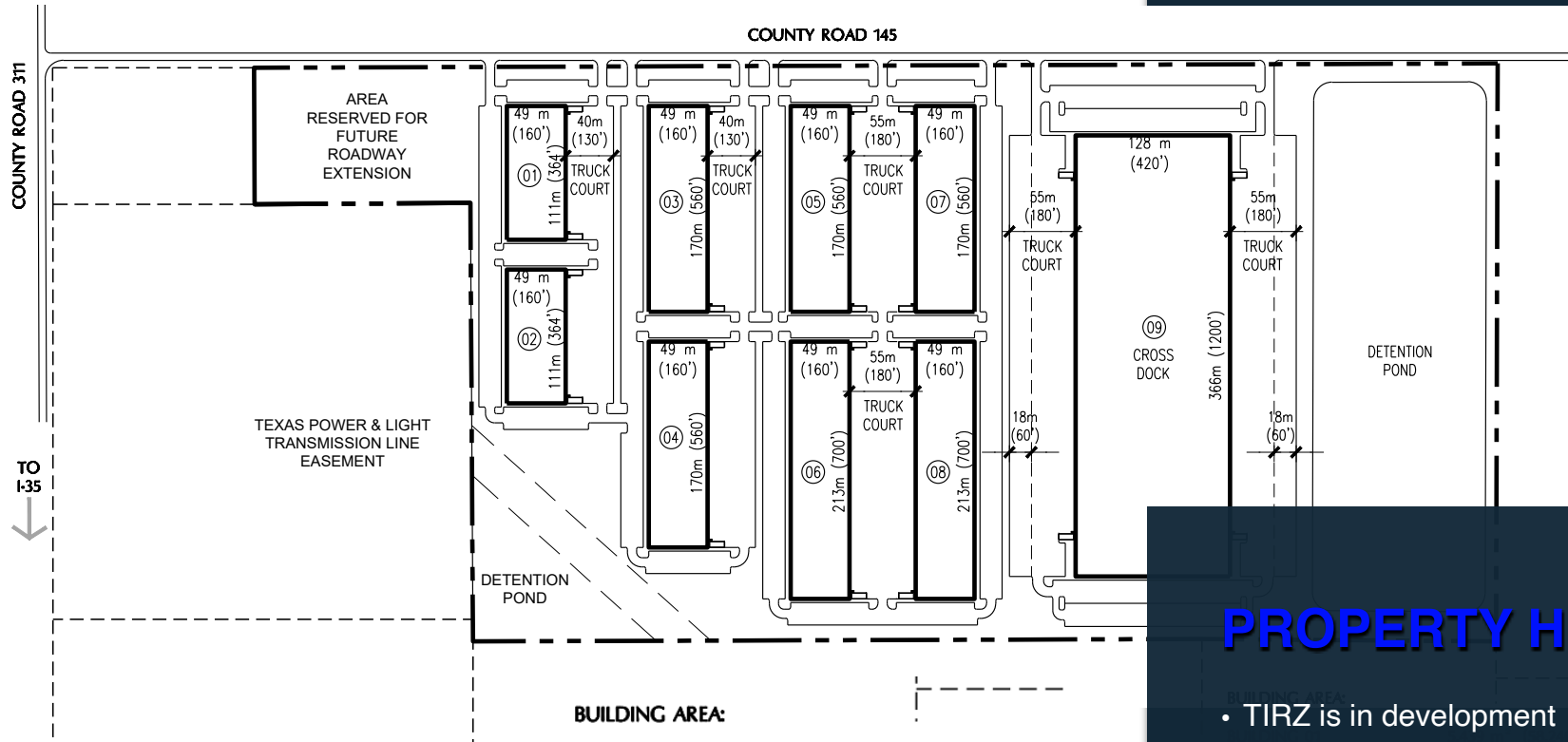
**Ken Mongold**

Broker/Partner

[ken@hw-companies.com](mailto:ken@hw-companies.com)

O : 512-763-4444 C : 832-483-8899

# CONCEPT PLAN



## 1 ARCHITECTURAL SITE PLAN

0 50m 100m 200m

### BUILDING AREA:

BUILDING 01	5,439 m <sup>2</sup> (58,240 SF)
BUILDING 02	5,439 m <sup>2</sup> (58,240 SF)
BUILDING 03	8,330 m <sup>2</sup> (89,600 SF)
BUILDING 04	8,330 m <sup>2</sup> (89,600 SF)
BUILDING 05	8,330 m <sup>2</sup> (89,600 SF)
BUILDING 06	10,437 m <sup>2</sup> (112,00 SF)
BUILDING 07	8,330 m <sup>2</sup> (89,600 SF)
BUILDING 08	10,437 m <sup>2</sup> (112,000 SF)
BUILDING 09	46,848 m <sup>2</sup> (504,000 SF)

**TOTAL** 111,920 m<sup>2</sup> (1,202,880 SF)

## PROPERTY HIGHLIGHTS

- TIRZ is in development
- Water service provider to site provided by Jarrell Schwertner off of CR 311
- Three phase electrical service provider to site provided by Oncor
- Located in the Jarrell ETJ, no zoning restrictions
- Asking \$4.00/SF for 105.17 acres

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.