

TEXAS TRAVEL CENTER

WEST SIDE OF I-35, 1 MILE NORTH OF CR 304W
22612 Interstate 35, Salado, TX, 76571



**VIEW ON
YouTube**

**FOR
LEASE**

AVAILABLE SPACE
2,600 SF

RATE

\$24.00 PSF NNN

NNNs* \$11.15

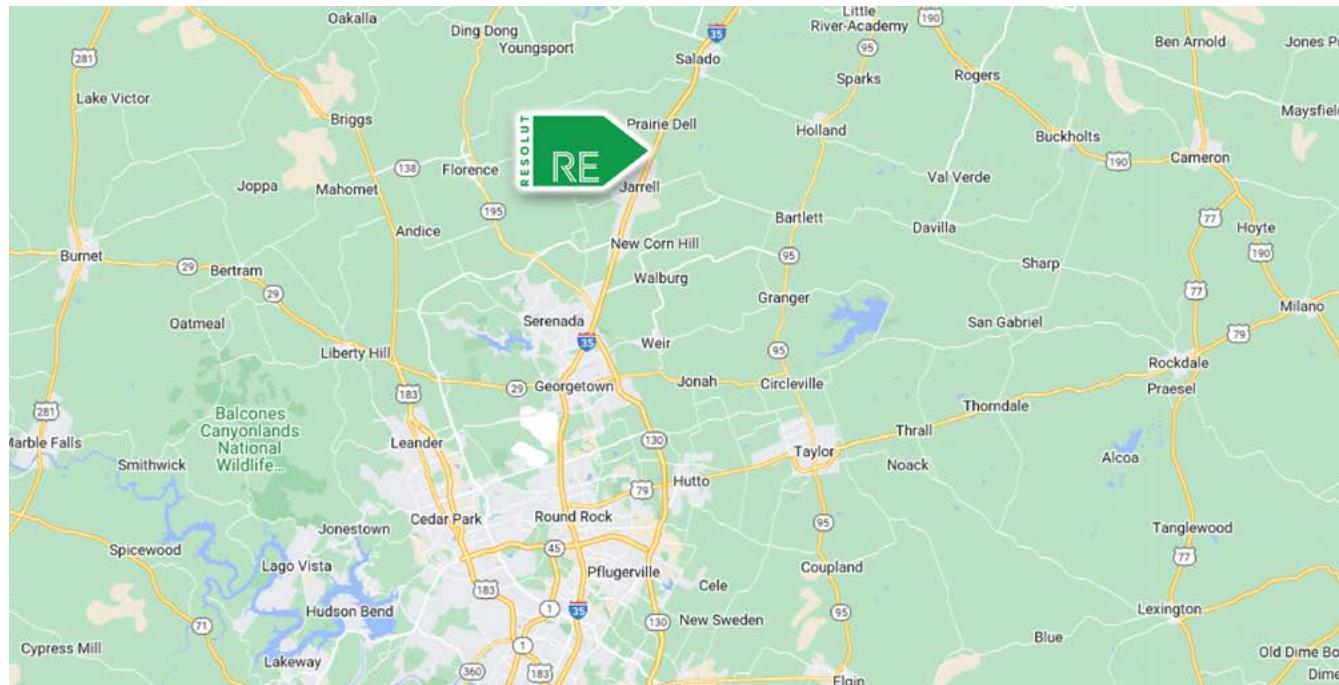
(Estimate provided by Landlord and subject to change)

Christopher Hernandez
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(512) 617-0363

Matt Stone
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(512) 617-0363

PROPERTY HIGHLIGHTS

- High visibility with I-35 Frontage
- Directly off the I-35 exit ramp
- Ingress/Egress off of I-35
- Grease trap in place
- [View on Youtube - click here](#)



AREA TRAFFIC GENERATORS



Christopher Hernandez

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Matt Stone

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DEMOGRAPHIC SNAPSHOT 2025



2,994
POPULATION
3-MILE RADIUS



\$129,219.00
AVG HH INCOME
3-MILE RADIUS



1,108
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
I-35: 80,072 VPD
(SiteUSA 2025)

SOLANA RANCH

A NEW TOWN VISION FOR CENTRAL TEXAS

14,000 HOMES | 7,000+ ACRES | LAUNCHING 2026

Located along I-35 between Georgetown and Temple, Solana Ranch spans 7,000+ acres across Williamson and Bell Counties. This master-planned community is being developed by Arizona-based DMB Development, known for creating high-end, large-scale projects across the Sunbelt.

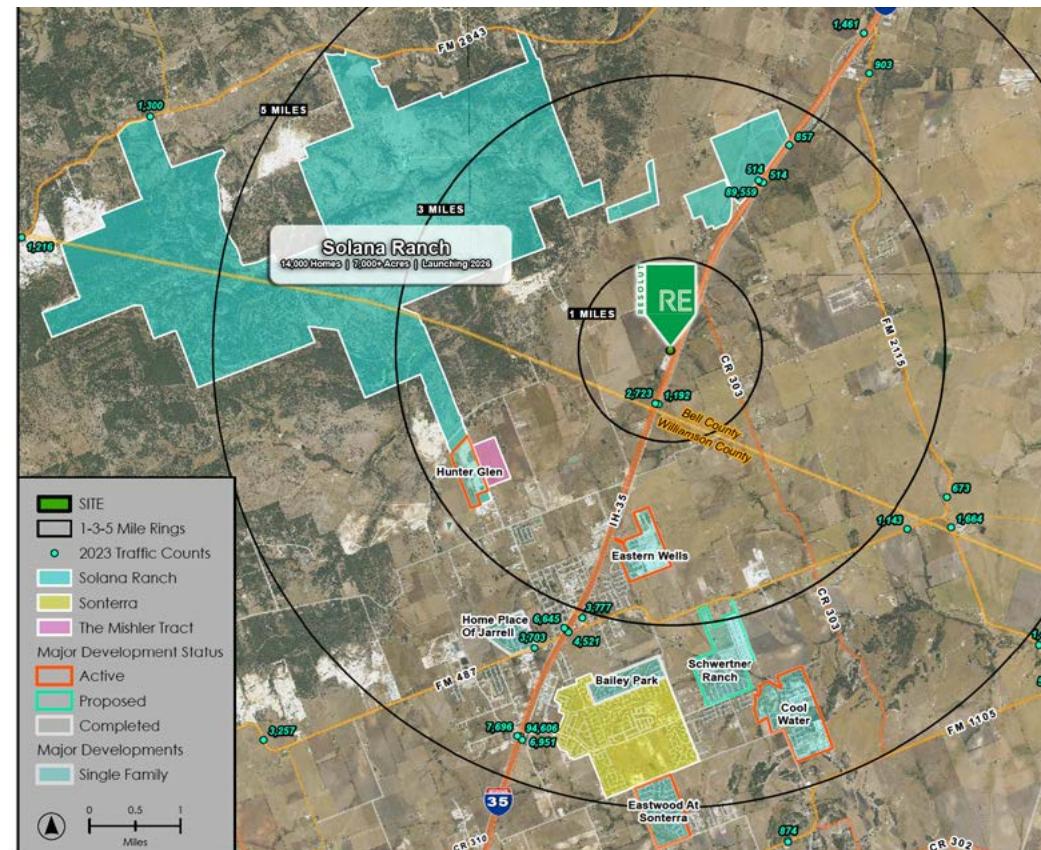
The site, once a 9,000-acre cattle and wildlife ranch owned by the Michaux family, will be transformed into a "new town" with:

- Up to 14,000 homes
- Shopping, dining, and entertainment
- Office space and civic uses (schools, churches, etc.)
- Parks, trails, and recreational amenities
- A planned population of 40,000 to 50,000

A Municipal Utility District (MUD) has already been approved, and DMB is progressing through infrastructure studies in preparation for a late 2026 opening.

CURRENT STATUS & TIMELINE

MILESTONE	STATUS
Land assembly & MUD approval	Complete
Infrastructure design (utilities, roads, fiber)	In progress
First phase launch	Targeting 2026



WHO IS DMB DEVELOPMENT?

DMB is a nationally recognized master developer with a reputation for thoughtful, large-scale communities. While not affiliated with Disney in Solana Ranch, DMB is the lead developer behind **Cotino®**, a **Storyliving by Disney™** community in California and **Asteria™** in North Carolina.

THE SONTERRA RANCH

ONE OF THE FASTEST-GROWING NEIGHBORHOODS
IN CENTRAL TEXAS

Sonterra Ranch continues to be a driving force in the explosive growth of Jarrell. According to the Austin Business Journal, Sonterra is the #2 fastest-growing neighborhood in the Austin MSA, and has remained in the Top 3 for three consecutive years.

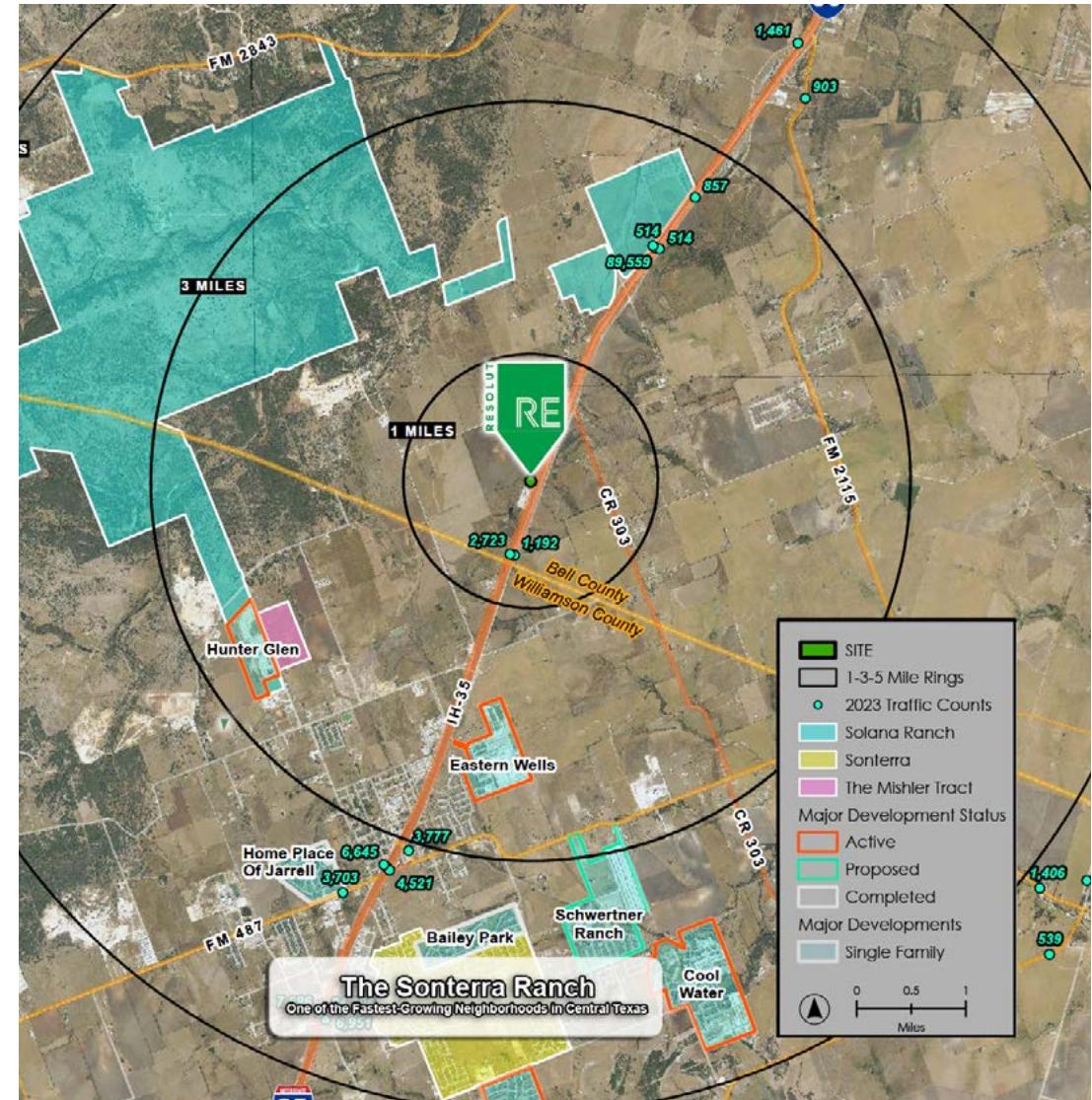
- 398 homes recently built or under construction
- 460+ total home closings and rising
- National & regional builders include:

CastleRock Communities, Centex, Century Communities, KB Home, Lennar, LGI Homes, M/I Homes, Pacesetter, Starlight Homes by Ashton Woods

This master-planned community is strategically located off I-35, offering strong commuter access, attractive pricing, and ongoing infrastructure improvements. It's setting the pace for development in Williamson County and is a key signal of Jarrell's long-term growth trajectory.

READ ARTICLE HERE:

[Fastest growing neighborhoods in the Austin area](#)



THE MISHLER TRACT

A MAJOR NEW PROJECT FROM A PROVEN DEVELOPER

Intermandeco GP LLC, a seasoned North Texas-based developer, is advancing its footprint in the Austin area with a new 80-acre community recently annexed into the City of Jarrell.

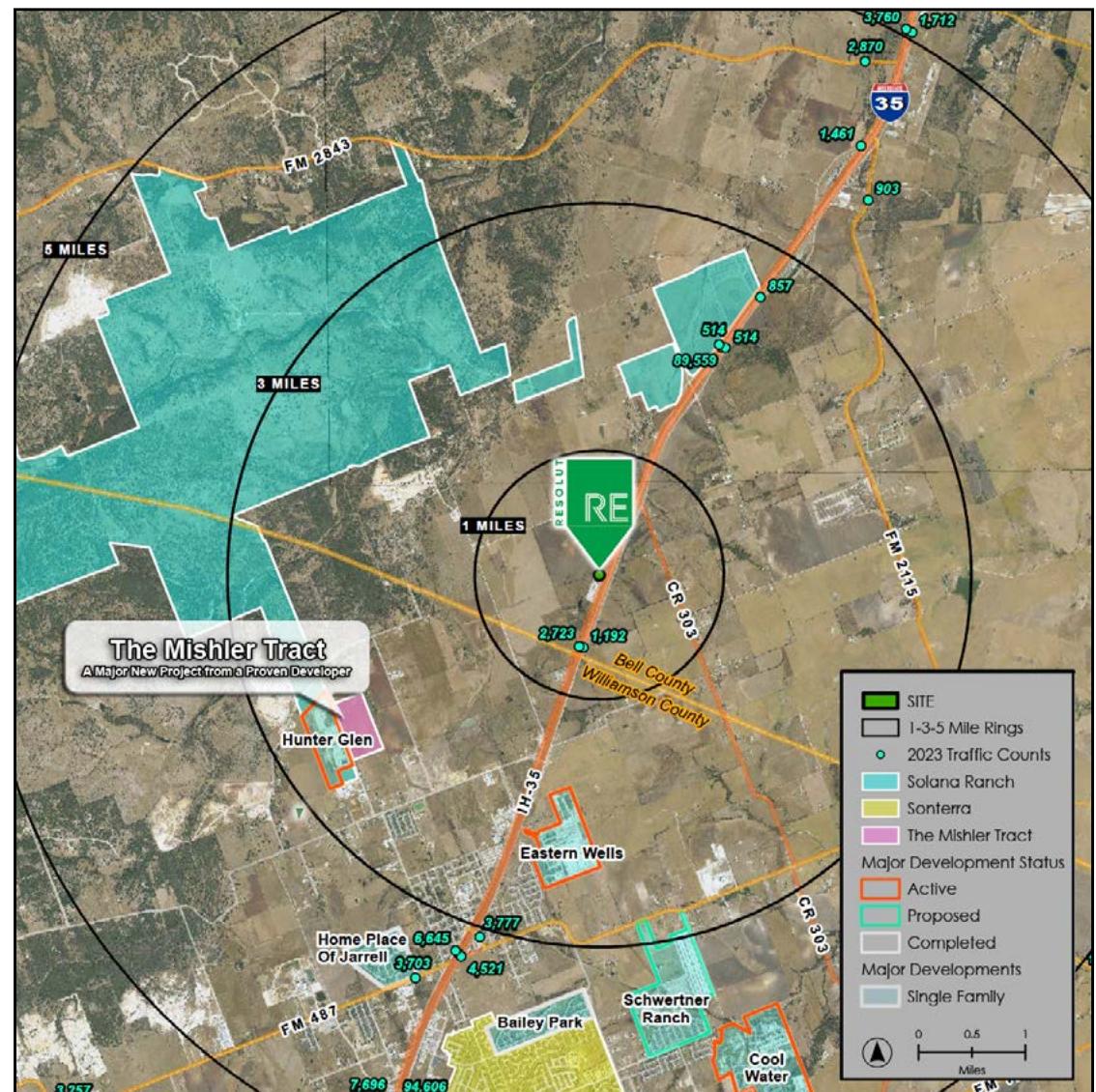
- Rezoned for Single-Family Suburban + General Commercial
- Planned for ~250–350 homes across expanded acreage
- Includes commercial space at the community's entrance
- Water service by Jarrell-Schwertner WSC; wastewater by the City of Jarrell
- Engineering: Gray Engineering Inc.
- Surveyor: 4Ward Land Surveying

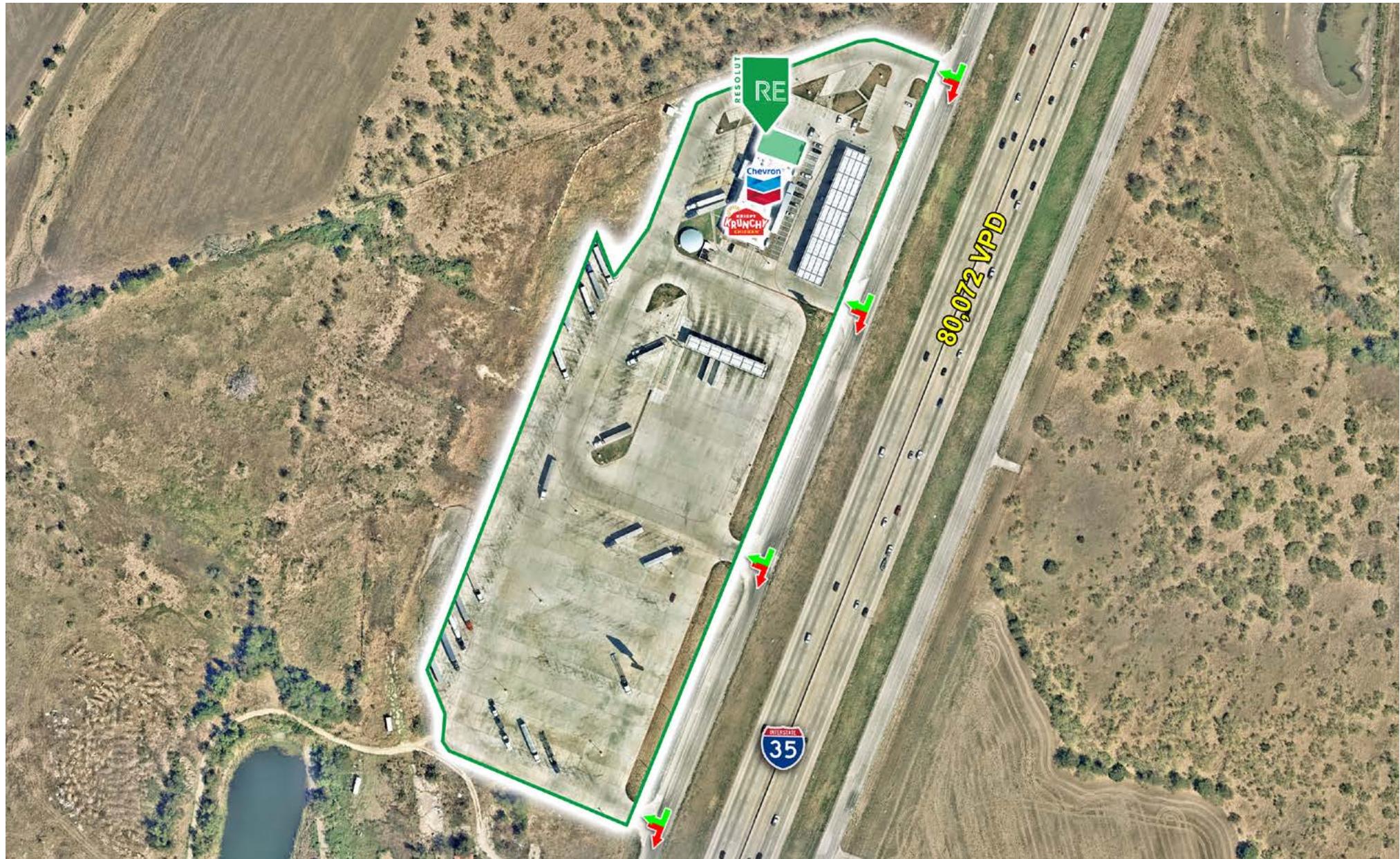
Intermandeco has a track record of successful master-planned projects, including Paramount (Kyle), Brooklands (Hutto), and Northfork (Liberty Hill).

This development further solidifies Jarrell's place as a high-growth corridor, as thousands of new homes and key employers like Labatt Food Service position the city for continued economic expansion.

READ ARTICLE HERE:

[Active Austin-area developer tees up another project in Jarrell](#)















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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date