

15141 N. IH-35, Jarrell, TX 76537

Dealvision

SELLER FINANCING AVAILABLE
2.99% (interest rate)

CONCRETE
PADS NOW
AVAILABLE
FOR LEASE @
\$5,500/mo

For Sale: Land: 7 Acres Warehouse: 1,513 SF Concrete Pads: 9

Mark Hansen
512.699.9874

mark@dealvision.com

Jackson Steinle
512.762.7569

jackson@dealvision.com

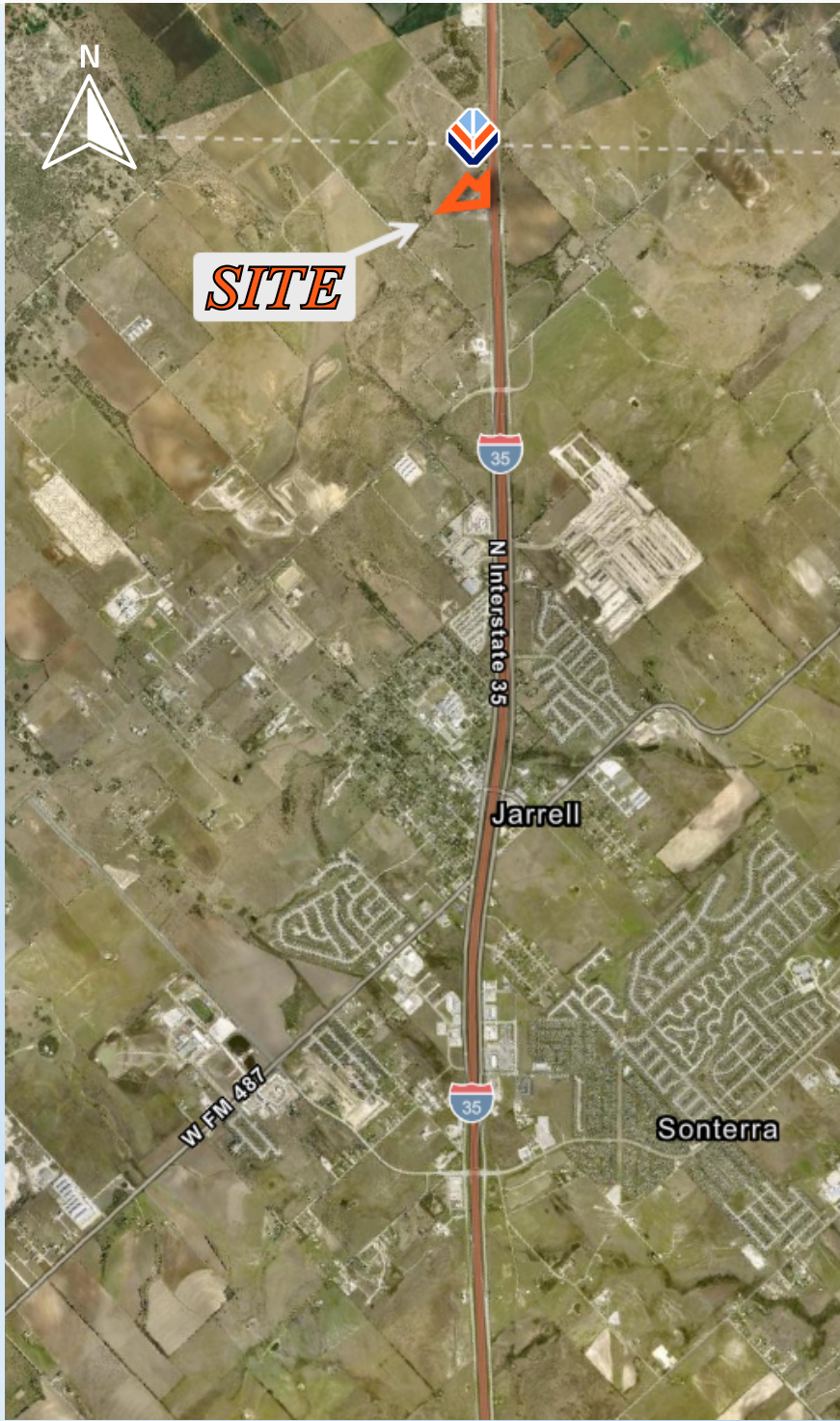
Nick Nelson, CCIM
512.906.6757

nick@dealvision.com

[Property Website](#)

[Deal Room](#)

Executive Summary



Physical Address:

15141 N. IH-35, Jarrell, TX
76537

Pricing:

\$2,950,000 (\$9.67/SF) / \$5,500/mo (Concrete Pads)

Building Size (SF):

1,513 SF

Land Size (AC):

7 AC

Zoning:

C-3 (Regional Commercial Zone)

On-Site Utilities:

Water, Septic, Electric

Highlights

- **Seller financing available: 2.99% (int. rate), 10% down, 10-year balloon.**
- Excellent visibility: 90,000+ cars per day.
- Ideal for industrial/flex/storage/RV & truck repair/light manufacturing redevelopment.
- Jurisdiction: City of Jarrell
- 3 points of ingress/egress off of I-35 with direct access to interstate highway.
- Floodplain: N/A
- +29.5% population increase projected in next 5 years.

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7.00 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE WILLIAM CONNELL SURVEY, ABSTRACT NO. 132, AND BEING THAT TRACT CALLED 7.00 ACRES PER W.C.A.D. (WILLIAMSON COUNTY CENTRAL APPRAISAL DISTRICT), PROPERTY I.D. R382074, IN THE NAME OF DORA ELIA AUSTIN AS REFERENCED IN DOCUMENT NO. 2016019505 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT TRACT CALLED TRACT ONE, 9.00 ACRES (SAVE AND EXCEPT A 2.00 ACRE TRACT IN DOCUMENT NO. 2002087952) IN DOCUMENT NO. 2013072636. AND FURTHER DESCRIBED BY ACCOMPANYING METES AND BOUNDS (SEE PAGE 1 OF 2 ATTACHED).

JOB NO: 15621

DRAWN: RJT

F.C.: HD

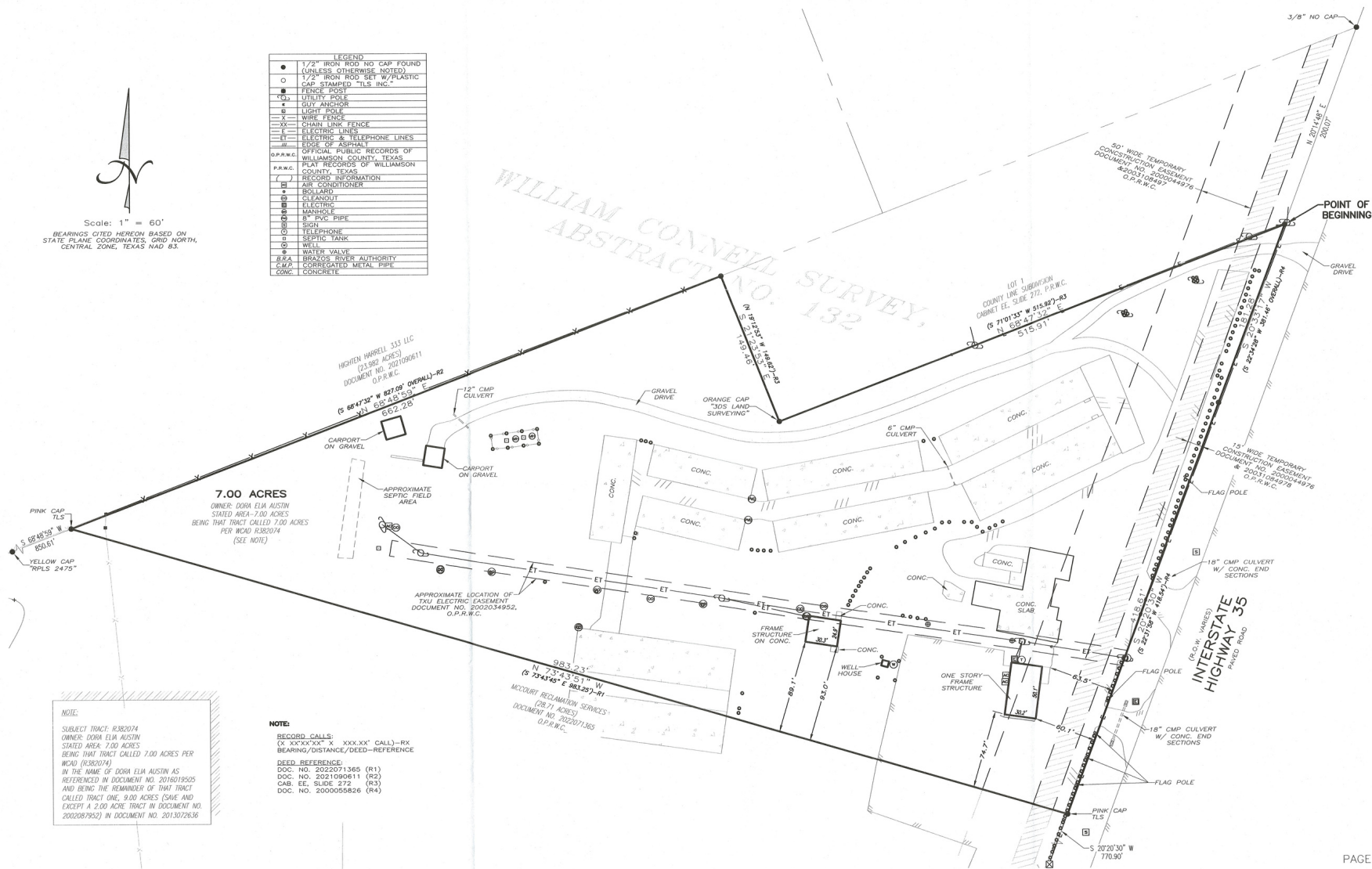


Scale: 1" = 60'

BEARINGS CITED HEREON BASED ON
STATE PLANE COORDINATES, GRID NORTH,
CENTRAL ZONE, TEXAS NAD 83.

LEGEND	
●	1/2" IRON ROD NO CAP FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
■	FENCE POST
□	UTILITY POLE
•	GUY ANCHOR
⊙	LIGHT POLE
—	WIRE FENCE
—X—	CHAIN LINK FENCE
—E—	ELECTRIC LINES
—T—	TELEPHONE LINES
—	EDGE OF ASPHALT
—	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
—	PLAY RECORDS OF WILLIAMSON COUNTY, TEXAS
—	RECORD INFORMATION
—	AIR CONDITIONER
—	BOLLARD
—	CLANOUT
—	CLUTCH
—	MANHOLE
—	8" PVC PIPE
—	SIGN
—	TELEPHONE
—	SEPTIC TANK
—	WATER VALVE
—	BRAXOS RIVER AUTHORITY
—	CORROGATED METAL PIPE
—	CONCRETE

WILLIAM CONNELL SURVEY,
ABSTRACT NO. 132



NOTE:
SUBJECT TRACT: R382074
OWNER: DORA ELIA AUSTIN
STATED AREA: 7.00 ACRES
BEING THAT TRACT CALLED 7.00 ACRES PER
W.C.A.D. (R382074)
IN THE NAME OF DORA ELIA AUSTIN AS
REFERENCED IN DOCUMENT NO. 2016019505
AND BEING THE REMAINDER OF THAT TRACT
CALLED TRACT ONE, 9.00 ACRES (SAVE AND
EXCEPT A 2.00 ACRE TRACT IN DOCUMENT NO.
2002087952) IN DOCUMENT NO. 2013072636

NOTE:
RECORD CALLS:
(X XXX'XXX'X XXX'XXX' CALL) - RX
BEARING/DISTANCE/DEED-REFERENCE
DEED REFERENCE:
DOC. NO. 2022071385 (R1)
DOC. NO. 2021090611 (R2)
CAB. EE, SLIDE 272 (R3)
DOC. NO. 200005626 (R4)

NOTES:
1. LIMITS OF TEMPORARY CONSTRUCTION EASEMENTS ARE AS SHOWN HEREON. SAVE
AND EXCEPT ANY PORTION OF THE HEREIN DESCRIBED TRACT THAT IS SITUATED
WITHIN TWENTY FIVE (25) FEET OF THE EXISTING BUILDINGS, PER RECORD
DOCUMENT NO. 200308497, O.P.R.W.C.
2. FENCE TIES (FT) WITH A PLUS (+) SIGN INDICATE FENCE INSIDE THE PROPERTY LINE.
FENCE TIES (FT) WITH A MINUS (-) SIGN INDICATE FENCE OUTSIDE THE PROPERTY
LINE.

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON MAY AFFECT
STATE OF TEXAS
COUNTY OF WILLIAMSON
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND
SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.
—A Land Surveying and Geosience Firm—
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax: www.texas-land-surveying.com
TBLRIS FIRM NO. 10006200 GEOSCIENCE FIRM NO. 90938

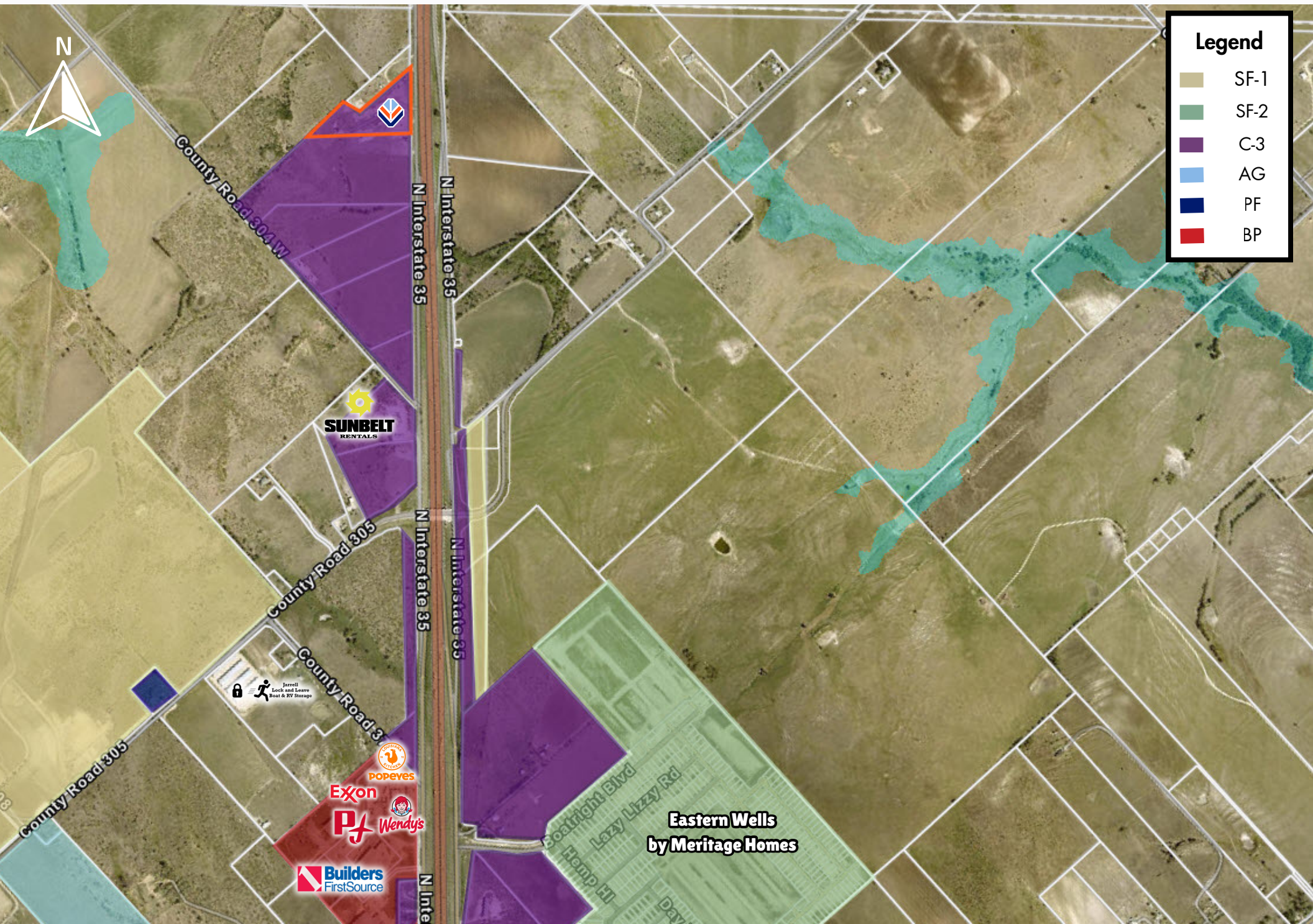
IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

THIS AREA DOES NOT APPEAR TO BE IN
SPECIAL FLOOD HAZARD AREAS PER
FEMA'S FLOOD INSURANCE RATE MAP
#48481C010E, DATED SEPT. 26, 2008.
THIS STATEMENT IS NOT MADE IN LIEU
OF AN ELEVATION CERTIFICATE.



Zoning & Flood Map

Deal Vision
15141 N. IH-35, Jarrell, TX 76537





Approximate septic field area



2 in
S IH 35 Service Rd

88,474 CPD
35
STATE

Disclaimer: Site boundaries are for marketing purposes only. Please confirm exact boundary locations with a licensed surveyor.

Region Map

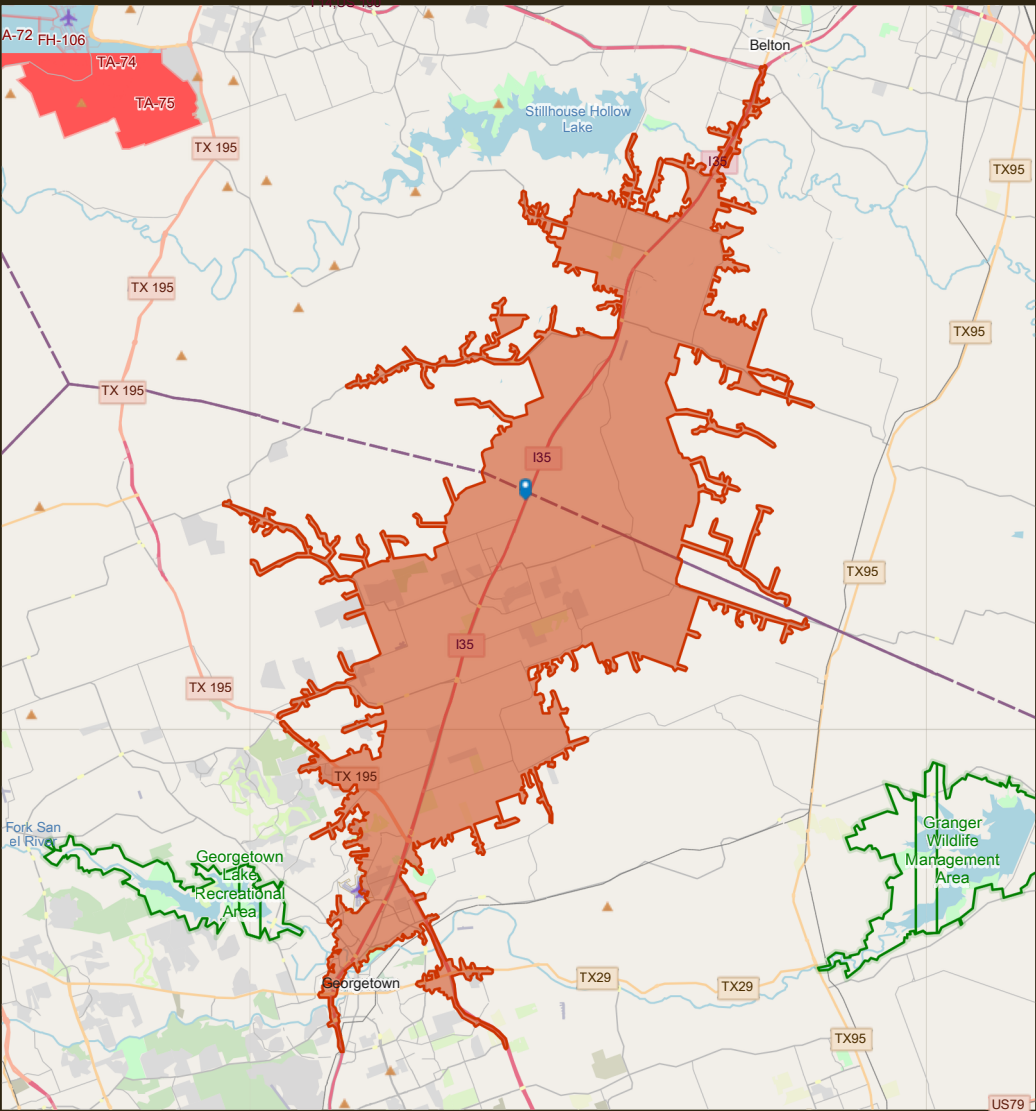
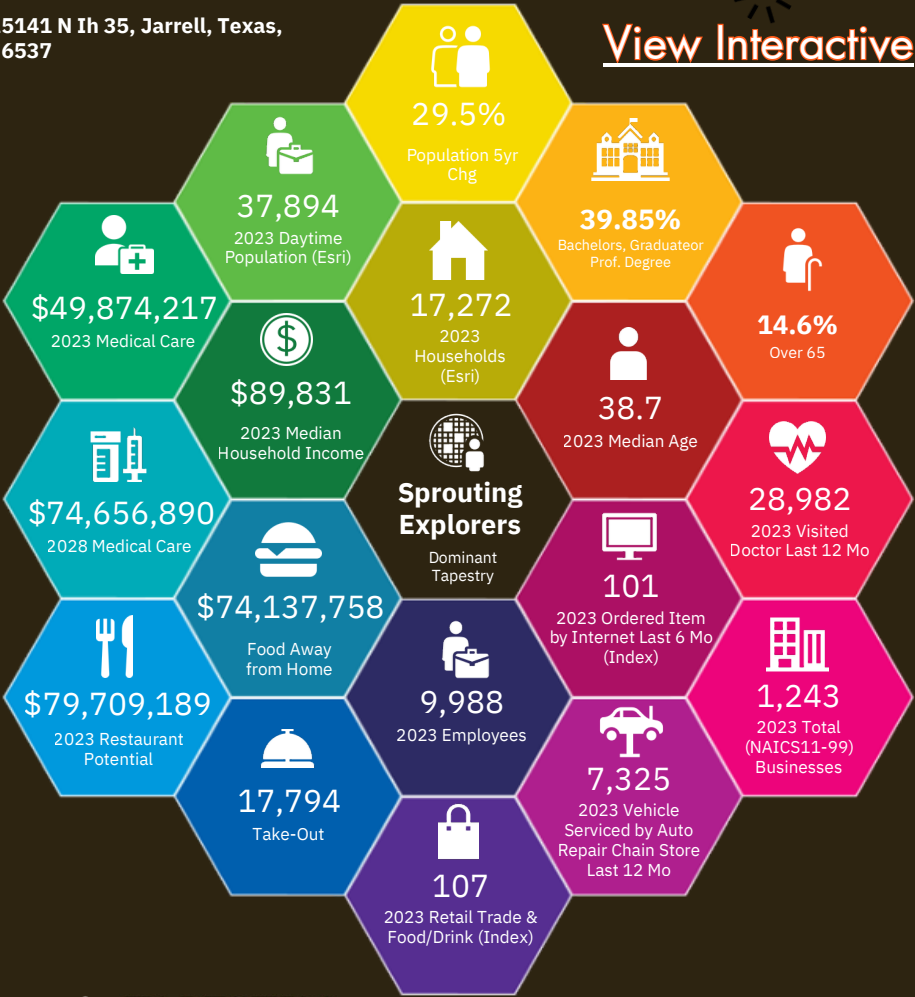
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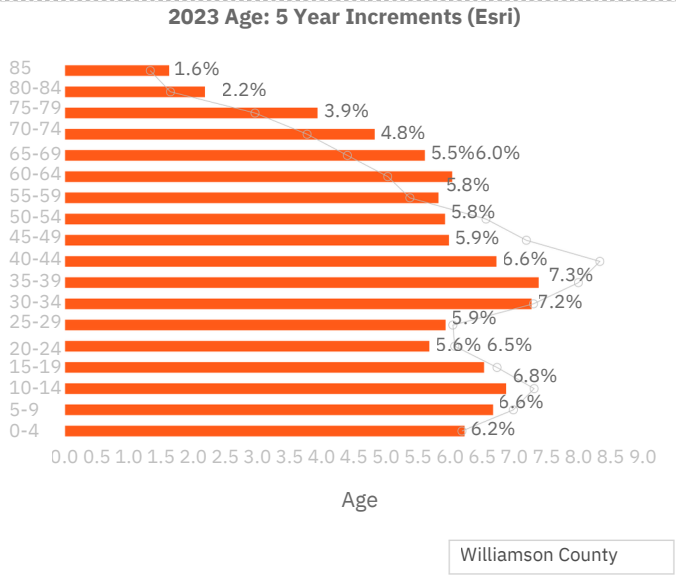
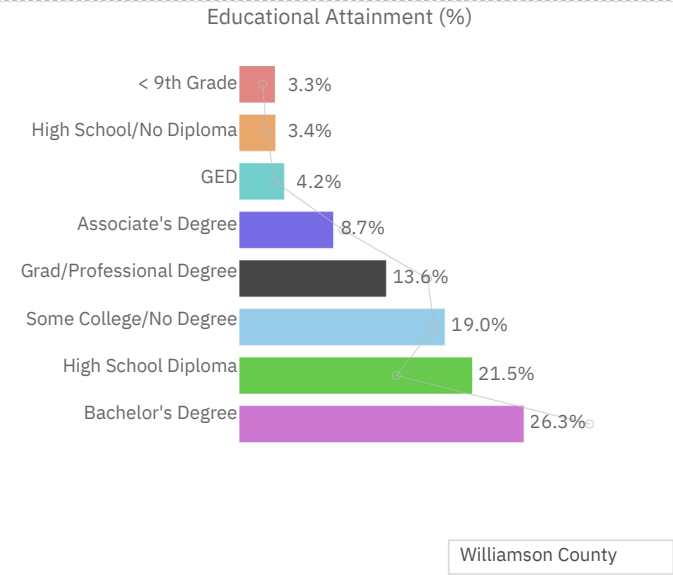
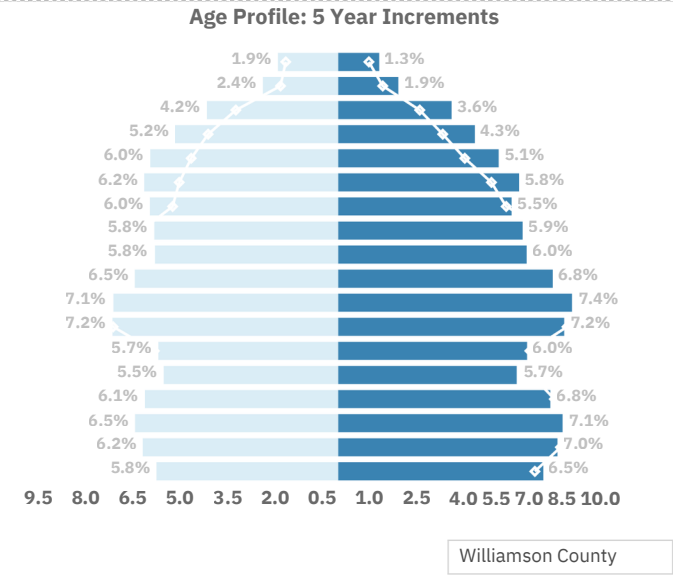
Market View

15141 N Ih 35, Jarrell, Texas,
76537

View Interactive

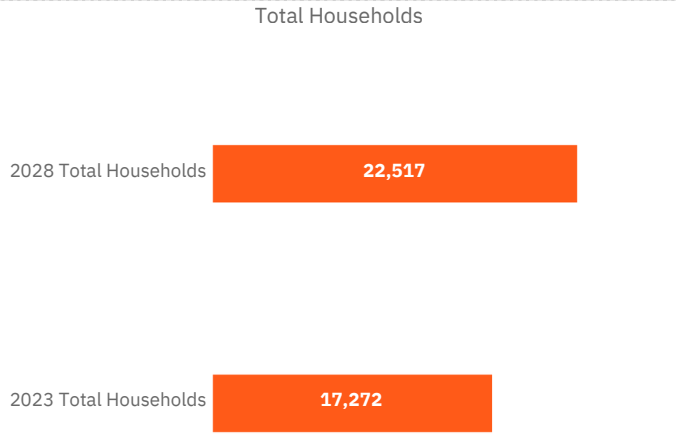
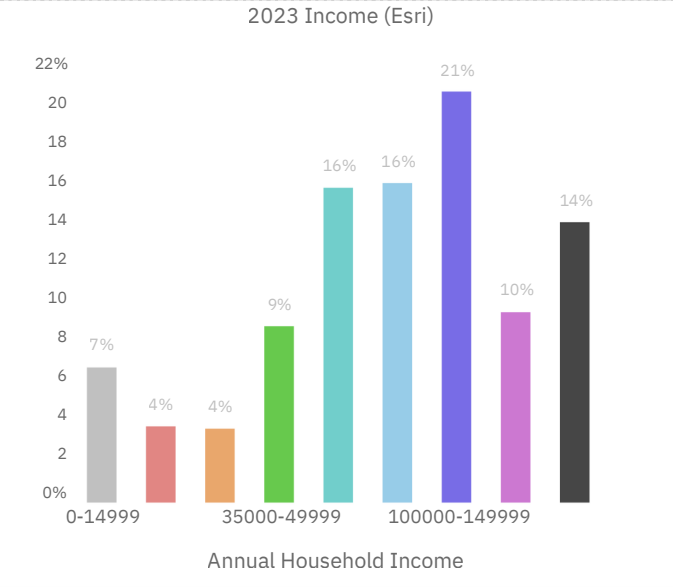


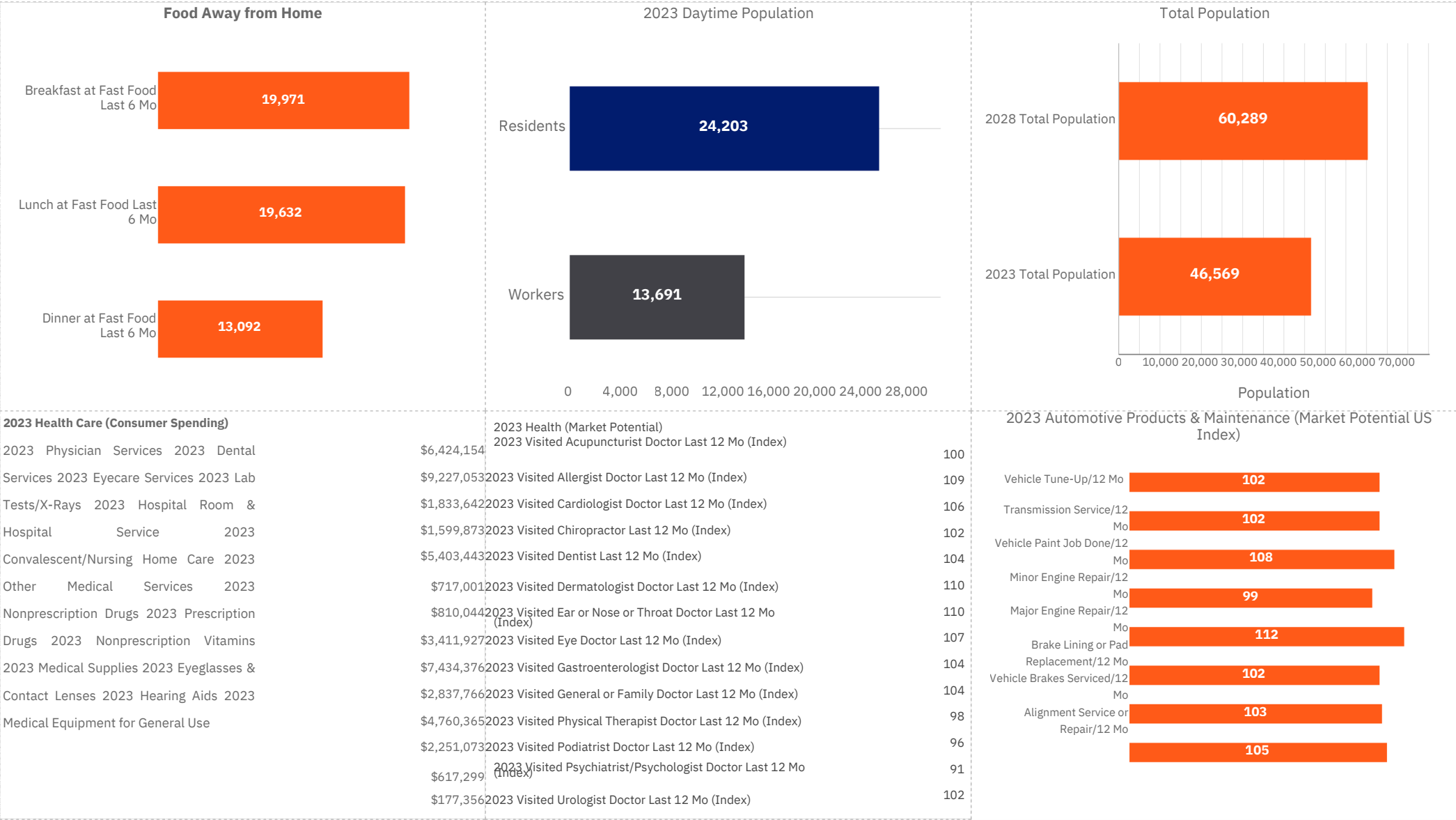
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028



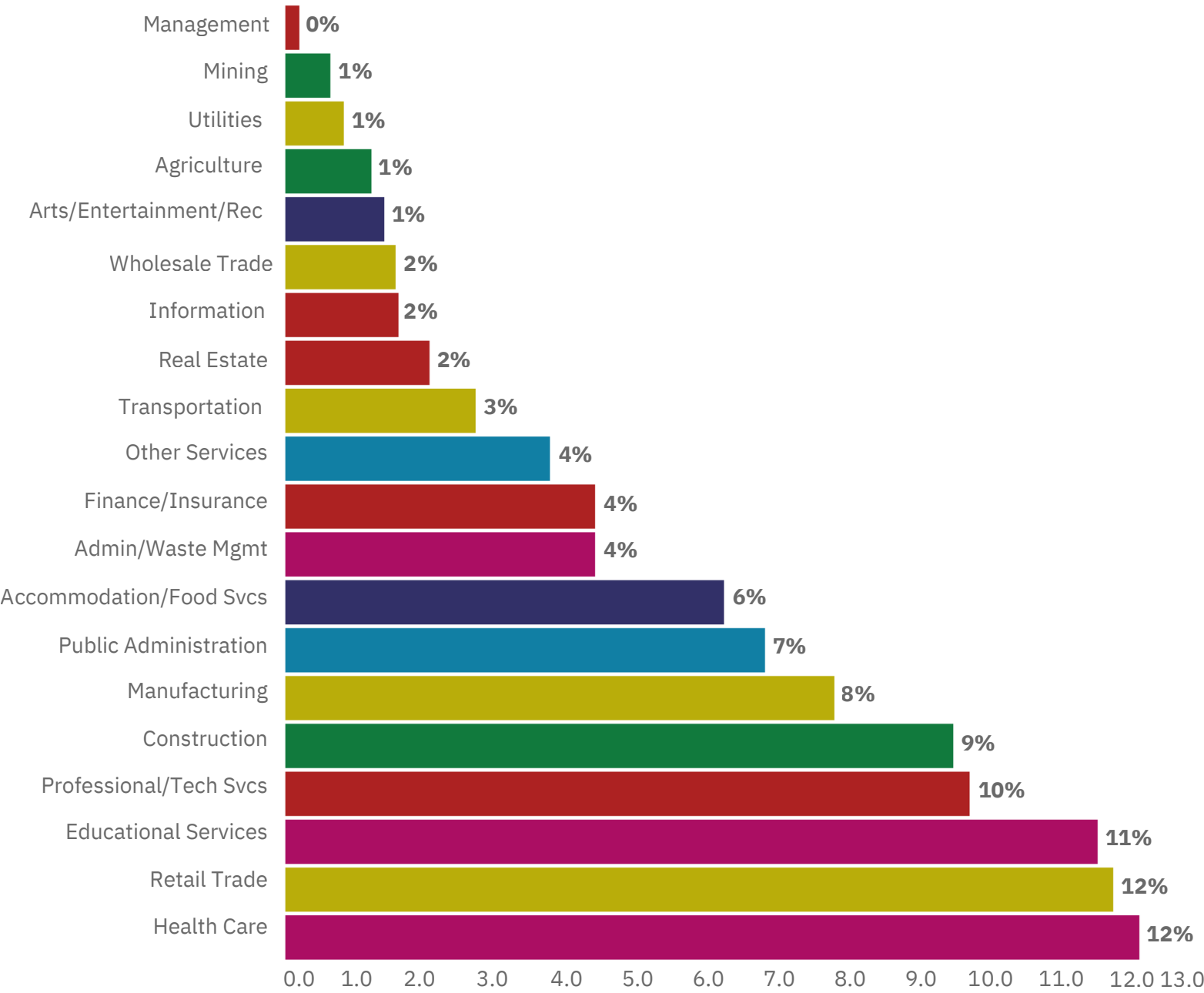
Tapestry segments

 7A Up and Coming Families 4,723 households	27.3% of Households	▼
 6B Salt of the Earth 2,049 households	11.9% of Households	▼
 5A Comfortable Empty Nesters 1,793 households	10.4% of Households	▼





Labor Force by Industry



Exclusively Listed By

Dealvision
15141 N. IH-35, Jarrell, TX 76537

BROKER OF RECORD: Nick Nelson, CCIM | License No. 9014392

NICK NELSON, CCIM

Co-Founder, President

m: 512.906.6757

e: nick@dealvision.com

License No. 603416 (TX)

JACKSON STEINLE

Co-Founder, Vice President

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License No. 783155 (TX)

MARK HANSEN

Advisor

m: 512.699.9874

e: mark@dealvision.com

License No. 841178 (TX)

Dealvision



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, attempt to represent both parties in a transaction, but must disclose to the parties that the broker is acting as an intermediary and may not be able to represent both parties equally;
- Must not, unless specifically authorized in writing, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Deal Vision, LLC	9014392	team@dealvision.com	(512) 906-6757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nick Nelson, CCIM	603416	nick@dealvision.com	(512) 906-6757
Designated Broker of Firm	License No.	Email	Phone
Jackson Steinle	783155	jackson@dealvision.com	(512) 762-7569
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jackson Steinle	783155	jackson@dealvision.com	(512) 762-7569
Sales Agent/Associate's Name	License No.	Email	Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date _____