

MEADOW VALLEY LOOP PAD SITE

SEC OF I-35 AND MEADOW VALLEY LOOP
100 Meadow Valley Loop, Jarrell, TX 76537



FOR SALE

AVAILABLE SPACE
0.997 Acres

RATE
\$499,000.00

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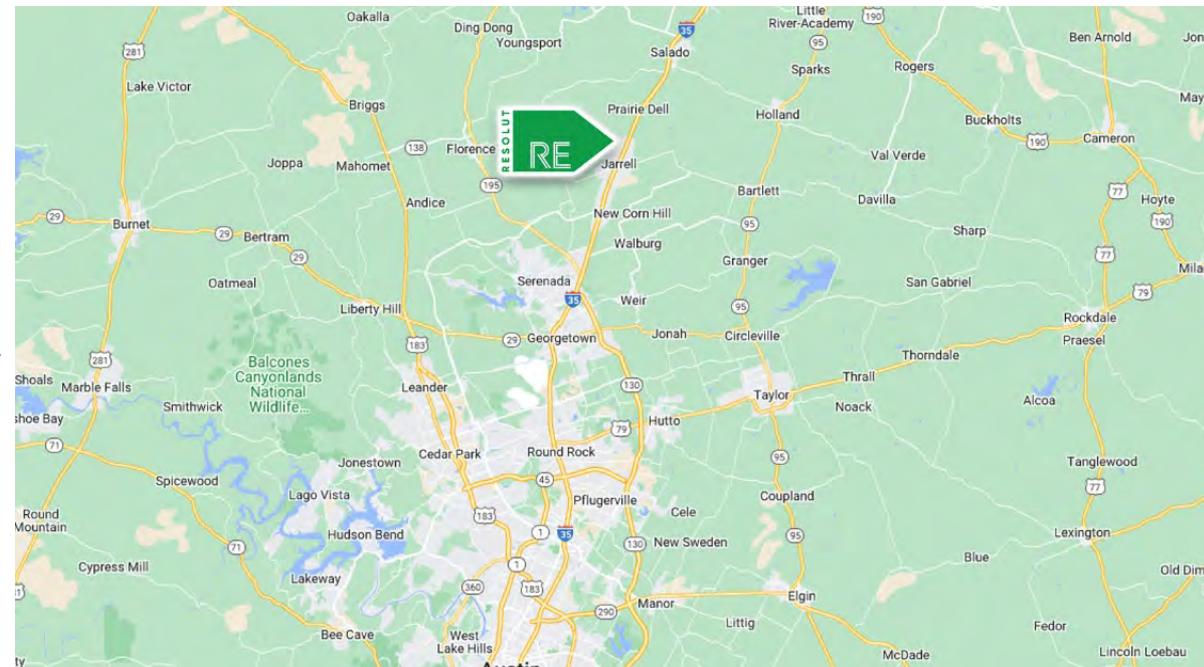
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PROPERTY HIGHLIGHTS

100 Meadow Valley Loop, Jarrell, TX, is a prime commercial spot due to its high visibility I-35 frontage, central location in Jarrell's growing Town Center, flexible C-2 zoning, available utilities (water/sewer), and proximity to major growth corridors (Austin, Georgetown, Temple) and surrounding retail/residential areas, making it great for retail, fast food, medical, or offices.

- I-35 Frontage: Excellent visibility and easy access directly from the major interstate, a key draw for businesses.
- Strategic Location: Sits within Jarrell's developing Town Center, near other businesses like Taco Bell, Subway, and Domino's.
- Rapid Growth: Located in one of Central Texas's fastest-growing areas, attracting future residents and customers.
- Versatile Zoning (C-2): Allows for a wide range of uses, including retail, restaurants, medical offices, and more,
- Connectivity: Convenient access to Austin, Georgetown, and Temple.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



22,700
POPULATION
2-MILE RADIUS



\$114,039.00
AVG HH INCOME
2-MILE RADIUS

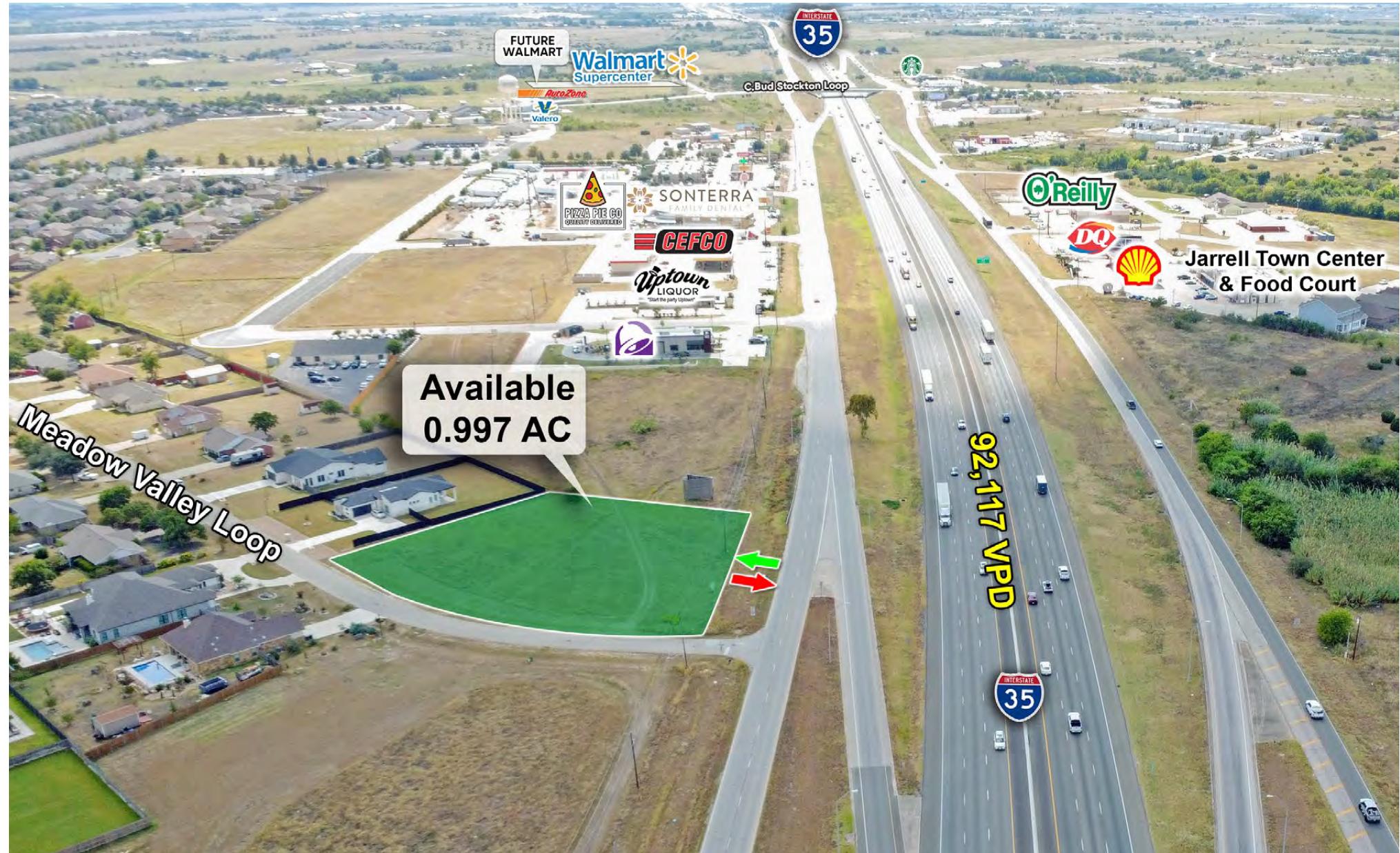


5,292
DAYTIME POPULATION
2-MILE RADIUS



TRAFFIC COUNTS
I-35: 92,117 VPD
(TXDOT 2024)

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Specific Use	C-2	
Overnight Accommodations	Consumer Retail Sales and Services	
Bed and Breakfast	L	General Retail
Bed and Breakfast with Events	L	Agricultural Sales/Garden Center
Inn	P	Farmer's Market
Hotel	P	Flea Market
Hotel, Boutique	P	Artisan Studio and Gallery
Hotel, Extended Stay	—	Personal Services
Motel	—	Personal Services, Restricted
Campground or RV Park	—	Dry Cleaning Service, Drop-off Only
Food and Beverage	Laundromat	P
Restaurant, General	P	Printing, Mailing and Repro
Restaurant, Drive-through	P	Fitness Center
Bar, Tavern or Pub	L	Banking and Financial Services
Microbrewery/Winery/Distillery	L	Consumer Repair
Food Catering Services	P	Small Engine Repair
Permanent Outdoor Food Vendor	C	Funeral Home
Entertainment and Recreation	Vet Clinic, Indoor Pens/Kennel	L
Live Music or Entertainment	L	Vet Clinic, Indoor/Outdoor Pens
Dance Hall or Nightclub	P	Self-Storage, Indoor
Theater (Movie or Live)	P	Self-Storage, Outdoor
Membership Club or Lodge	P	Commercial Sales and Services
Major Event Entertainment	—	Event Catering/Equipment Rental
Event Facility	P	Furniture Repair and Upholstery
Athletic Facility (In/Out)	P	Heavy Equipment Sales/Repair
Commercial Recreation	L	Pest Control or Janitorial
Driving Range	—	Office/Showroom
Firing Range, Indoor	P	Wholesale Showrooms
Firing Range, Outdoor	—	Greenhouse, Wholesale
Game Room	—	Stone, Mulch or Dirt Sales Yards
Health Services	Manufactured Housing Sales	—
Home Health Care Services	P	Automotive Sales and Services
Medical or Dental Office/Clinic	P	Automobile Sales/Leasing
Urgent Care Facility	C	Auto Parts & Accessories (Indoor)
Professional/Business Offices	Auto Parts & Accessories (Outdoor)	—
General Office	P	Automobile Repair (Limited)
Data Center/Document Storage	—	Automobile Repair (General)
	Fuel Sales	C
	Fuel Sales (>6 Positions)	—
	Carwash	C
	RV Sales, Rental or Service	—
	Towing and Impound Lots	—

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.

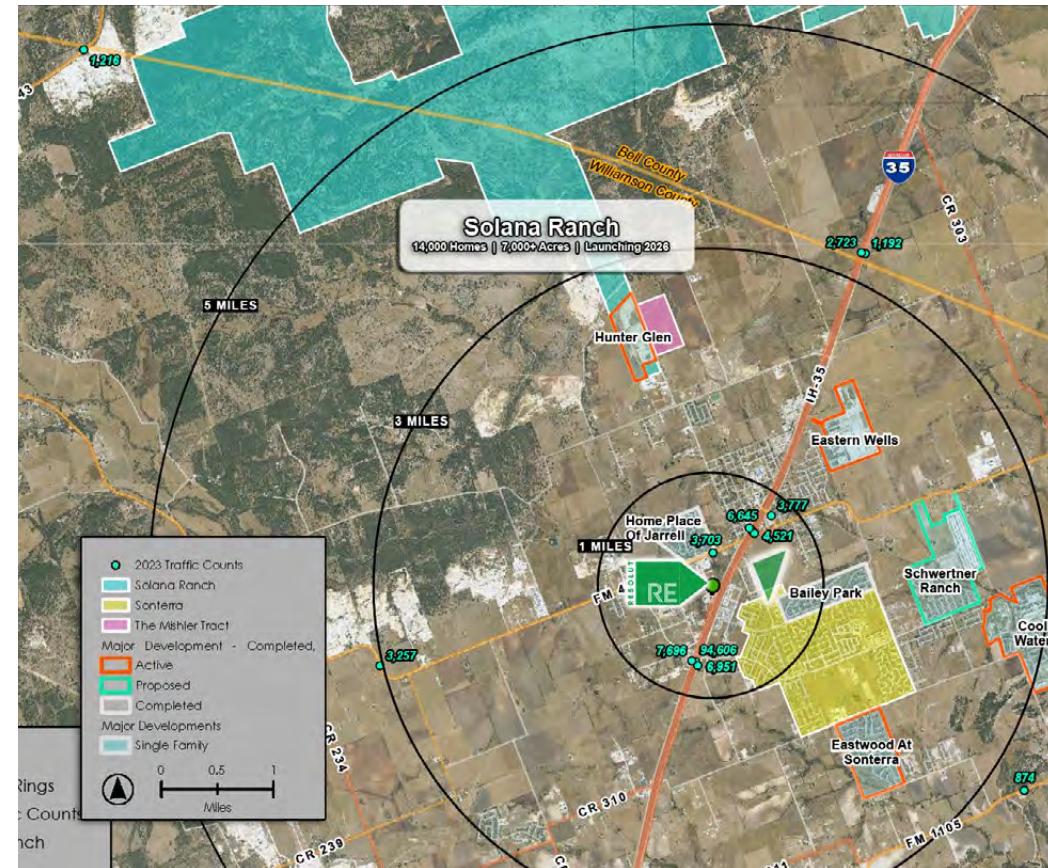
The site, once a 9,000-acre cattle and wildlife ranch owned by the Michaux family, will be transformed into a "new town" with:

- 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.

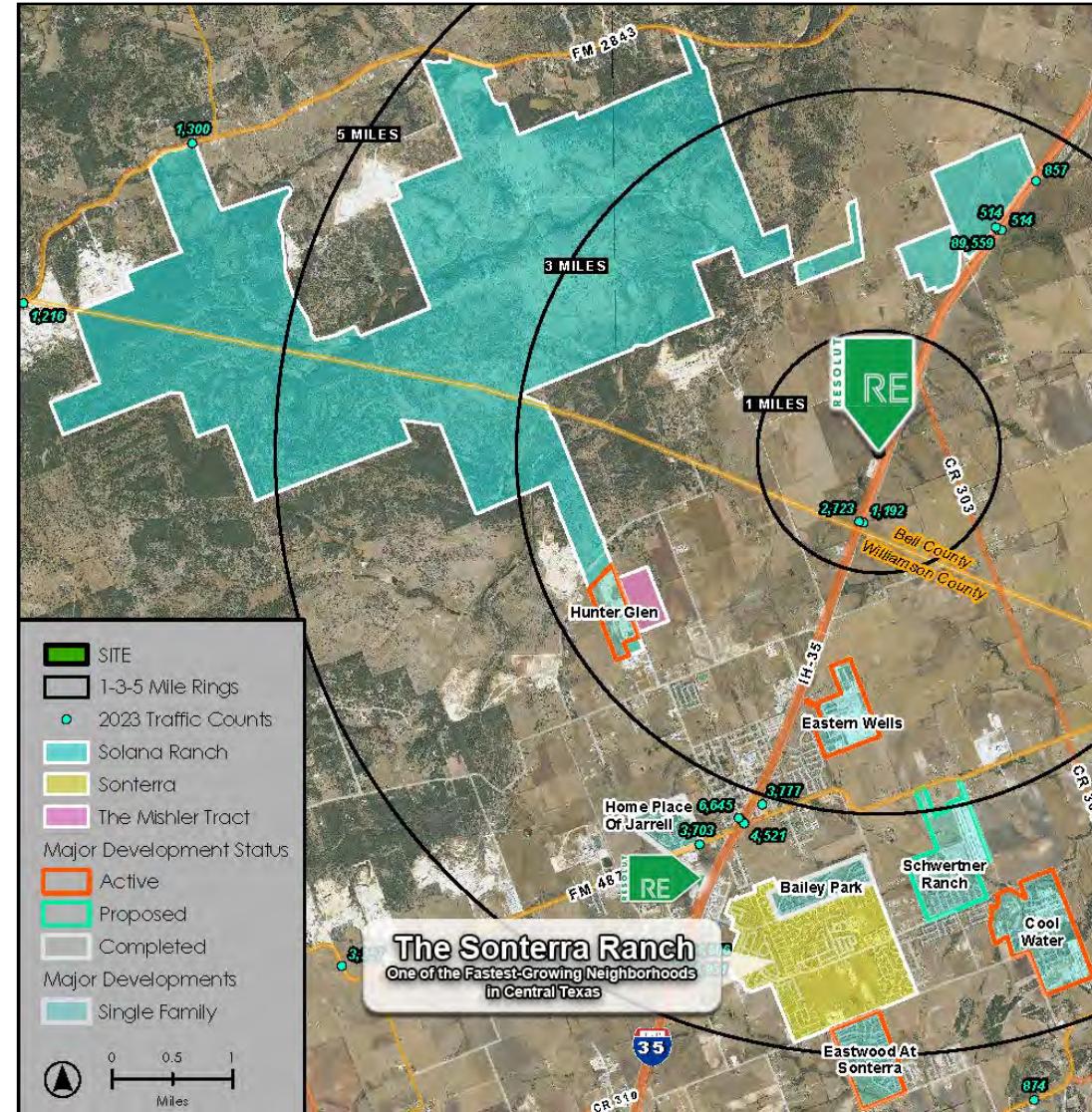
- 398 homes recently built or under construction
- 460+ total home closings and rising
- National & regional builders include:

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

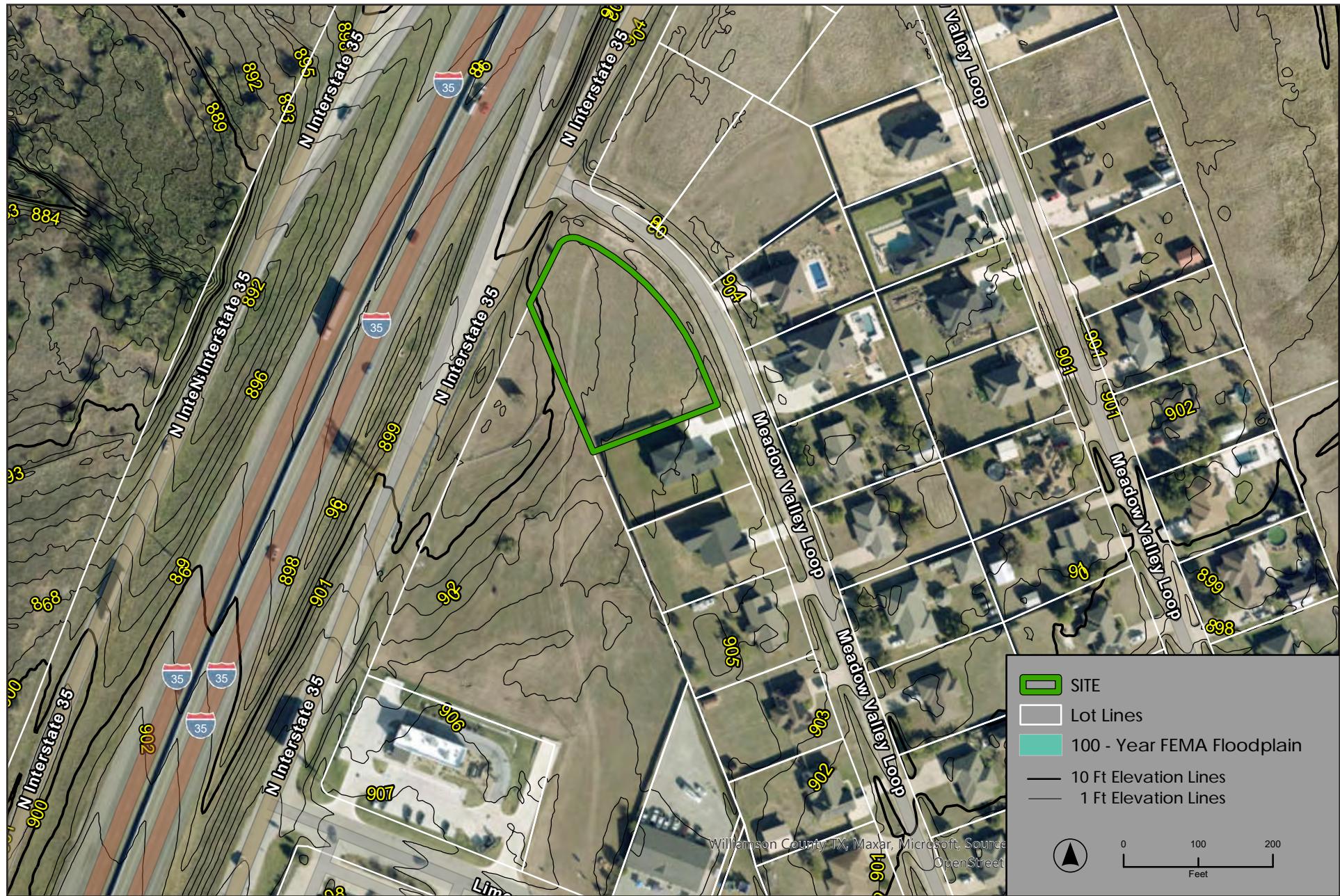
This master-planned community is strategically located off I-35, offering strong commuter access, attractive pricing, and ongoing infrastructure improvements. It's setting the pace for development in Williamson County and is a key signal of Jarrell's long-term growth trajectory.

READ ARTICLE HERE:

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

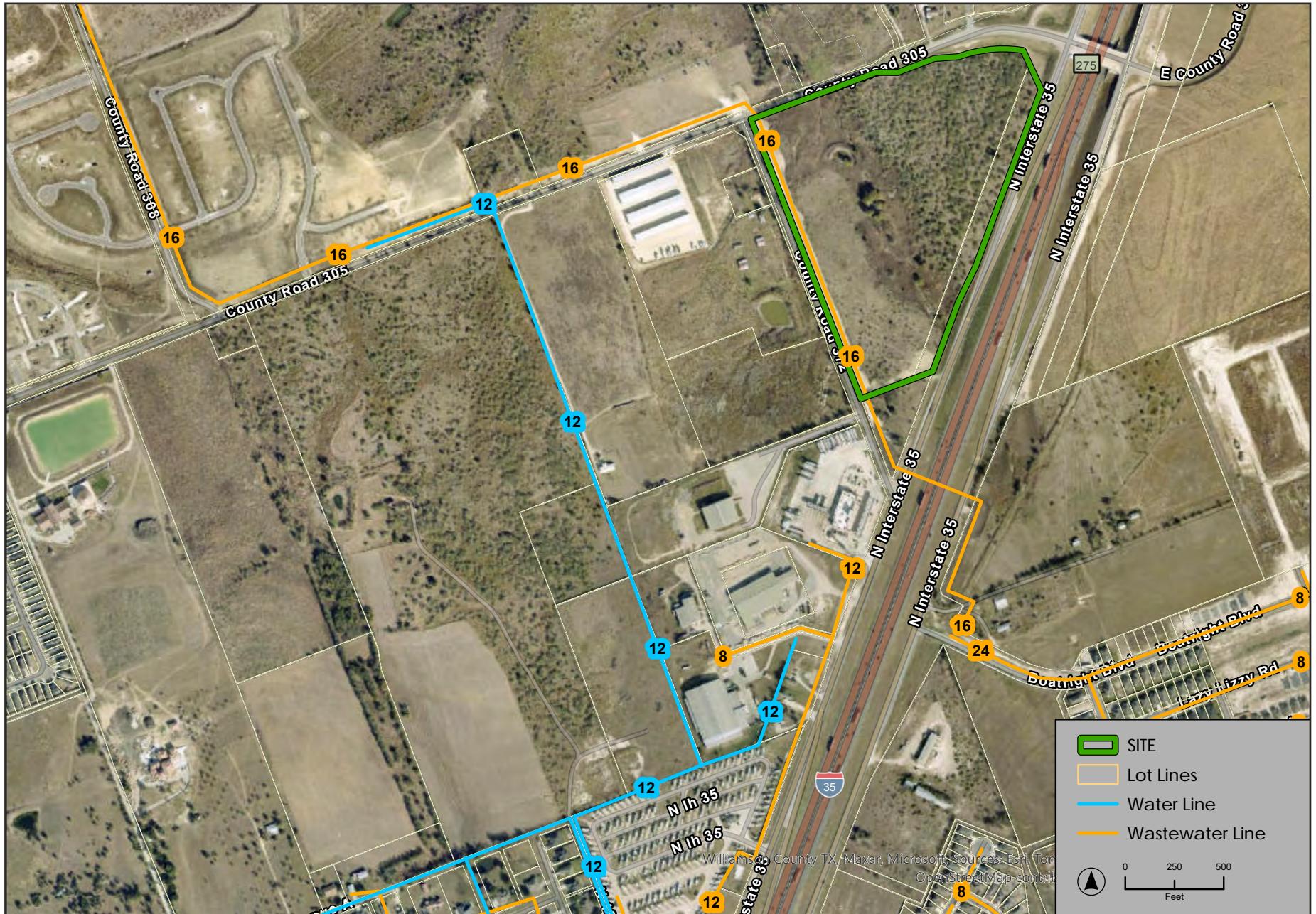


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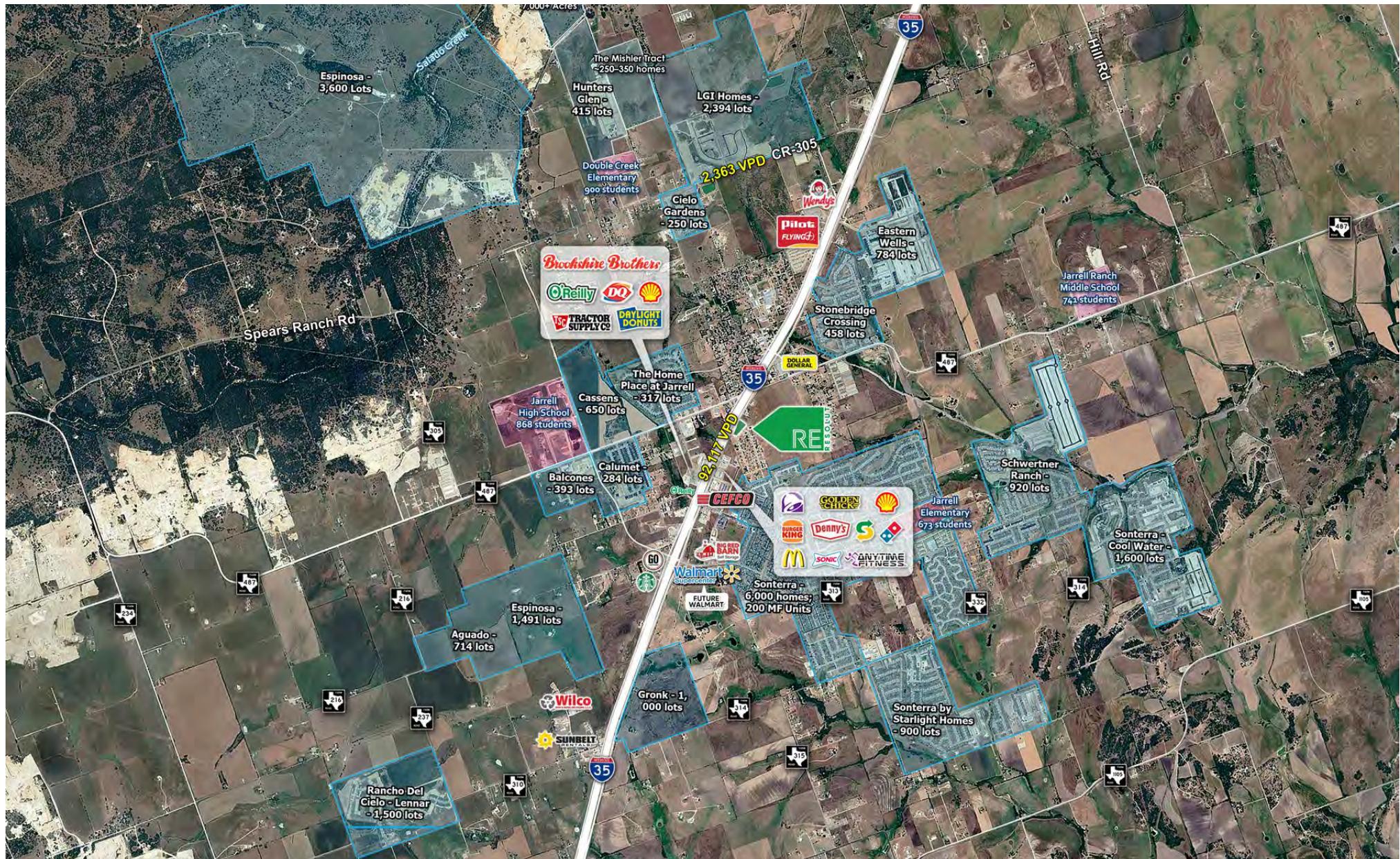
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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