

FOR SALE

9 ACRES IN JARRELL



CR 306, JARRELL, TX 76537

Industrial



CIP

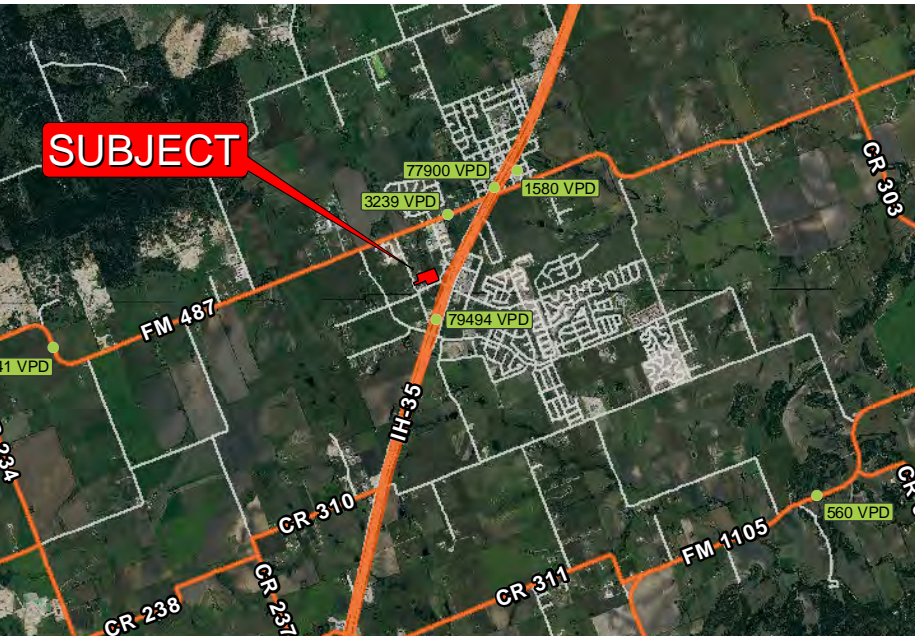
Phil Morris

Director of Retail

phil@cipaustin.com | 512 680 1547

512 682 1000

9130 Jollyville Rd.
Suite 300
Austin, TX 78759
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PROPERTY HIGHLIGHTS:

- Ideal for flex/industrial development (City would rezone within 60 days)
- Well located with I-35 visibility
- Immediate access to SB on ramp
- Relatively flat
- Great opportunity to capture smaller users ancillary to Georgetown Industrial users

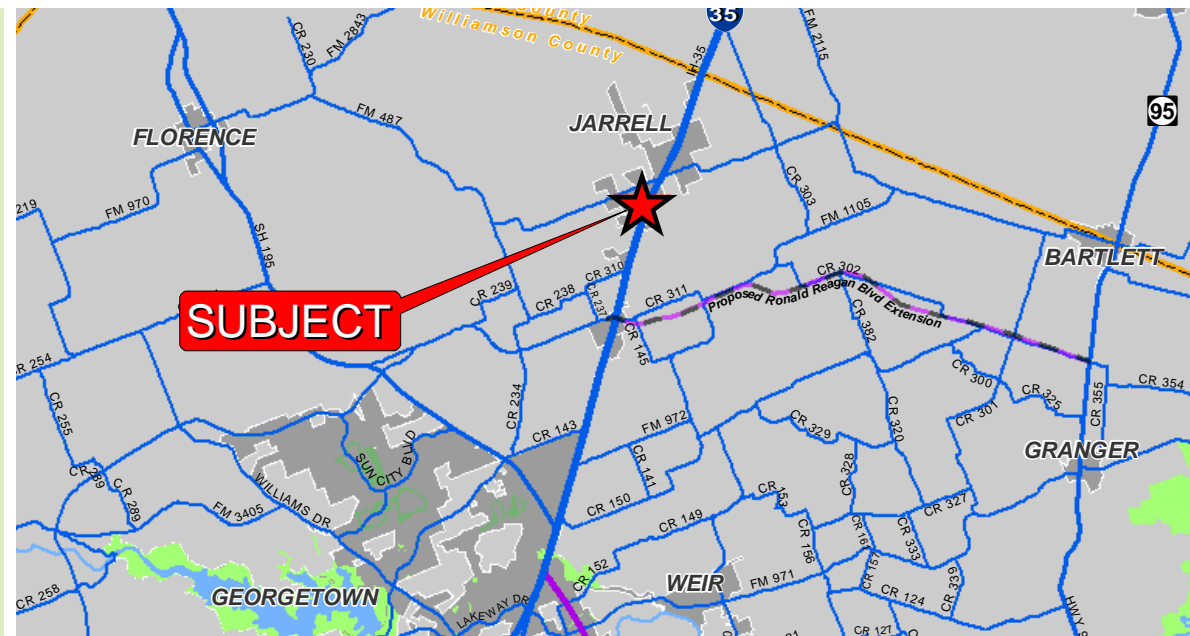
LOCATION: CR 306, Jarrell, TX 76537 ([Map Link](#))

SIZE: ±9.074 Acres

ZONING: C-2

UTILITIES: All utilities to the site

PRICE: Call for pricing



FOR SALE

CLOSE UP AERIAL MAP

CR 306 | Jarrell, TX 76537



CALUMET
258 HH UNITS

CR 306

TOWN CENTER LOOP

O'REILLY
AUTO
PARTS

DAYLIGHT
DONUTS
ASHBY REAL ESTATE



DON CURRIE DR

N IH 35 FR SB

N IH 35 SB

N IH 35 NB

NB

Industrial

Industrial

C&S

- Subject
- Lot Lines
- Developments
 - Industrial
 - Retail
 - Single-Family

0 100 200 Feet



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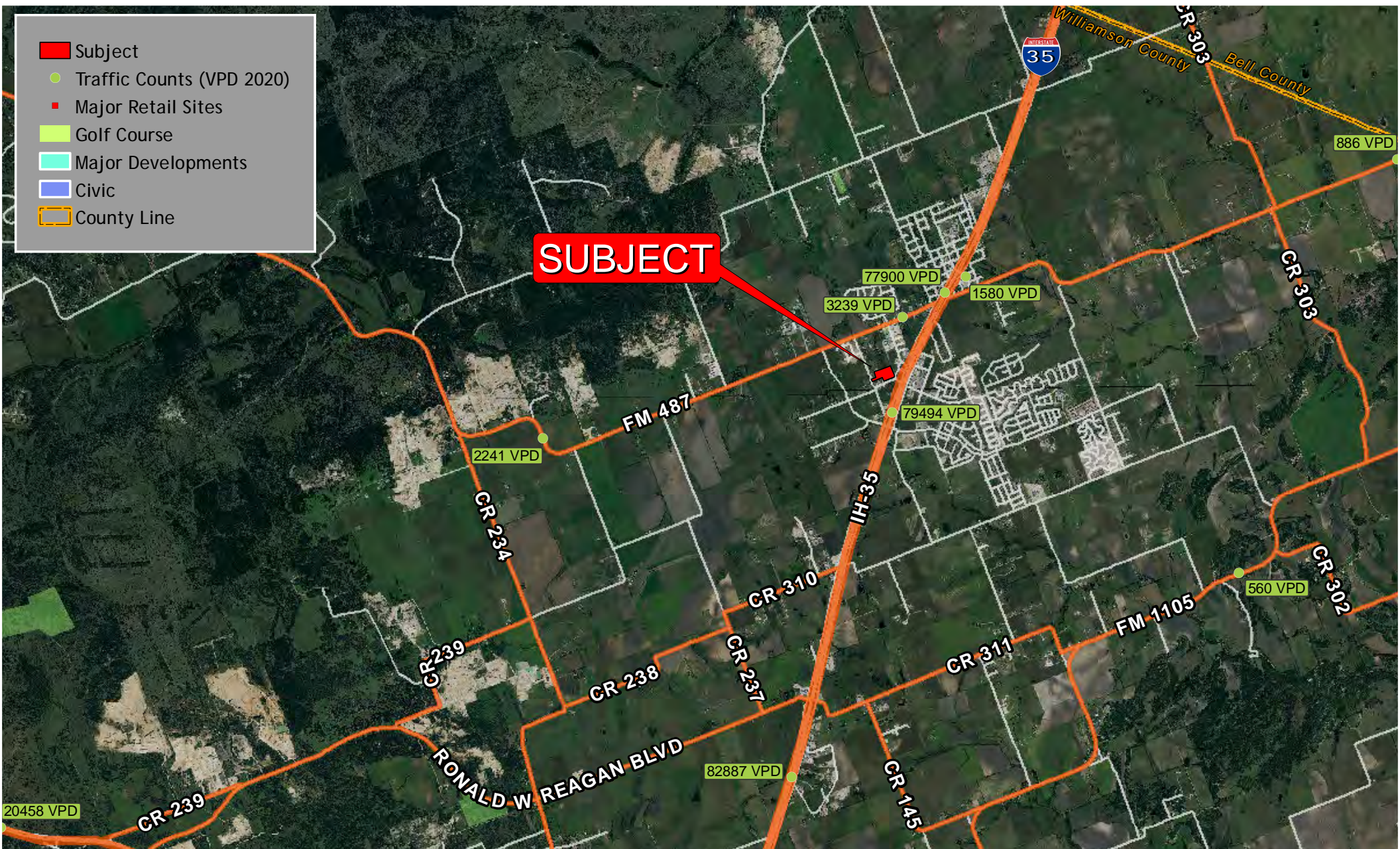
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REGIONAL AERIAL MAP

CR 306 | Jarrell, TX 76537

- Subject
- Traffic Counts (VPD 2020)
- Major Retail Sites
- Golf Course
- Major Developments
- Civic
- County Line



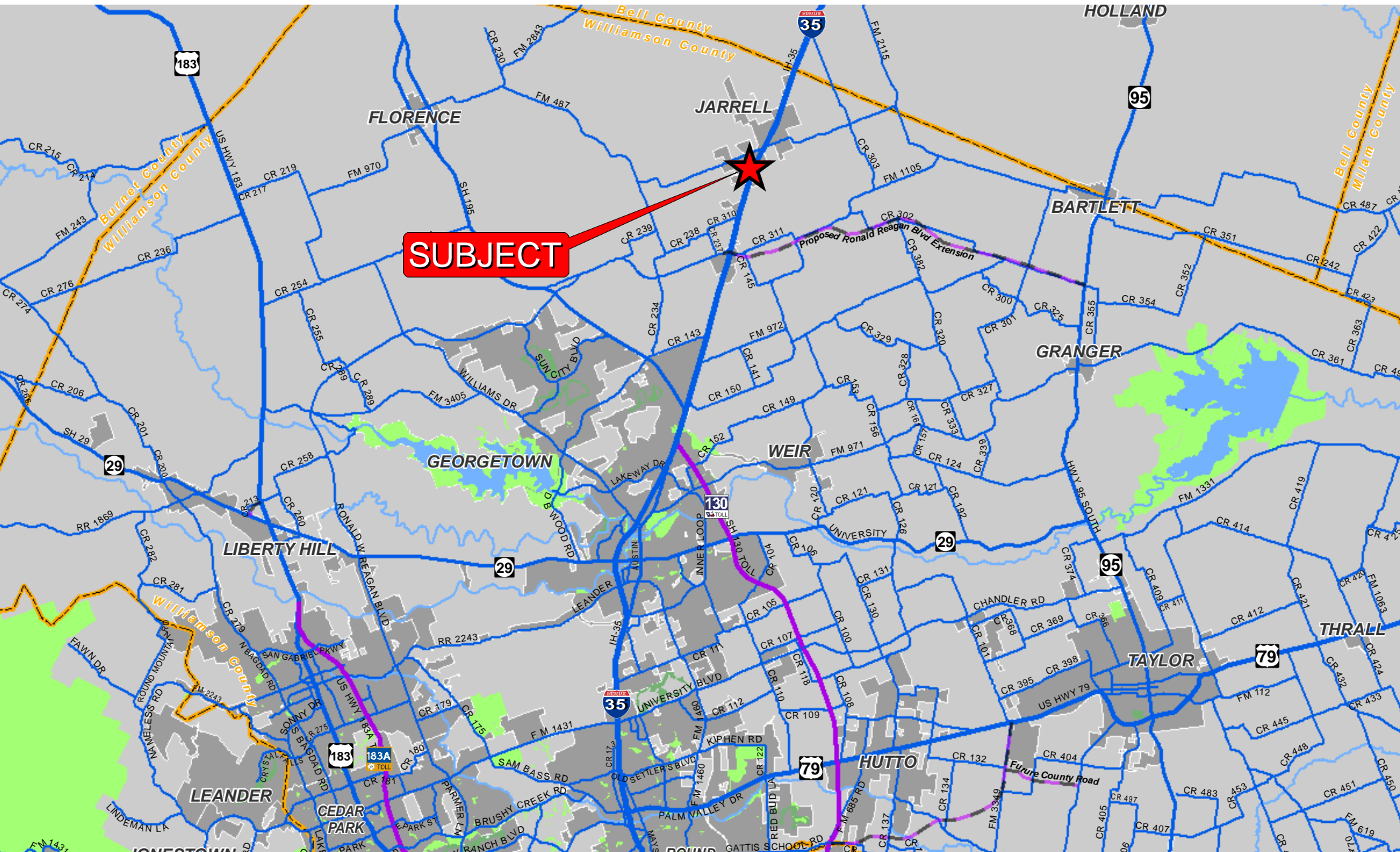
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METRO MAP

CR 306 | Jarrell, TX 76537



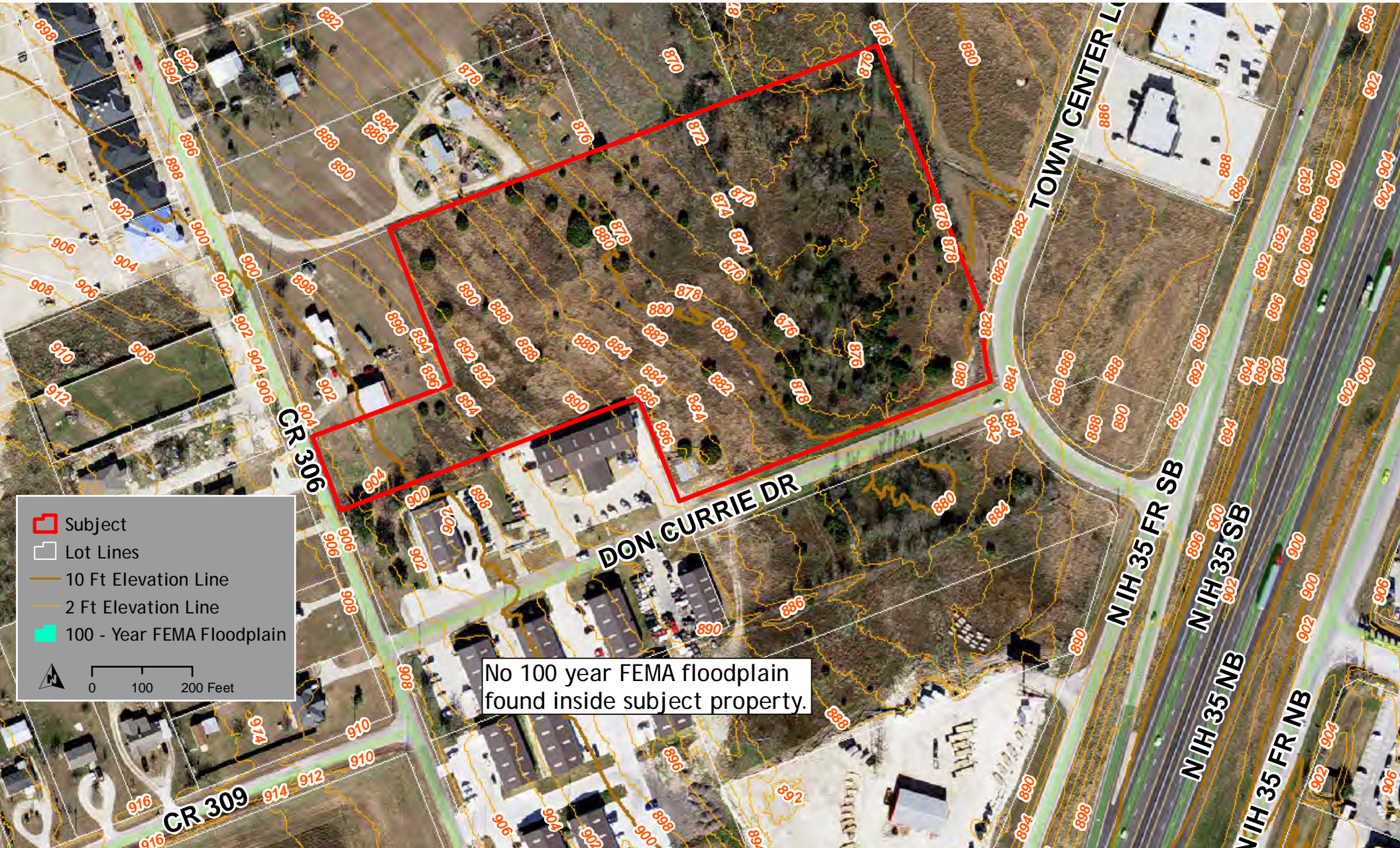
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TOPO/FEMA MAP

CR 306 | Jarrell, TX 76537



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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W-WW MAP

CR 306 | Jarrell, TX 76537



- Subject
- Lot Lines
- Water Lines
- Waste Water Lines

0 100 200 Feet



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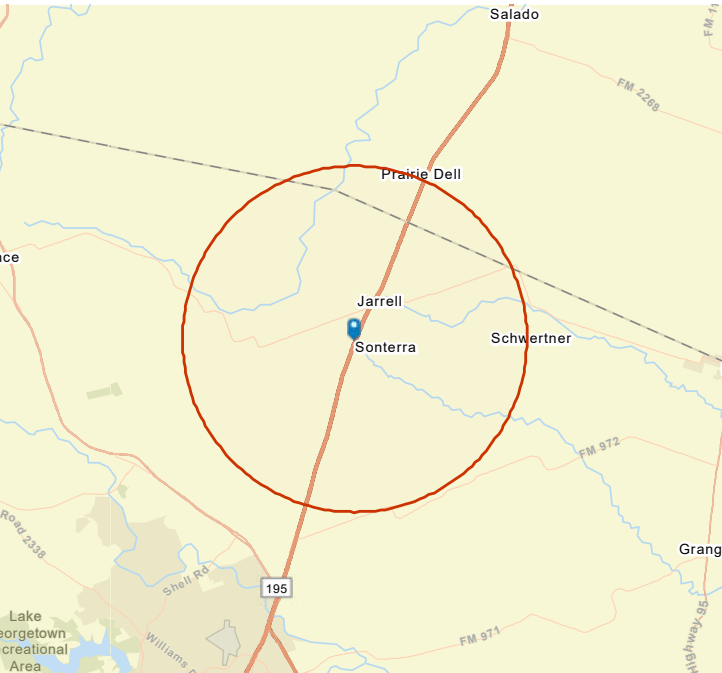
DEMOGRAPHICS

CR 306 | Jarrell, TX 76537

DEMOGRAPHIC PROFILE

County Road 306, Jarrell, Texas, 76537

Ring of 5 miles



EDUCATION



32.4%
High School Graduate



31.5%
Some College/
Associate's Degree



23.2%
Bachelor's/Grad/
Prof Degree

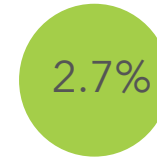
EMPLOYMENT



22.5%
Blue Collar



17.3%
Services



INCOME



\$80,804

Median Household Income



\$33,881

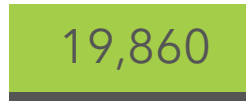
Per Capita Income



\$216,495

Median Net Worth

KEY FACTS



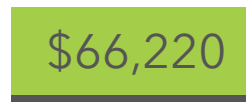
Population



Median Age

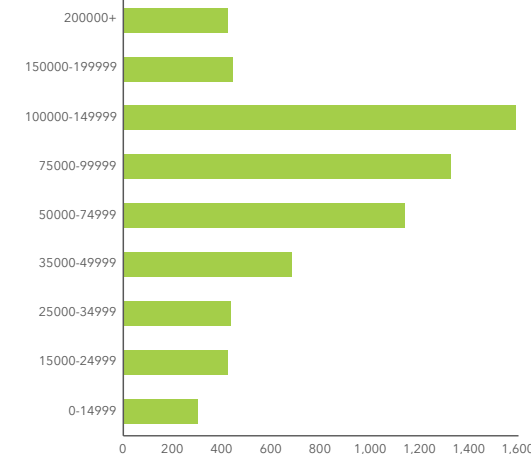


Households



Median Disposable Income

HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2023, 2028).

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Commercial Industrial Properties, LLC</u>	<u>9007597</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Springer</u>	<u>627720</u>	<u>bob@cipaustin.com</u>	<u>(512) 682-1001</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Robby Eaves</u>	<u>588199</u>	<u>robby@cipaustin.com</u>	<u>(512) 682-1003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Phil Morris</u>	<u>631068</u>	<u>phil@cipaustin.com</u>	<u>(512) 682-1012</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date