

FOR SALE

± 83 Acres Available

County Rd 305, Jarrell, TX 76537



12" WATER PIPELINE
ON SITE



WASTEWATER TO
THE SITE



MINIMUM 5MW OF
POWER TO THE SITE, WITH
CAPABILITY TO SCALE MORE



ZONED
ETJ



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KBCADVISORS

Property Overview



PERMITTED USES

Commercial, Industrial,
IOS, Data Center, Retail,
Residential Development

SITE ACCESS

0.58 MILES

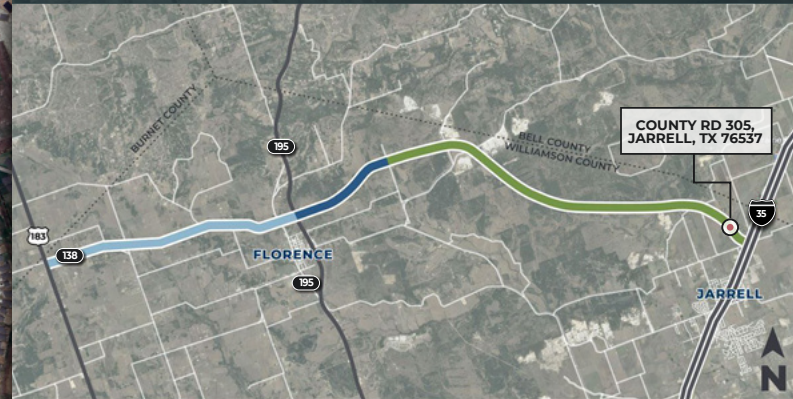
from I-35 via
Exit 275

POTENTIAL FUTURE SITE ACCESS

.28 MILES from I-35 via
Exit 275



This property is strategically located along the proposed J1 Corridor, which will connect Hwy 183 and IH-35. The road will also be expanded from two lanes to four lanes.



**CORRIDORS
J1, J2 & J3 STUDIES**

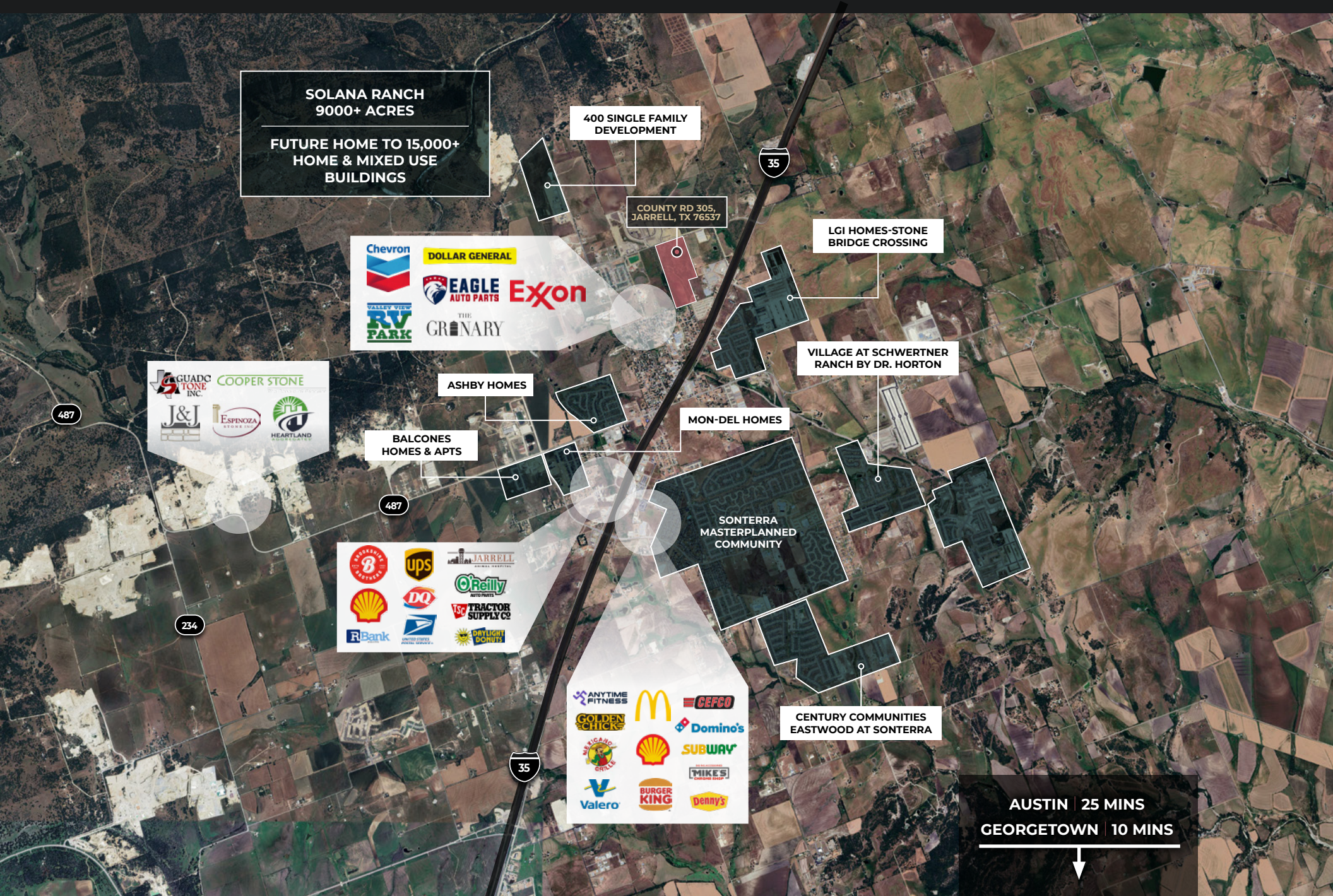
LEGEND

- Corridor J1
- Corridor J2
- Corridor J3

Property Overview



Corporate Neighbors



SOLANA RANCH
9000+ ACRES
FUTURE HOME TO 15,000+
HOME & MIXED USE
BUILDINGS

400 SINGLE FAMILY
DEVELOPMENT

COUNTY RD 305,
JARRELL, TX 76537

LGI HOMES-STONE
BRIDGE CROSSING

VILLAGE AT SCHWERTNER
RANCH BY DR. HORTON

ASHBY HOMES

MON-DEL HOMES

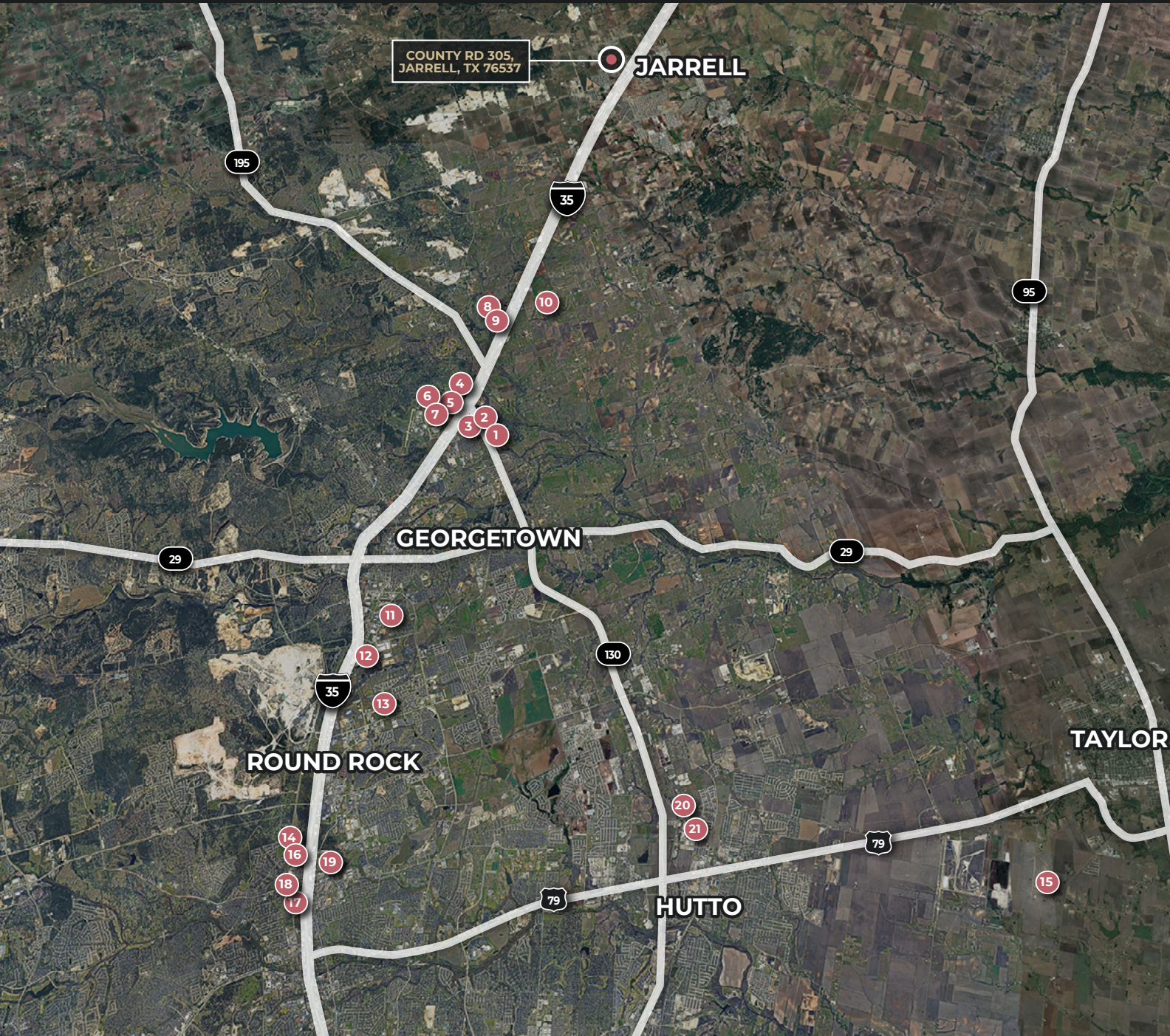
BALCONES
HOMES & APTS

SONTERRA
MASTERPLANNED
COMMUNITY

CENTURY COMMUNITIES
EASTWOOD AT SONTERRA

AUSTIN | 25 MINS
GEORGETOWN | 10 MINS

Neighboring Industrial Tenants



- 1 FMT | 232K SF
- 2 KREATE | 187K SF
- 3 CELLINK | 294K SF
- 4 ZT SYSTEMS | 435K SF
- 5 GREATER AUSTIN MERCHANTS COOPERATIVE ASSOCIATION | 297K SF
- 6 AERONET/CANGSHAN CUTLERY CO | 158K SF
- 7 TEXAS SPEED & PERFORMANCE | 100K
- 8 ONX HOME | 204K
- 9 CONTROL PANELS USA INC | 145K SF
- 10 US FARATHANE | 409K SF
- 11 AIRBORN | 102K SF
- 12 GAF ENERGY | 449K SF
- 13 ONTRAC | 94K SF
- 14 AMAZON | 180K SF
- 15 SAMSUNG SEMICONDUCTOR PLANT | 2.8M SF
- 16 AMAZON | 170K SF
- 17 FLEX LTD. | 151K SF
- 18 DIXIE CARPETS | 91K SF
- 19 FERGUSON | 136K SF
- 20 HANARO ONE WAY | 141K SF
- 21 SEOYON | 212K SF

Land Survey



VILAFRANCO-TOVAR, JUAN A
CALLED 20.320 ACRES
DOCUMENT NO. 2016032327
OFFICIAL PUBLIC RECORDS

FLASHER LIMITED
CALLED 7.90 ACRES
DOCUMENT NO. 2017003191
OFFICIAL PUBLIC RECORDS

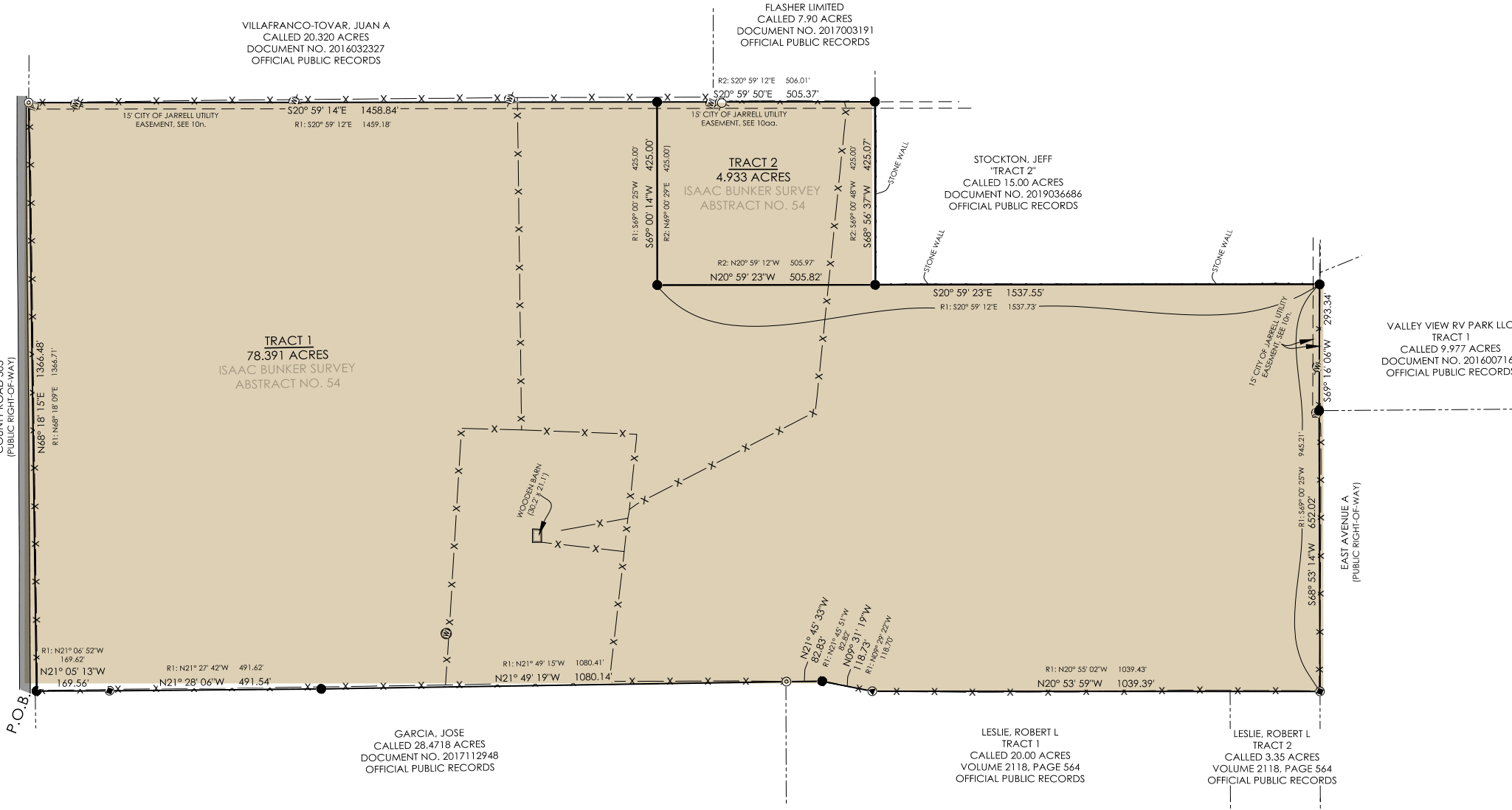
STOCKTON, JEFF
"TRACT 2"
CALLED 15.00 ACRES
DOCUMENT NO. 2019036686
OFFICIAL PUBLIC RECORDS

VALLEY VIEW RV PARK LLC
TRACT 1
CALLED 9.977 ACRES
DOCUMENT NO. 2016007164
OFFICIAL PUBLIC RECORDS

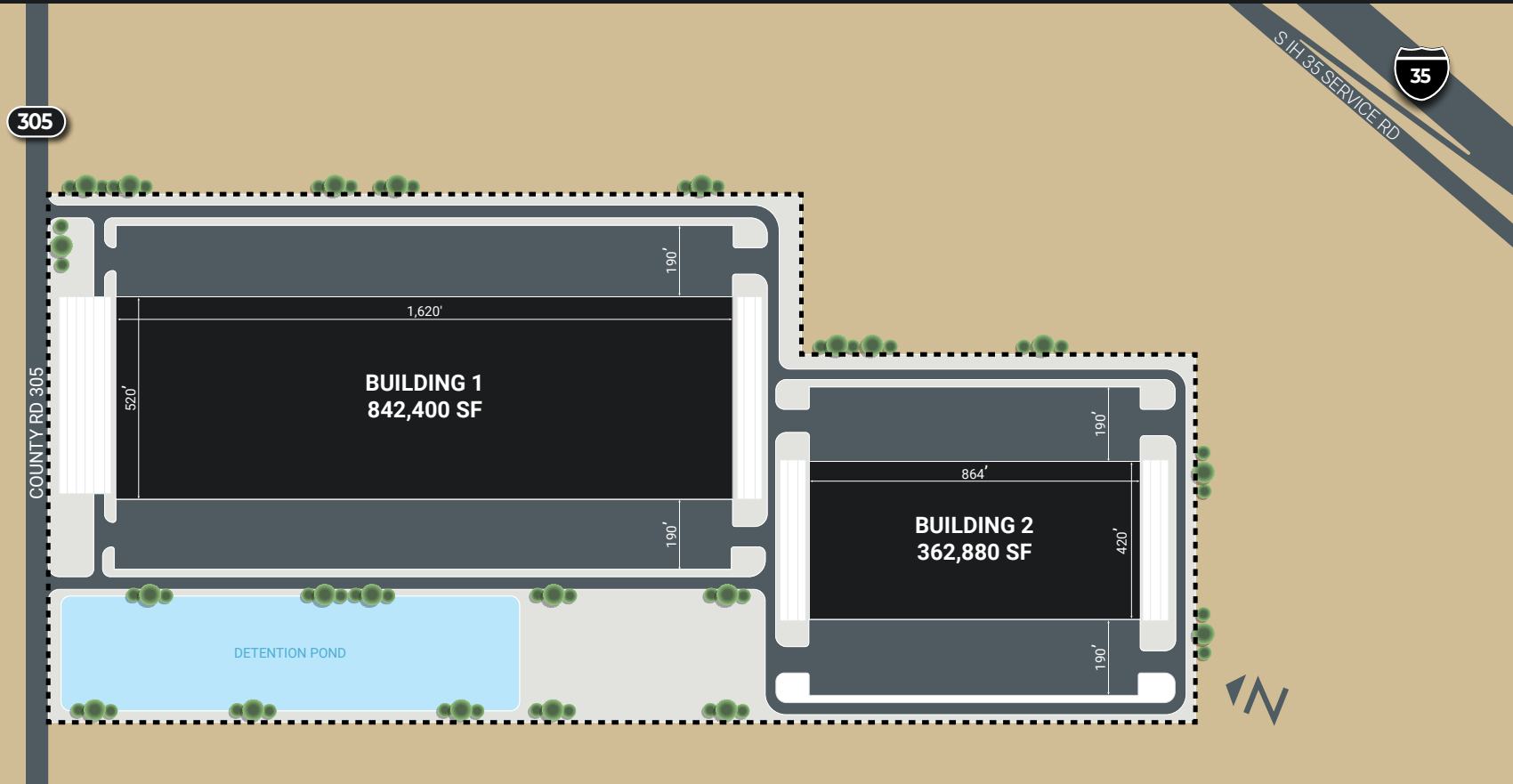
GARCIA, JOSE
CALLED 28.4718 ACRES
DOCUMENT NO. 2017112948
OFFICIAL PUBLIC RECORDS

LESLIE, ROBERT L
TRACT 1
CALLED 20.00 ACRES
VOLUME 2118, PAGE 564
OFFICIAL PUBLIC RECORDS

LESLIE, ROBERT L
TRACT 2
CALLED 3.35 ACRES
VOLUME 2118, PAGE 564
OFFICIAL PUBLIC RECORDS



Industrial Site Plan – Option A



OPTION A	BUILDING 1	BUILDING 2
SF AVAILABLE	842,000	362,000
OFFICE	BTS	BTS
CONFIGURATION	CROSS-DOCK	CROSS-DOCK
CLEAR HEIGHT	40'	40'
BUILDING DEPTH	520'	420'
TRUCK COURT DEPTH	190'	190'
AUTO PARKING	500	200
TRAILER PARKING	250	140

Industrial Site Plan – Option B



OPTION B	BUILDING 1	BUILDING 2	BUILDING 3
SF AVAILABLE	842,000	190,080	190,080
OFFICE	BTS	BTS	BTS
CONFIGURATION	CROSS-DOCK	REAR LOAD	REAR LOAD
CLEAR HEIGHT	40'	32'	32'
BUILDING DEPTH	520'	220'	220'
TRUCK COURT DEPTH	190'	210'	210'
AUTO PARKING	500	300	300
TRAILER PARKING	250	-	-

Why Jarrell?

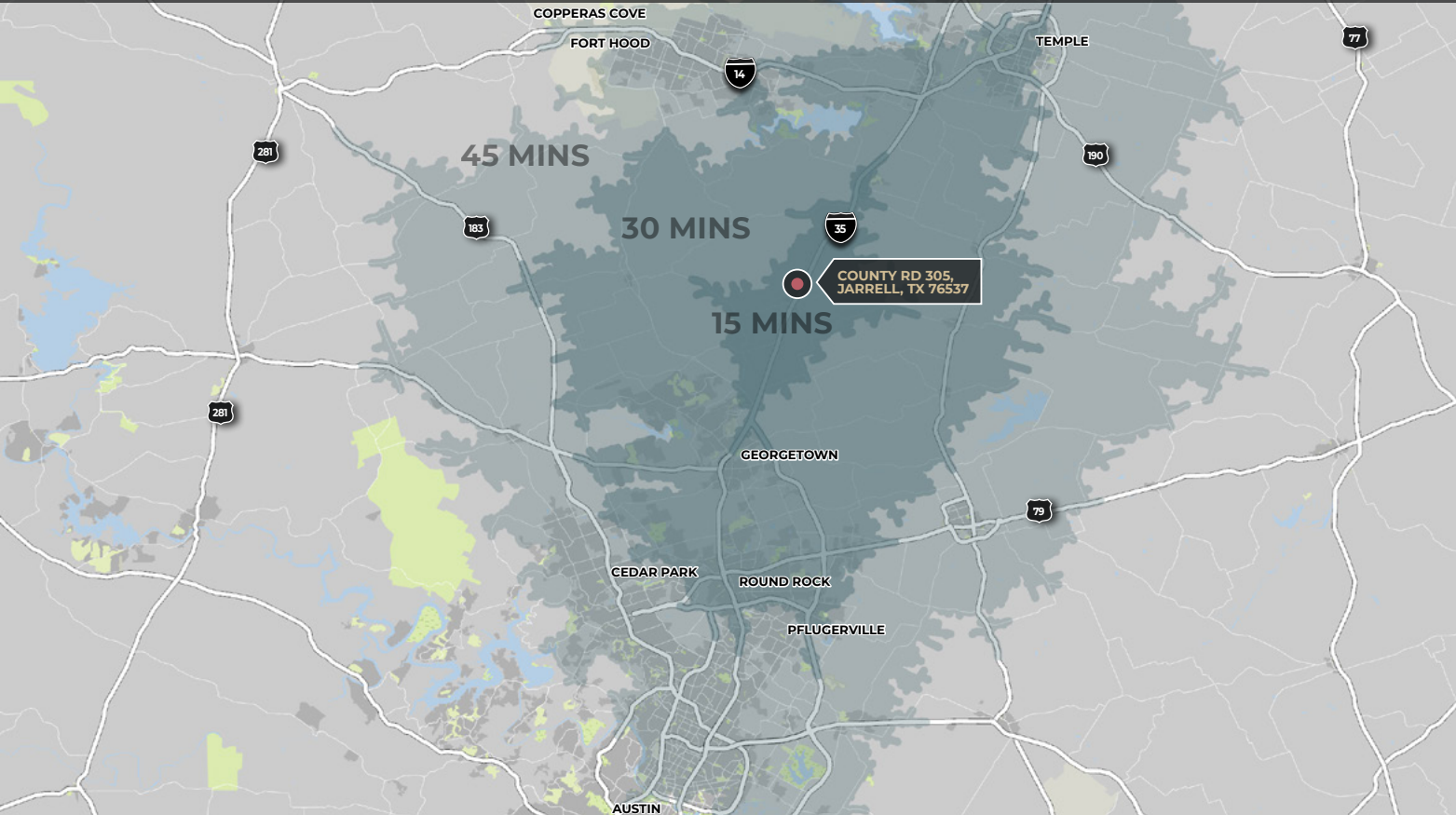


HOUSEHOLD INCOME
\$89,765
 Median Household Income

AGE
34 YEARS OLD
 Median Age

EDUCATION
190,716
 25+ Years Old with a High School Diploma

TARGETED LABOR FORCE
366,269



WAREHOUSE WORKERS
\$16.59 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers
15 Min	265	117%
30 Min	8,975	56%
45 Min	28,726	53%



FORKLIFT DRIVERS
\$19.27 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers
15 Min	22	48%
30 Min	768	13%
45 Min	2,576	13%



ASSEMBLERS & MANUFACTURES
\$18.58 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers
15 Min	50	68%
30 Min	1,915	27%
45 Min	6,395	27%

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