



Jarrell, Texas

Industrial & Commercial Site
17 Acres

Property Details

- IH 35 frontage, approx 1,000 feet
- Great elevation and visibility
- City sewer available
- Zoned for industrial & commercial
- In Austin MSA
- 60,000 cars per day estimated
- 11,800 trucks per day estimated

Property Contact:

Stockton Realty
512-746-5100



I. Site Name, Taxes, Costs, and Pricing

Site name:	BW Stockton Property	
Location acreage and summary:	17.424 acres	
	Immediately northeast of downtown Jarrell with approximately 1,000' of IH35 frontage, proximity to on/off ramps	
Address:		
City:	Jarrell	
County:	Williamson	
State:	Texas	
Zip:	76537	
Williamson County Appraisal District Property ID	R011539	
Williamson County Appraisal District land type	Vacant land, dry crop	
	AG exemption	No
		2015 Tax Rates
Taxing entities:	F02 - WilCo Emer Svc Dist #5	0.100000
	GWI - Williamson County	0.441529
	RFM - WilCo FM/RD	0.040000
	SJA - Jarrell ISD	1.367500

		CJA - City of Jarrell	0.430000
	Total taxes per \$100 valuation:		2.379029
	Site's Local Contact:	Jeff Stockton	Stockton Real Estate, Inc.
	Phone:	512-746-5100	
	Fax:	512-746-5197	
	Email:	info@stocktonre.com	
	Website:	www.stocktonre.com	
	Asking price:	\$975,000	
II Site/Property Details:			
	Within city limits:	Yes	
	Distance from city limits:	n/a	
	Type of zoning:	Commercial	
	Industrial Park/Greenfield/Brownfield	Greenfield	
	Enterprise Zone	No	
	Foreign Trade Zone	Available	
	Rail Served	No	
III. Site/Property distances:			
	Distance and direction to major city:	15 miles - Georgetown	
		42 miles - Austin	
	Distance to Interstate highway:	IH35 frontage	
	Distance to nearest US highway:	25 miles - US 79	
	Distance to nearest commercial airport:	48 miles - Austin Bergstrom	
	Distance to nearest general aviation airport:	16 miles - Georgetown	
	Distance to nearest port city:	240 miles - Galveston/Houston	
	Access to property via (road name):	IH35	
	Condition of road:	Excellent	
	Width of road:	IH standards, 6 lanes plus feeders	
	Maintained by:	Texas Department of Transportation	
IV. Site/Property Physical Information:			
	Acreage:	17.424 acres	
	Adjoining acreage available?	No	
	Elevation:	900' to 910'	
	Best use of site:	Manufacturing/commercial	
	Can site be divided?	No	
	General land shape:	Triangle	
	Dimensions: (approx)	1250' x 850' x 1000'	
	Topography:	Level	
	Soil type:	Black loam	
	Rock outcroppings:	None	
	Vegetation:	Field	
	Flood Plain:	No	
	Phase 1 Environmental audit available?	No	
V. Site Utilities			
	Electric:		
	Name of electric company:	Oncor	Bartlett Electric Cooperative

Contact:	Jim Krumnow	Ken Slack
Location of substation:		
Distance to nearest powerline:		2.5 miles; CR344 & CR305
Single phase/triple phase		Triple phase
Cost of line extension to be borne by:	Buyer	Buyer
Sewer:		
Name of sewage agency:	City of Jarrell	
Position of line, direction and distance from site:	Southwest corner of site	
Size of line:	12"	
Water:		
Name of supplier:	Jarrell Schwertner Water Supply	
Size, pressure and capacity of major feeder main:	2" East corner of site	
Water Analysis:	To be provided	
Source of water:	Ground water	
Cost of extension to be borne by:		
Telecommunications Service:		
Name of provider:	Verizon	
Solid Waste:		
Name of company:	Clawson Disposal, Inc	512-746-2000
Natural Gas:		
Name of gas company/contact:	N/A	
VI. Community Characteristics and Protection Services:		
Local government organization:	Mayor/city council structure	Type A General Law
City's website:	www.cityofjarrell.com	
Police/Protection patrol provided by:	City	
Fire protection provided by:	WilCo ESD #5	
City fire and site area insurance classification:	ISO Class 4	
Distance to fire station:	3 miles	
Restrictions on property use:		
Deed restrictions:	None known	
Protective covenants:	None	
Prospects and problems of annexation:	In City limits	
Local Contacts:		
Economic Development	Gene Richards 512-659-2343	grichards60@gmail.com
City Manager	Mel Yantis 512-746-4593, ext 153	cmanager@cityofjarrell.com
Fire	512-746-2505	
Police	512-746-4593	