

FOR SALE

Country Road 306
Jarrell, Texas 76537



12.390 Commercial Vacant Acres in the heart of Jarrell! Property is view-able from I35. Across from Flying J truck stop & Sonterra. Jarrell Town Center is walk-able, where you will find the City's newest commercial development, spanning 46 acres along the I35 southbound frontage road. The high school is less than 2 mi. Jarrell families benefit from job markets in the surrounding area of Austin, Round Rock, Georgetown, Temple, Killeen/Fort Hood & Waco. Land can be viewed and accessed from I35 frontage, Town Center Loop, Don Curry Dr & CR 306.

Features

- Zoned C3
- General Commercial District
- I35 major hub for NAFTA trade
- Ronald Reagan Corridor 4.5 miles
- Electric, water, sewer & internet fiber ready for construction
- Accessed from I35 frontage, Town Center Loop, Don Curry Dr & CR 306
- New housing developments planned
- Flying J truck stop directly across I35



LISA JANSKY | REALTOR®
512.661.2239
lisa-jansky@realtytexas.com

realty texas®
THE REAL DEAL

0 CR 306

12.39 Acres of Commercial Land Offered at \$1,997,242 in Jarrell, TX

FOR SALE Country Road 306
Jarrell, Texas 76537



12.390 Commercial Vacant Acres in the heart of Jarrell. Property is viewable from I35. Access from Fring 2 Truck Stop & Services, Jarrell Town Center is walk able, where you will find the City's newest commercial development, spanning 46 acres along the US southbound Frontage road. The high school is less than 2 mi. Jarrell families benefit from job markets in the surrounding area of Austin, Round Rock, Georgetown, Temple, Killeen/Hart Hood & Waco. Land can be viewed and accessed from US Interstate Town Center Loop, Don Curry Dr & CR 306.

Features

- Zoned C3
- General Commercial District
- 20 major hubs for nearby towns
- Forward Design Corridor 4.5 miles
- Electric, water, sewer & internet fiber ready for construction
- Accessible from SR Frontage, Town Center Loop, Don Curry Dr & CR 306
- New housing developments planned
- Flying 2 truck stop directly across I35

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ABOUT 0 CR 306, JARRELL, TX 76537

Price	\$1,997,242	Property Sub-type	Commercial
Sale Type	Investment or Owner User	Proposed Use	Commercial
Sale Conditions	Build to Suit	Total Lot Size	12.39 AC
No. Lots	1	Zoning Description	Commercial
Property Type	Land	APN / Parcel ID	R011409

Listina ID: 16410670

Date Created: 6/21/2019

Last Updated: 11/4/2019

More...



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Jansky

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THE REAL DEAL

512-705-7075



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Realty Texas, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005703 License No.	Jack@RealtyTexas.com Email	(800)660-1022 Phone
Jack Stapleton Designated Broker of Firm	576129 License No.	Jack@RealtyTexas.com Email	(512)264-5115 Phone
Leisa Ormsbee Licensed Supervisor of Sales Agent/ Associate	580626 License No.	Leisa@RealtyTexas.com Email	(512)590-1833 Phone
Lisa Jansky Sales Agent/Associate's Name	684495 License No.	lisa-jansky@realtytexas.com Email	(512)705-7075 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date