



Jarrell, Texas

## Industrial & Commercial Site 93 Acres

### Property Details

- IH 35 frontage, approx 3,200 feet
- On/off ramps in place
- Jarrell Schwertner Water
- 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:	Dunk Property	
Location acreage and summary:	93.38 acres	
	2 miles south of Jarrell at intersection of C. Bud Stockton Loop and IH35. Sonterra Development directly east, east side of IH35	
	Approximately 3200' of IH35 frontage.	
Address:	11251 IH35 N.	
City:	Jarrell	
County:	Williamson	
State:	Texas	
Zip:	76537	
Williamson County Appraisal District Property ID	R011312, R011314, R420003, R420004	
	R011098, R011099, R099466, R420017, R420006	
Williamson County Appraisal District land type	Native pasture and dry crop land	
	AG exemption	Yes

		<b>2015 Tax Rates</b>
	Taxing entities:	F02 - WilCo Emer Svc Dist #5
		GWI - Williamson County
		RFM - WilCo FM/RD
		SJA - Jarrell ISD
	Total taxes per \$100 valuation:	1.949029
	Site's Local Contact:	Jeff Stockton
	Phone:	512-746-5100
	Fax:	512-746-5197
	Email:	info@stocktonre.com
	Website:	www.stocktonre.com
	Asking price:	\$4,600,000
<b>II Site/Property Details:</b>		
	Within city limits:	No, but within ETJ
	Distance from city limits:	Borders City limits on east boundary
	Type of zoning:	Not zoned
	Industrial Park/Greenfield/Brownfield	Greenfield
	Enterprise Zone	No
	Foreign Trade Zone	Available
	Rail Served	No
<b>III. Site/Property distances:</b>		
	Distance and direction to major city:	15 miles - Georgetown
		43 miles - Austin
	Distance to Interstate highway:	Fronts IH35
	Distance to nearest US highway:	25 miles - US 79
	Distance to nearest commercial airport:	54 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
<b>IV. Site/Property Physical Information:</b>		
	Acreage:	93.38 acres
	Adjoining acreage available?	No
	Elevation:	890' to 920'
	Best use of site:	Manufacturing/commercial
	Can site be divided?	Will consider
	General land shape:	Irregular triangle
	Dimensions: (approx)	3250' x 2100' x 3630'
	Topography:	Gentle roll from southeast corner to northwest boundary
	Type of soil:	Black loam
	Rock outcroppings:	None

Vegetation:	Row crop, pasture	
Flood Plain:	No	
Phase 1 Environmental audit available?	No	
<b>V. Site Utilities</b>		
<b>Electric:</b>		
Name of electric company:	<b>Oncor</b>	<b>Pedernales Elect Coop</b>
Contact:	Jim Krumnow	Judy Seidensticker
Source of Energy		Hydro
Location of substation:		15 miles
Distance to nearest power line:		2 miles; NW FM487
Single phase/triple phase		Triple phase
Cost of line extension to be borne by:	Buyer	Buyer
<b>Sewer:</b>		
Name of sewage agency:	City of Jarrell	
Position of line, direction and distance from site:	none, 5,900' to city line	
Size of line:	12"	
Cost of extension to be borne by:	In City's proposed CIP	
<b>Water:</b>		
Name of supplier:	Jarrell Schwertner Water Supply	
Size, pressure and capacity of major feeder main:	6' line at the site, east boundary	
Water Analysis:	To be provided	
Source of water:	Ground water	
Cost of extension to be borne by:	Buyer	
<b>Telecommunications Service:</b>		
Name of provider:	Verizon	
<b>Solid Waste:</b>		
Name of company:	Clawson Disposal, Inc	512-746-2000
<b>Natural Gas:</b>		
Name of gas company/contact:	N/A	
<b>VI. Community Characteristics and Protection Services:</b>		
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	
<b>Restrictions on property use:</b>		
Deed restrictions:	None known	
Protective covenants:	None	
Prospects and problems of annexation:	At owner's request, within ETJ	

	<b>Local Contacts:</b>		
	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	