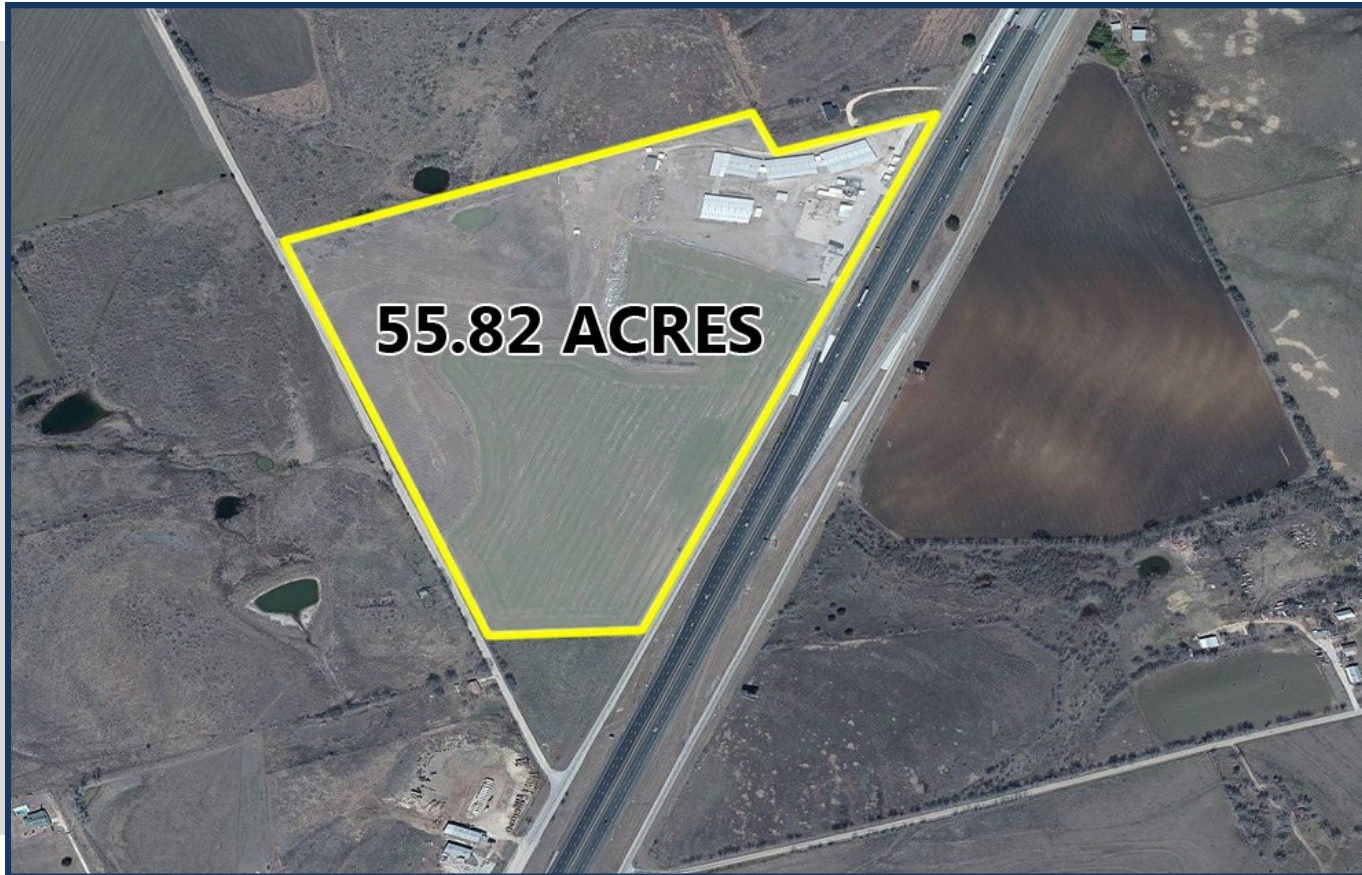


FOR SALE
55.82 ACRES ON CR 304 IN JARRELL



Darren Quick
512.814.1820
Darren@donquick.com

**DON
QUICK**
& Associates, Inc.

1000 N. IH-35, Suite A | Round Rock | TX | 78681 | Phone 512.255.3000
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The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

FOR SALE

55.82 ACRES ON CR 304 IN JARRELL

LOCATION

- Property is approximately 55.82 acres raw land located on the west side of IH-35, just north of Jarrell
- Located in Williamson County (Bell County line is just north of property within one mile)

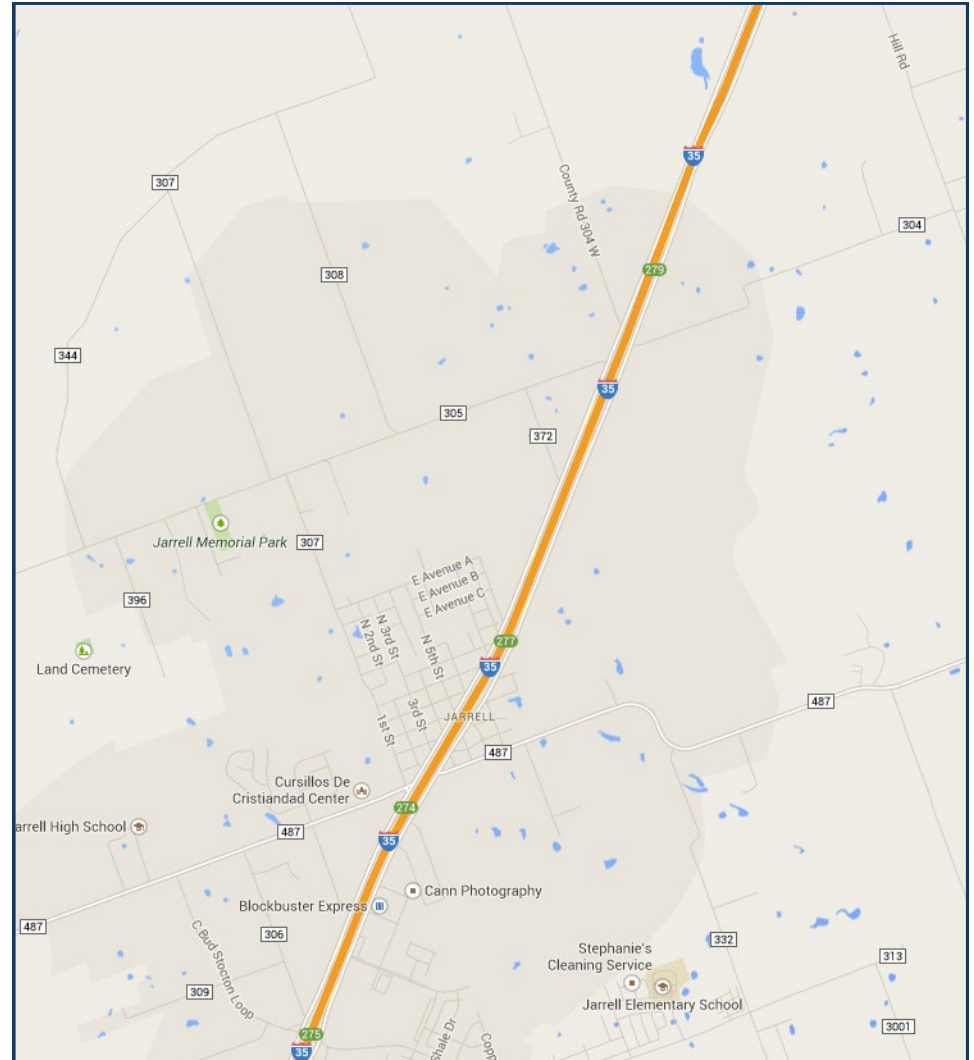
ACCESS

- From the north, a driver will take exit #277; the property is approximately 2 miles south from this exit
- Driving south, the exit is #487, the Bartlett/Florence exit, or exit #279
- An IH-35 on-ramp pointing southbound is in front of the property
- Northern portion of property on IH 35 is on a hill and commands excellent views of IH-35

SALES PRICE

\$1,800,000.00

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FOR SALE

55.82 ACRES ON CR 304 IN JARRELL

PROPERTY DETAILS

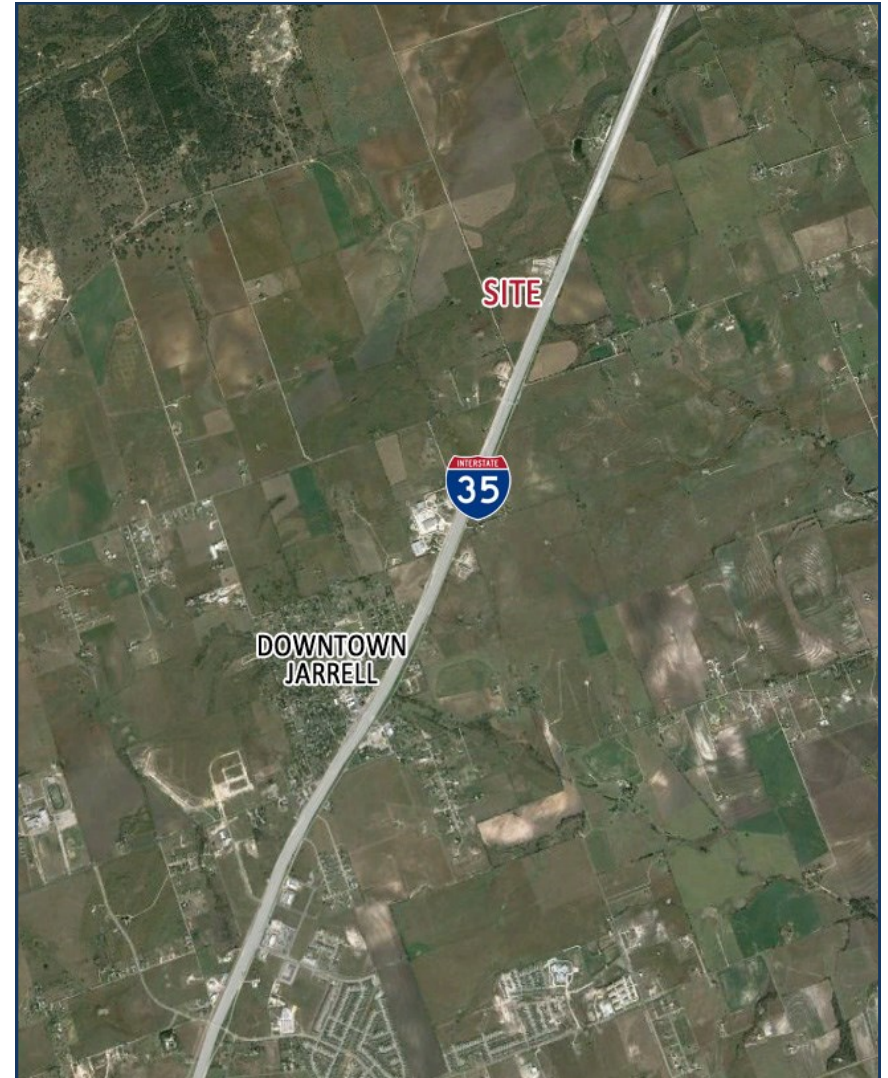
- Existing mobile home on property with an aerobic septic system (will be moved on sale)
- Billboard on property will be kept by Seller (Seller currently receiving approximately \$900 a month for billboard, 1.5 years left on contract)
- Formerly the north 8 acres was a flea market
- Some of the concrete pads still exist, as well as some asphalt areas

UTILITIES

- Approximately 10 septic tanks on property due to previous flea market use (7-8 of these are aerobic)
- Seller does not warranty any of septic tanks and any repair/replacement will be at Buyer expense
- Property on well water
- City of Jarrell recently obtained one of the state's tallest water towers and they are proposing to run water lines in front of the property
- Should a new buyer want to connect to City of Jarrell water, a portion of roadway out front will need easements granted to the City of Jarrell (plus water tap expense)
- At one time there were 8 meters to property

PROPERTY USE

- Ideal uses include a truck stop, c-store and restaurant, RV park, church retreat, distribution center, etc.
- Most of property is currently in Ag usage (8 acres on north portion is not in Ag)
- Acreage is generally flat and usable



Information About Brokerage Services



Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BUYER, SELLER, LANDLORD, OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K

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