

MIXED USE LAND DEVELOPMENT

375 CR 370 JARRELL, TEXAS

INVESTMENT OVERVIEW

Jarrell is now known as the "FASTEST GROWING CITY IN TX!" With visibility from I-35, this +/- 16 acre site sits across from a new industrial development and is right around the corner from new commercial developments like Sierra G Ranch, Cornell Business Park and Solana Ranch. Join in on the pulse of growth and transform this vast space into a variety of potential uses — RV Park, mobile home park, warehouses, office business park, equipment storage facility, towing service site, and more.

OFFERING SUMMARY

LISTING PRICE: \$1,950,000

TOTAL SIZE: 16.19 ACRES

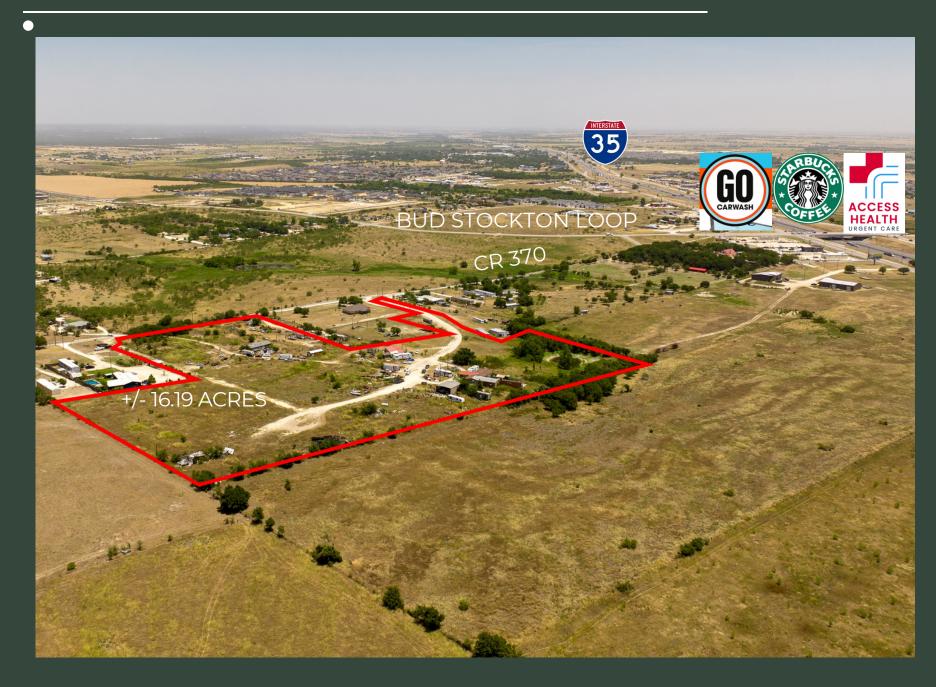
PRICE/ACRE: ~ \$120,424

ZONING: CITY OF JARRELL ETJ

HIGEST & BEST USE: COMMERCIAL



PRIME DEVELOPMENT OPPORTUNITY



FEASIBILTY OVERVIEW

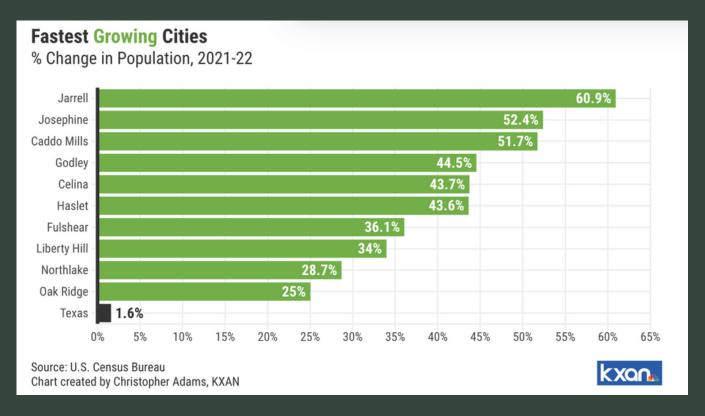
| FEASIBILITY | CURRENT STATUS |
|---------------------|--|
| ZONING | • None - City of Jarrell ETJ JARRELL |
| RESTRICTIONS / USES | • No Restrictions - Commercial Use Allowed |
| WATER | 16-inch waterline along the I-35 access road Water well on property |
| WASTEWATER | No wastewater exists currently Homes (2) are on a septic system |
| ELECTRICITY | • Served by TXU Energy |
| FLOOD PLAIN | • None |
| PARCEL ID | • Williamson County Parcel ID R319178 |

Land Unlimited makes no representations, warranties, or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable. It is strongly recommended that interested parties conduct their own proper due diligence.

FASTEST GROWING CITY IN TEXAS

Where did population change happen quickest?

Smaller cities grew at an even faster pace. Jarrell is the fastest-growing tity in Texas, up 60.9% in 2022. The city added more than 1,600 residents, bringing the total population up to 3,410.



Growth rate is nearly 8% higher than the next city



SIERRA G RANCH



Sierra G Ranch is a 99-acre multi-phased community with "Class-A" multifamily, up to 2 hotel sites, flex office storage and medium density detached single family uses. EXCITING ANNOUNCEMENTS COMING SOON!

DMB DEVELOPMENT / SOLANA RANCH

Solana Ranch developer says 50K could eventually live in huge community near Jarrell

DMB Development leader expects to close soon on 7,000-plus acres between Austin, Temple



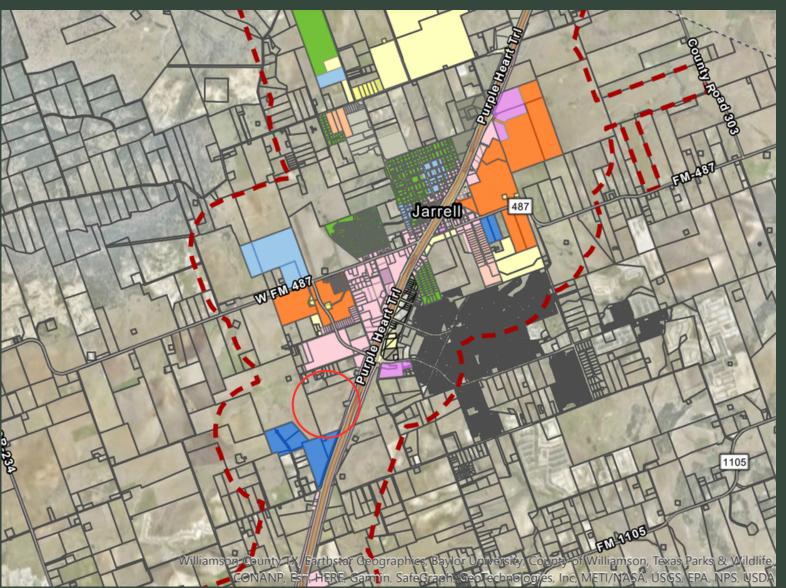
DMB Development has been approved to bring an epic master-planned community of up to 14,000 homes on a 7,000 tract. The development is also slated for shopping, dining, offices, entertainment, recreational facilities, schools, churches and a vast network of trails. Construction is expected to be completed by 2026 & anticipates bringing an upwards of 50,000 people to this community alone.



CITY OF JARRELL MAP







The property is lies within the City Extra-territorial Jurisdiction

PROPERTY OVERVIEW







KAYLEE SUTTON
OWNER & FOUNDER

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