



## DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

Fax (254) 774-9999

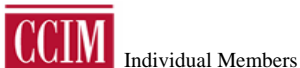
(254) 771-5959

# SONTERRA

## SITES AVILABLE RETAIL / OFFICE/ COMMERCIAL

- DESCRIPTION:** Over 60 acres of prime sites are available. Uniquely positioned in a growth corridor without the hassles of permitting and delay by cities.
- SALES PRICE:** \$5.00 to \$12.00 psf depending on size and location.
- PROPERTY LOCATION:** Located off IH-35 just south of Jarrell, Texas just north of the new State Highway 130 interchange. This is the growth corridor of Central Texas due to its proximity to the fast growing Round Rock and Georgetown markets.
- LAND SIZE:** 60 acres +
- ZONING:** No Zoning or City Permits Required
- TRAFFIC COUNT:** 40,000 vehicles per day per TX DOT – 2006 (IH 35)
- UTILITIES:** Water and Sewer available on each lot.
- COMMENTS:** Come join McDonalds, Denny's, Burger King, Shell Oil and other top tier retailers in the exciting new community of  
**SONTERRA**

**Buyer is responsible to verify all information contained herein.** The statements and figures contained herein, while not guaranteed, are secured from sources DB Commercial believes authoritative. DB Commercial makes no representation or warranties, either expressed or implied, as to the accuracy of the information contained herein. All information subject to change Jarrell. 3/08



6 South 1<sup>st</sup> Street, Temple, TX 76501  
P.O. Box 2367, Temple, TX 76503

[www.dbcre.com](http://www.dbcre.com)

