

138 Acres
Industrial & Commercial



Property Details

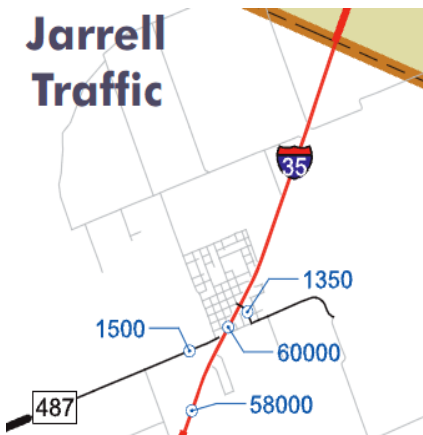
- 138 Acres
- I-35 Frontage
- Utilities
- Zoned Industrial and Commercial
- 2,412 feet of frontage on IH 35
- 1,520 feet of frontage on FM 487
- 60,000 Cars per day on IH 35 estimated
- 11,804 Trucks per day on IH 35 estimated

Property Contact:

Stockton Real Estate, Inc.
512-746-5100



Jarrell Traffic



This information is made possible by the Jarrell Economic Development Corporation. Every attempt to ensure reliable data has been made, but no guarantee or responsibility is assumed in its accuracy. To contact the Jarrell EDC, please call Mel Yantis (512) 746-4593, ext. 153.



Property Details - Jarrell Site	
Total Acreage: 138 acres	
Location: The property is bounded by IH-35 on the east and with FM 487 to the south; FM 487 is the major road connecting Jarrell east to west. An exit ramp off of IH-35 terminates directly into the property and an entrance ramp is strategically located just north of the site.	
Within City Limits: Most of property outside of city	Distance from City Limits: n/a
City: Jarrell Zip Code: 76537	County: Williamson
Distance to US Highways: 0	Type of Zoning: Industrial & Commercial
Distance to Interstate Highways: 0	
Enterprise Zone: No	Foreign Trade Zone: available
Distance to nearest commercial airport: 52 mi.	Distance to nearest general aviation airport: 15 miles
Runway length of general aviation airport- 5,000 ft.	Navigable waterway: N/A
General Site Information	
Best use of site: Retail, commercial and industrial	
Adjoining Acreage Available: Yes	Can site be divided: Yes
Percentage of site in 100 year flood plan - 3%	Soil borings available: No
Phase 1 Environmental audit available: No	Brownfield: No
IMPROVEMENTS	
Road distance to rail: N/A	Name of Railroad: N/A
Located within an Industrial Park: No	
Deed Restriction(s): No	Covenants: No
Utilities	
Sewer: City Main Interceptor Line	Water: Jarrell Schwertner Water Supply Corp.
Electric Services: Bartlett Electric Cooperative	Water - size of nearest line: 12"
Natural Gas Service: N/A	Natural Gas- Size of nearest line: N/A
Telecommunication Service: Verizon	Solid Waste Disposal: Yes
Sales Information	
Contact: Jeff Stockton	Phone: 512-746-5100
Fax: 512-746-5197	Email: info@stocktonre.com
Web Site: http://www.stocktonre.com/	
Comments: Interstate frontage - water & wastewater on site	

