

Jarrell Town Center

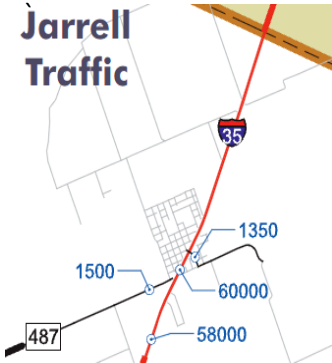
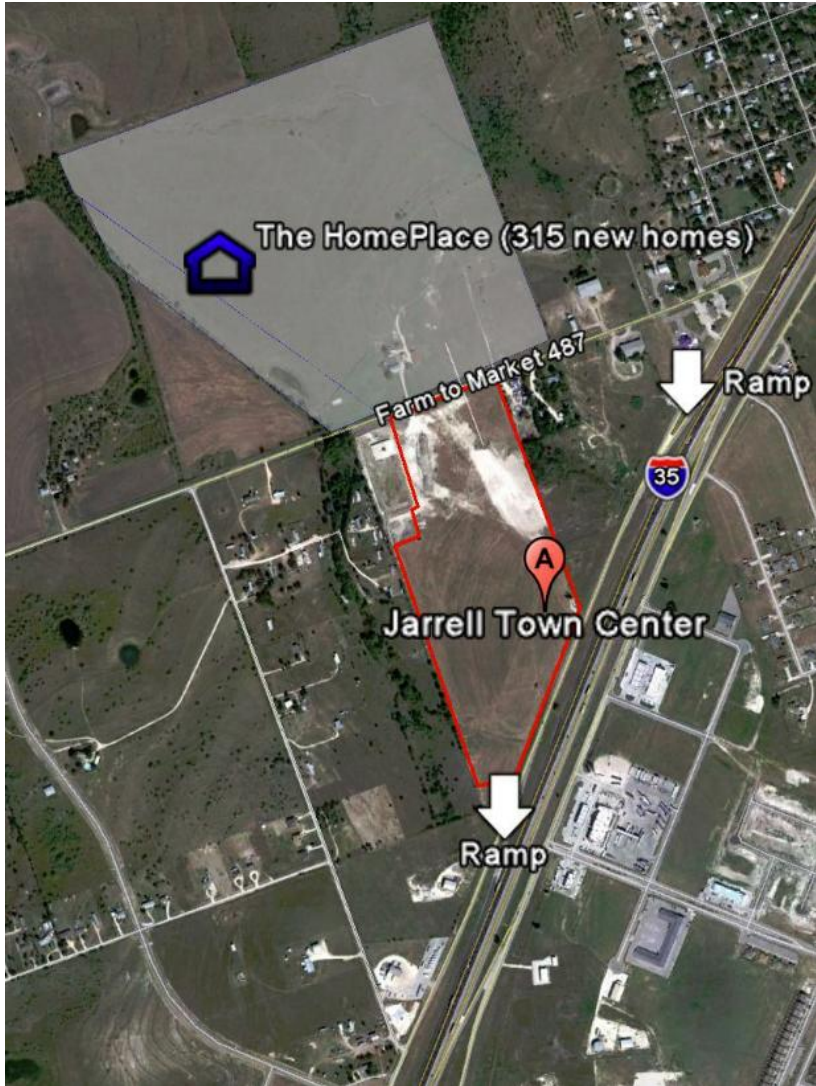


Property Details

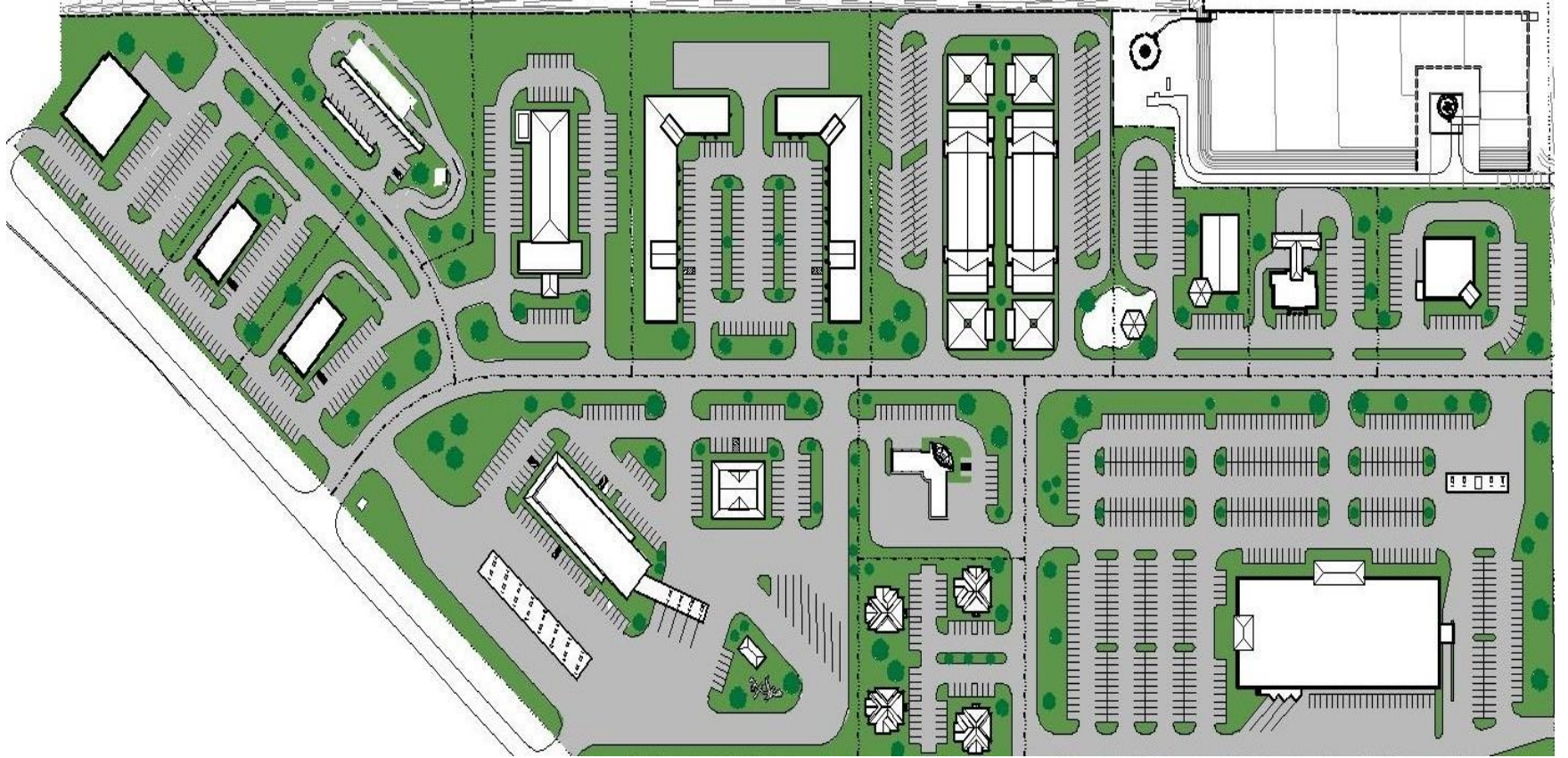
- Utilities
- Over 60,000 vehicles per day
- Regional detention pond
- Limited competition within 15 miles
- Pro-growth City, City Council and 4A
- Texas' Tallest Water Tower

Property Contact

Ashby Real Estate
 Office:
 512-746-2200
 Cell:
 512-639-4652



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 - Jarrell Town Center	
Total Acreage: 46 acres available from pad sites to 46 acres	
Location: 11776 I-35 N. Jarrell Town Center is situated just south of downtown Jarrell and inside the city limits of Jarrell.	
Directions: From North: Take Exit# 275, go 500 feet and you are there! From South: Take Exit #275 stay on frontage road to the underpass, turn left on southbound frontage, go 3/4 mile and Town Center is on the right.	
Within City Limits: Yes	Distance from City Limits: N/A
City: Jarrell Zip Code: 76537	County: Williamson
Distance to US Highways: N/A	Type of Zoning: Commercial 3C
Distance to Interstate Highways: .5	Foreign Trade Zone: Available
Enterprise Zone: No	Distance to nearest general aviation airport: 14 miles
Distance to nearest commercial airport: 51 miles	Runway length of general aviation airport: 5,000 ft.
Navigable waterway: n/a	
General Site Information	
Can site be divided: Yes	Type Of Soil: San Saba-Crawford-Lindy
Percentage of site in 100 year flood plan: 0%	Soil borings available: Yes
Phase 1 Environmental audit available: Yes	Brownfield: No
IMPROVEMENTS	
Located within an Industrial Park: No	
Deed Restriction(s): Reasonable	Covenants: Yes
Utilities	
Sewer: City sewer	Water: City of Jarrell
Size of line: 8"	Water - size of nearest line: 12" - 16"
Electric Services: Bartlett Electrical Co-op	
Natural Gas Service: N/A	Natural Gas- Size of nearest line: N/A
Telecommunication Service: Verizon	Solid Waste Disposal: Clawson Disposal
Road distance to rail: N/A	Name of Railroad: N/A
Sales Information	
Contact: Charles Ashby	Phone: 512-746-2200
Fax: 512-746-2223	Email: Charles@AshbyRE.com
Web Site: http://www.JarrellTownCenter.com	
Comments: Jarrell is located on IH-35 equal distance between Austin and Temple, a few miles north of the 130 Toll way and soon to be built Ronald Reagan Blvd. This is the growth corridor of central Texas due to affordable housing and proximity to Georgetown, Round Rock and Austin. Ramps feed directly to and from the property.	