



Property Details

5.3 Acres
I-35 Frontage
Utilities
Gateway to more than
8,000 proposed residences

Property Contact:

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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.



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| Property - Sonterra Site #1 | |
| Total Acreage: 5.3 acres | |
| Location: 11650 IH 35, Jarrell, TX 76537 | |
| Directions: Sonterra is located off Exit 275 on IH-35 between Georgetown and Jarrell in Northern Williamson County. 4 min. north of Parmer Lane extension (under construction) 6 min. north of 130 Toll Road 8 minutes north of Georgetown and 10 mins. south of Salado. | |
| 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: N/A |
| Distance to Interstate Highways: .05 | Foreign Trade Zone: Available |
| Enterprise Zone: No | Distance to nearest general aviation airport: 15 miles |
| Distance to nearest commercial airport: 55 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: PI-15-30 |
| 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): Yes-commercial ded restriction | Covenants: Yes - commercial covenants |
| Utilities | |
| Sewer: Yes (MUD) | Water: Sonterra MUD |
| Size of line: 10" | Water - size of nearest line: 6", 8", 10" |
| Electric Services: Bartlett Electric Cooperative | kV: |
| Natural Gas Service: N/A | Natural Gas- Size of nearest line: N/A |
| Telecommunication Service: Suddenlink | Solid Waste Disposal: Clawson Disposal |
| Road distance to rail: N/A | Name of Railroad: N/A |
| Sales Information | |
| Contact: Andy Bilger/Theron Vaughan | Phone: (512) 746.4151 |
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| Comments: | |