

SSS 6.71

6.71 + Acres
Commercial

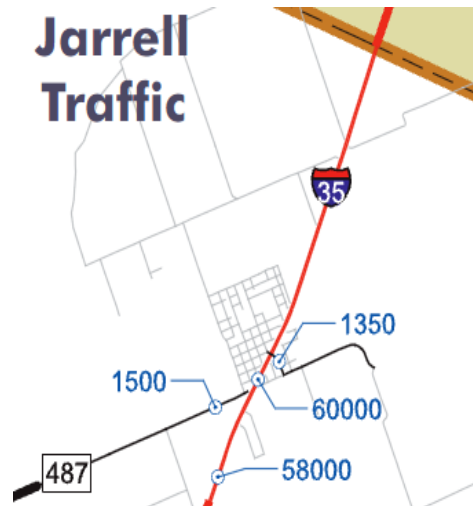


Property Contact:
 Stockton Real Estate, Inc.
 512-746-5100

Property Details

- Utilities
- 375 lineal ft. of IH35 frontage
- 393 lineal ft. on CR 372
- Office building on pier and beam
- Not in 100 year flood plain
- 60,000 cars per day on IH35
- 11,804 trucks per day on IH35 estimated

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 - SSS 6.71	
Total Acreage: 6.71 Acres out of the Isaac Bunker Survey	
Location: North of Old Town Jarrell on the West Access Road - West corner of IH-35 and CR 372	
Directions: From Georgetwon travel North on IH-35; take EXIT 277. At stop sign turn left over IH-35; turn left (south) on west side access road. Property is 1/2 mile south of Yankee Rd overpass.	
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: No	Percentage of site in 100 year flood plan: 0%
Soil borings available: No	Phase 1 Environmental audit available: No
IMPROVEMENTS	
Located within an Industrial Park: No	
Deed Restriction(s): No	Covenants: No
Utilities	
Sewer: City sewer	Water: Jarrell Schwertner Water Supply Corp.
Size of line: 8"	Water - size of nearest line: 2"
Electric Services: ONCOR Delivery	kV:
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: Jeff Stockton Real Estate, Inc.	Phone: 512-746-5197
Fax: 512-746-5100	Email: info@stocktonre.com
Web Site: http://www.stocktonre.com	
Comments: Property is located SW of the proposed Parmer Lane extension (Ronald Reagan Blvd) tie-in- with IH35 as per Williamson County. Property is located North of Texas 130 Toll Rd.	