

8300 IH35, Jarrell, TX

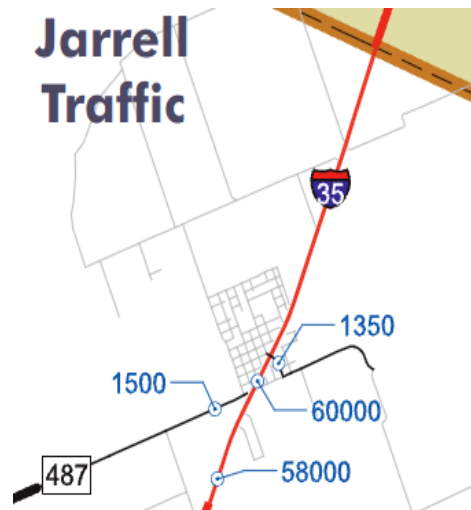
4.98+ Acres  
Commercial



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

**Property Details**

- Utilities
- 870 lineal ft. of IH35 frontage
- 625 lineal ft. on Windy Hill School Road
- 3/1 house with 2 car attached garage
- 60,000 cars per day on IH35
- 11,804 trucks per day on IH35 estimated



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.



<b>Property - 8300 IH-35</b>	
4.98+ Acres out of the Isaac Bunker Survey	
Location: SE Corner of IH35 & Windy Hill School Road	
Directions: From Georgetown, go north on IH-35, take Exit 272; make U-turn, access road is currently 2-way, go South one-quarter mile to Windy Hill School Road, subject property begins on the left and continues South.	
Within City Limits: No	Distance from City Limits:
City: Jarrell      Zip Code: 76537	County: Williamson
Distance to US Highways: N/A	Type of Zoning: Commercial
Distance to Interstate Highways: 0	Foreign Trade Zone Available
Enterprise Zone: No	Distance to nearest general aviation airport: 15 miles
Distance to nearest commercial airport: 51 miles	Runway length of general aviation airport: 5,000 ft.
Navigable waterway: n/a	
<b>General Site Information</b>	
Can site be divided: No	Type Of Soil: Austin-Houston-Black-Stephen
Percentage of site in 100 year flood plan 0%	Soil borings available: No
Phase 1 Environmental audit available: No	Brownfield: No
<b>IMPROVEMENTS</b>	
Located within an Industrial Park: No	
Deed Restriction(s): No	Covenants: No
<b>Utilities</b>	
Sewer: No	Water: Jarrell-Schwertner Water Supply Corporation
Size of line: N/A	Water - size of nearest line:
Electric Services: Pedernales Electric Cooperative, Inc.	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
<b>Sales Information</b>	
Contact: Jeff Stockton Real Estate, Inc.	Phone: 512-746-5197
Fax: 512-746-5100	Email: info@stocktonre.com
Web Site: <a href="http://www.stocktonre.com">http://www.stocktonre.com</a>	
Comments: Triangular in shape. Excellent Visibility.	





