



7.828± ACRES I-35 FRONTAGE
Jarrell, TX

LAND FOR SALE



COMMERCIAL
INDUSTRIAL
PROPERTIES

Jerry Heare, SIOR, Senior VP
jerry@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Sale: 7.828 Acres Commercial Land

NE Corner of FM 312 & IH-35 | Jarrell, TX

- Location:** This 7.828 acre tract is at the northeast corner of Interstate 35 and the County Road 311/312 overpass in Jarrell. The Sonterra fire station and residential development abuts the property. The tract has 764' of frontage on the IH-35 northbound access road at exit 274 on IH-35. McDonald's, Wendy's and the Flying J Truck Stop are within 1,000 feet of this parcel. Current IH-35 traffic northbound is about 60,000 vehicles daily.
- Jarrell is at the northern end of Texas Tollway 130, a bypass to/from Interstate 10 around the Austin-San Antonio IH-35 corridor.
- Zoning:** Commercial
- Utilities:** Water: City of Jarrell
Wastewater: Septic or contract with the Sonterra Municipal Utility District: SonterraMUD.org/utilities
- Sale Price:** Call for pricing.

For More Information Contact:

Jerry Heare, SIOR
Senior Vice President
jerry@cipaustin.com | 512 682 1013

main 512 682 1000 | fax 512 682 1031
cipaustin.com

568.418011 10.30.19



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

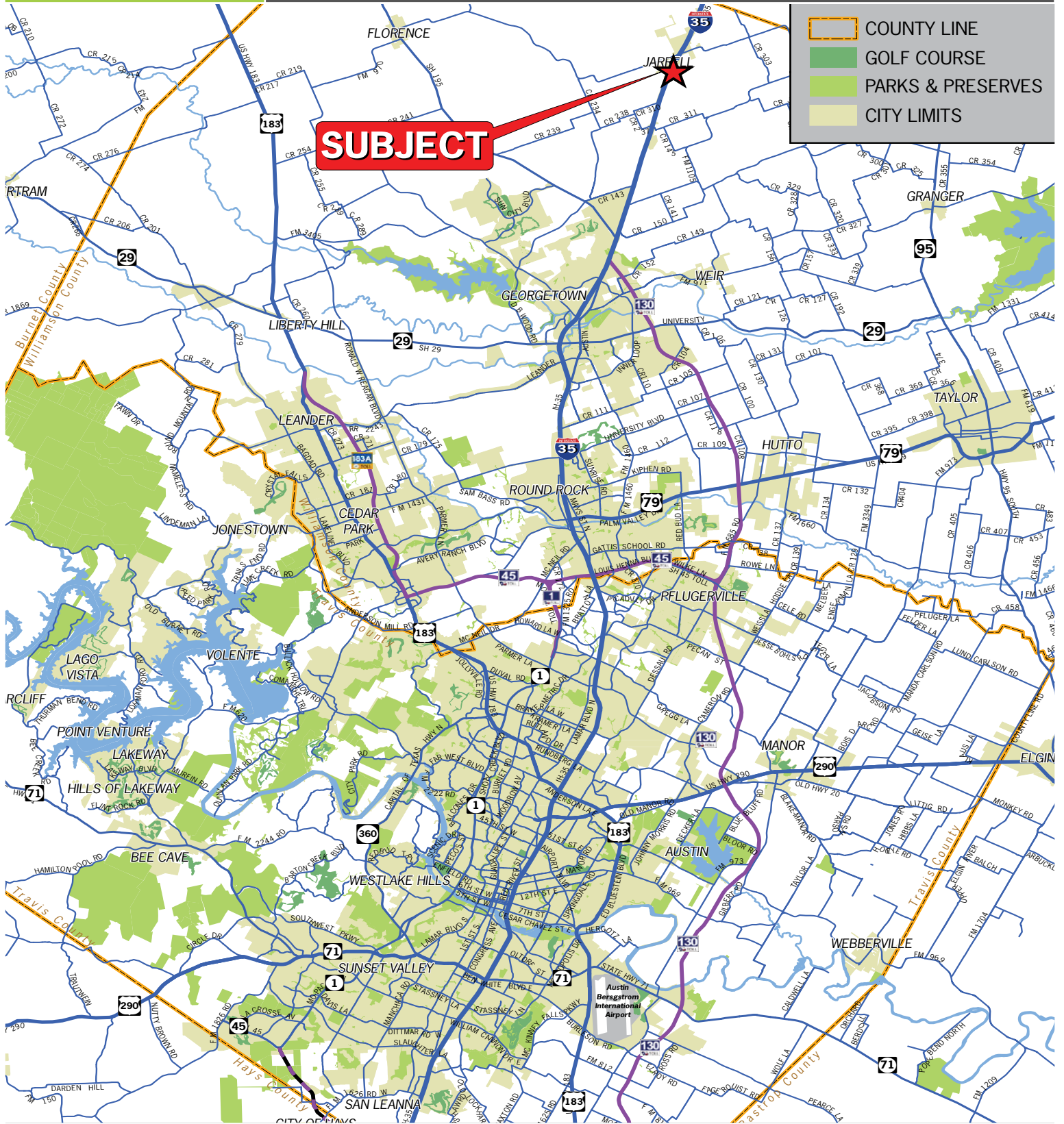
9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

METRO MAP

For Sale: 7.828 Acres Commercial Land NE Corner of FM 312 & IH-35 | Jarrell, TX



SUBJECT



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

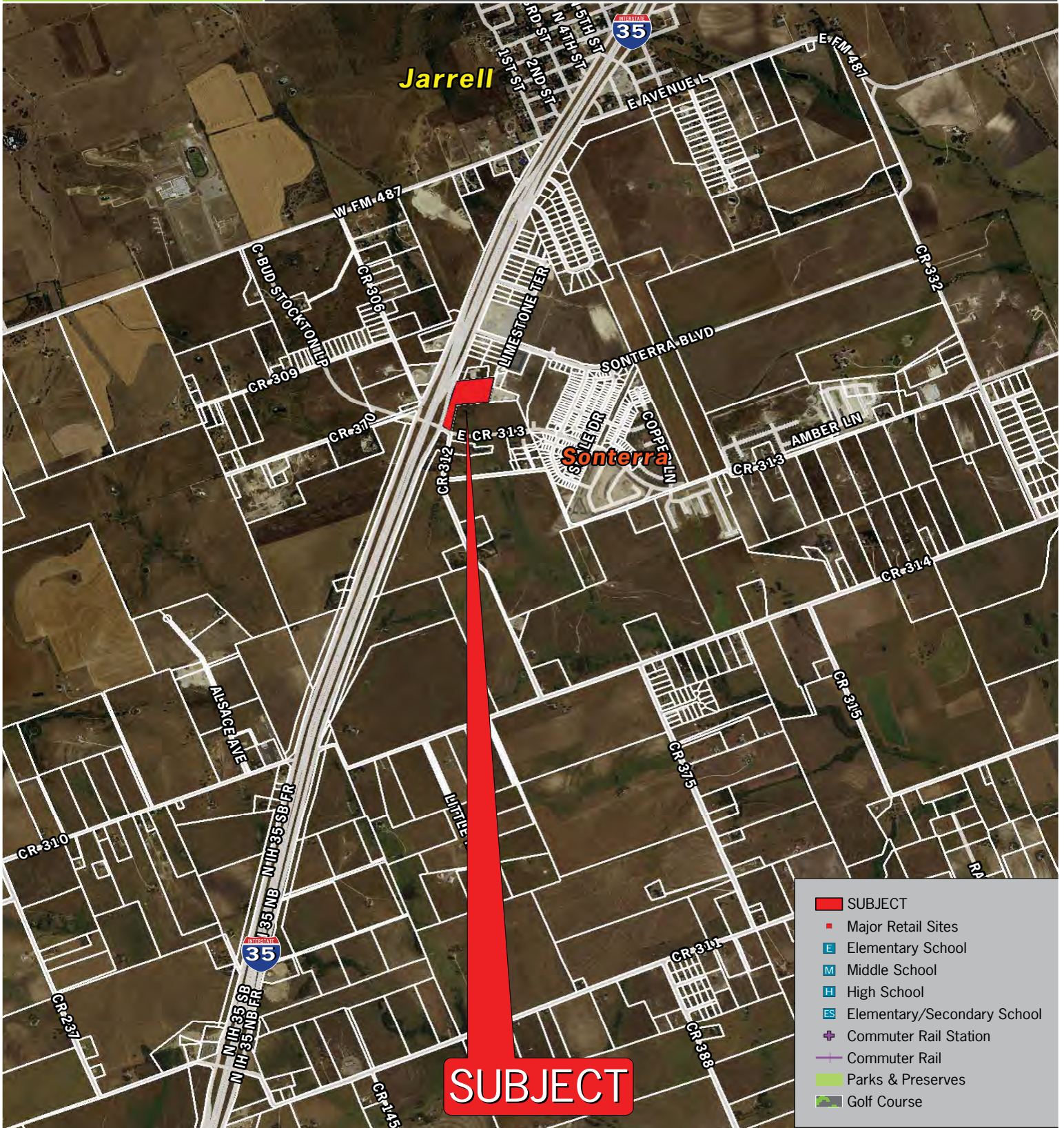
Austin, TX 78759

cipaustin.com

REGION MAP

For Sale: 7.828 Acres Commercial Land

NE Corner of FM 312 & IH-35 | Jarrell, TX



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

AERIAL MAP

For Sale: 7.828 Acres Commercial Land
NE Corner of FM 312 & IH-35 | Jarrell, TX



5.56 ACRES

2.268
ACRES

IH-35

CR 313

CR 312



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

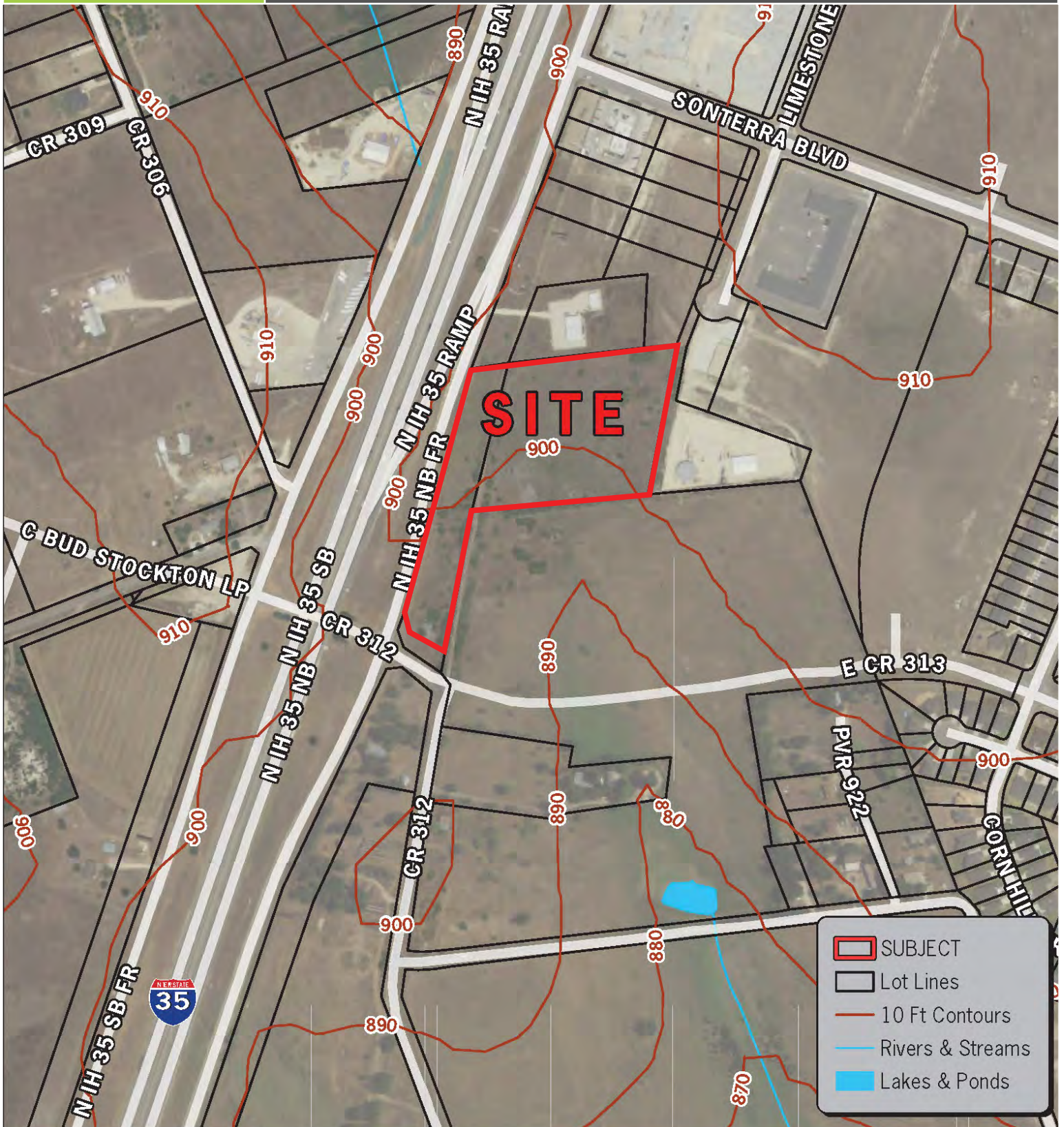
Austin, TX 78759

cipaustin.com

AERIAL MAP

For Sale: 7.828 Acres Commercial Land

NE Corner of FM 312 & IH-35 | Jarrell, TX



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

SURVEY

For Sale: 7.828 Acres Commercial Land NE Corner of FM 312 & IH-35 | Jarrell, TX

Note: TP&L Company easement of record in Volume 329, Page 48, of the Deed Records of Williamson County, Texas, has an inadequate description to locate.

Note: Deeds of record in Volume 295, Page 278 and Volume 608, Page 765, contain various tracts that are not locatable by information of record.

STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON |

I, Don H. Bizzell Registered Professional Land Surveyor, do hereby certify that the plot shown hereon accurately represents the property as described by an on-the-ground survey made under my direction and supervision during the month of Sept. 19th, 2005 of the property legally described hereon and is correct, and there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas this 28th day of September, 2005 A.D.

Don H. Bizzell
Registered Professional Land Surveyor, No. 2218
State of Texas



* Sheet 12
Texas Department of Transportation
Right-of-Way Map for Interstate
Highway No. 35, Approved April 22, 1966

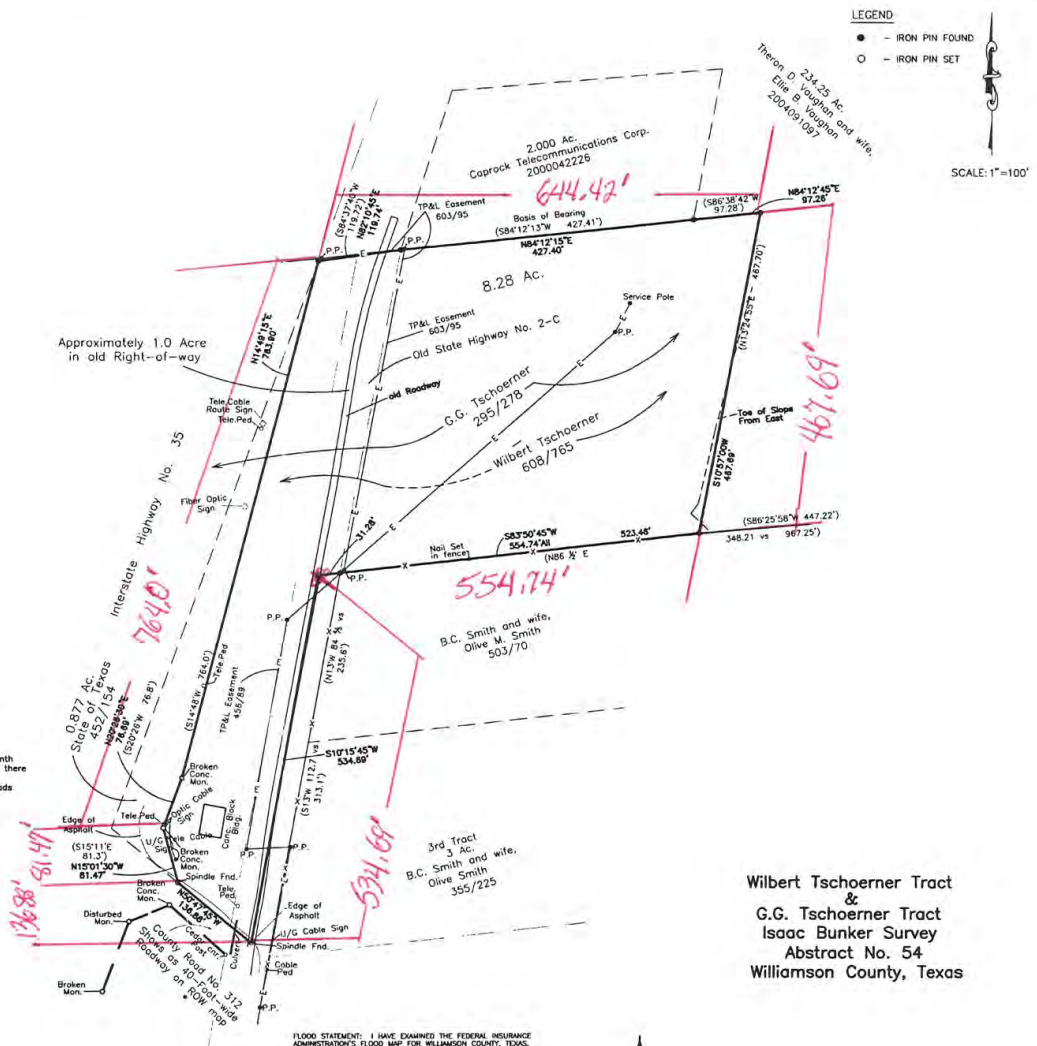
FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD MAP FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY No. 48491 EFFECTIVE DATE OF 08/27/1981 AND THAT THIS PROPERTY IS WITHIN ZONE A (SPECIAL FLOOD HAZARD AREA) AS SHOWN ON PANEL 02122C OF SAID MAP. WARNING: IF THIS SITE IS NOT WITHIN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



Steger & Bizzell Engineering, Inc.
Consulting Engineers
Surveyors

1978 South Austin Avenue
Georgetown, Texas 78626
Dallas 9/18/05
Telephone: (512) 830-4412
Facsimile: (512) 830-4418
E-mail: info@stebiz.com
JOB NO. 20756

DRAWN BY: JPC REVIEWED BY: BFP APPROVED BY: BFP



LEGEND
● - IRON PIN FOUND
○ - IRON PIN SET

SCALE: 1"=100'

This drawing is the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original use for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.



All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000
9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jerry Wayne Heare	296974	jerry@cipaustin.com	(512) 682-1013
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date