

± 30 AC MIXED-USE DEVELOPMENT OPPORTUNITY



51 COUNTY ROAD 307, JARRELL, TX 76537

ALISON COMMERCIAL GROUP

By: KW Commercial
920 South Fry Road Katy, TX 77450

PRESENTED BY:

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LOCATION INFORMATION

Street address: 51 County Road 307

City, State, Zip: Jarrell, TX 7653

County: Williamson County

Price: Call Broker

Lot Size: ± 30 AC

PROPERTY HIGHLIGHTS

Presenting an outstanding mixed-used development opportunity at 51 County Rd 307, Jarrell TX!

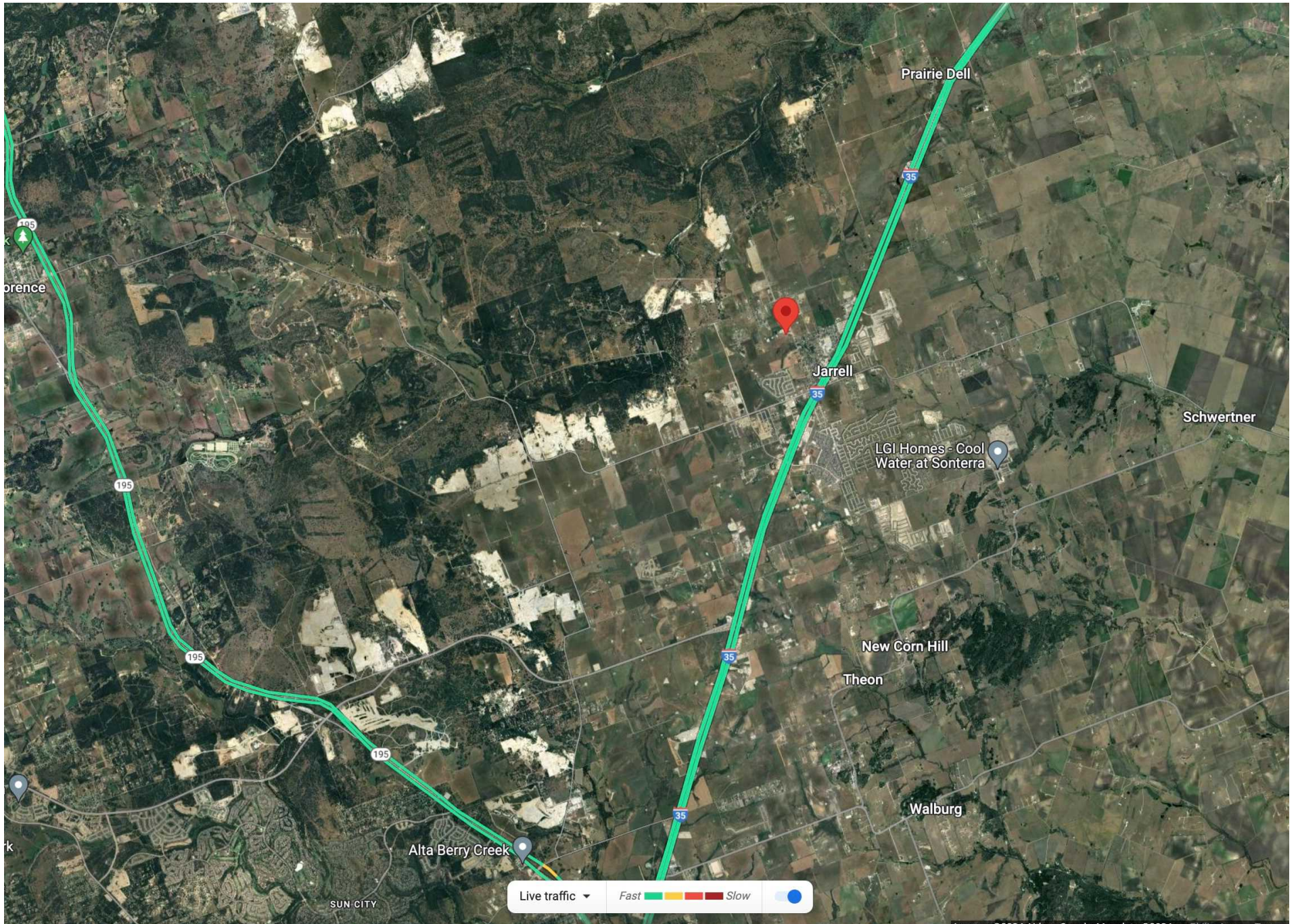
This exceptional 27-acre parcel offers immense potential for various uses such as office warehouses, general retail, indoor self-storage, and more.

Strategically located near downtown and just a mile from IH-35, the site includes crucial utilities like water and wastewater. Benefit from its versatile zoning options in a rapidly expanding area.

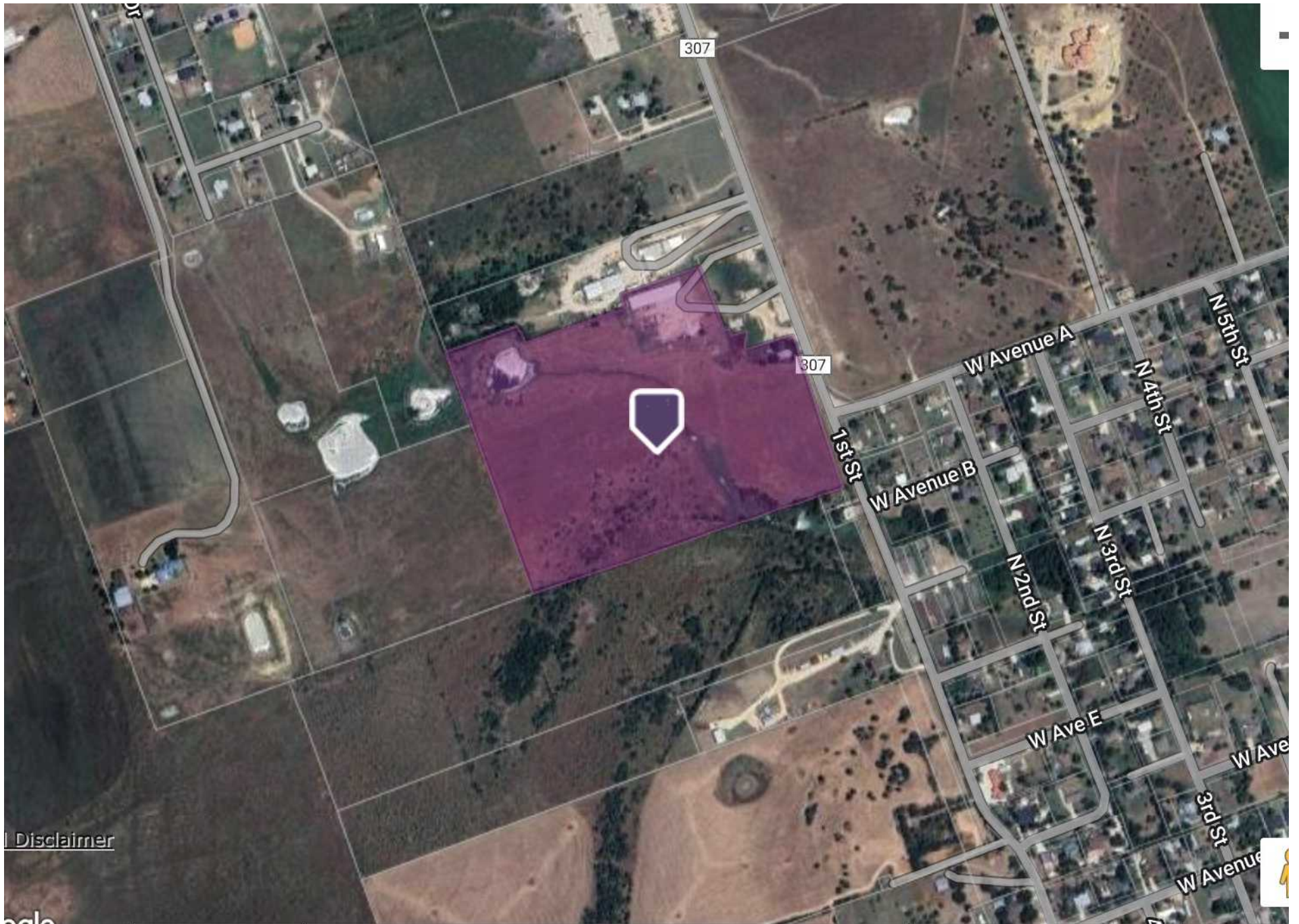
It represents a prime investment in a high-growth region with promising demographics. Don't miss out on this opportunity to create something extraordinary in a thriving community. Contact us today for further details and to seize this incredible chance to shape the future!



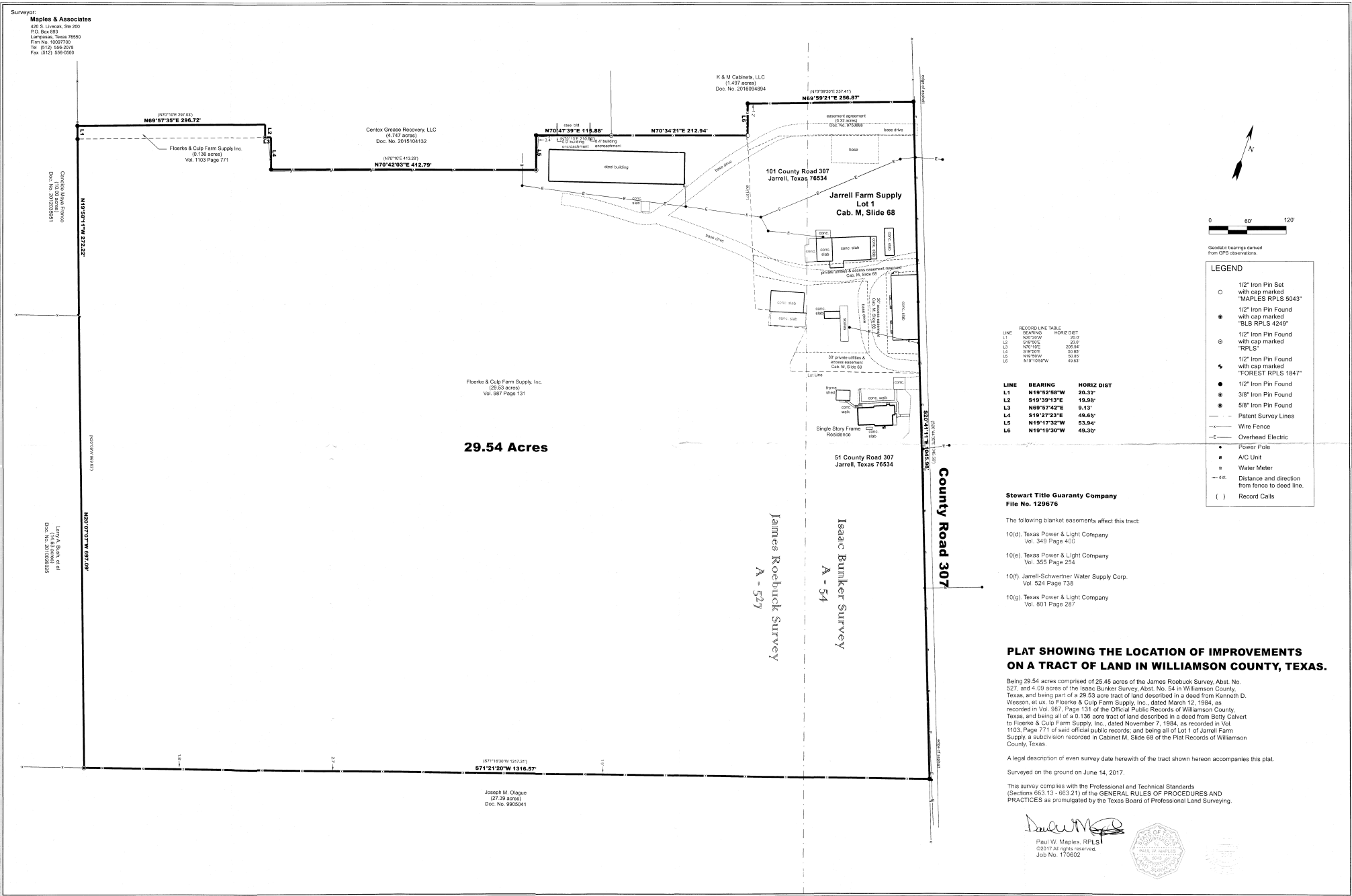
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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34,706

2023
Total
Population



13,650

2023
Total
Household



2.5

2023
Average Household
Size



\$100,812

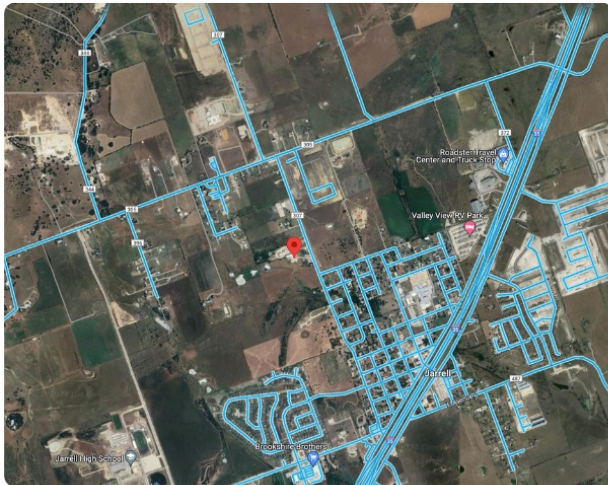
2023
Average
Household
Income



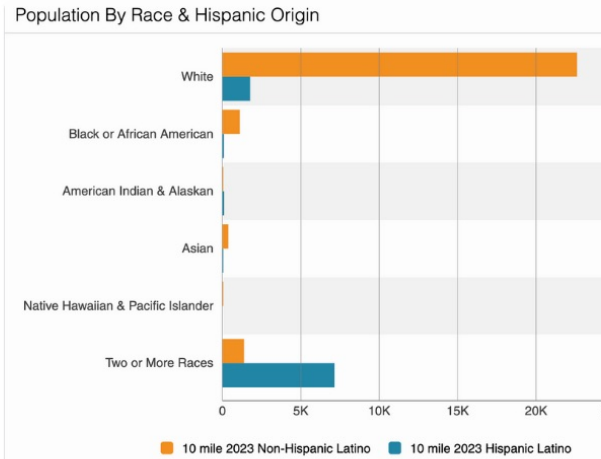
44.9

2023
Median
Age

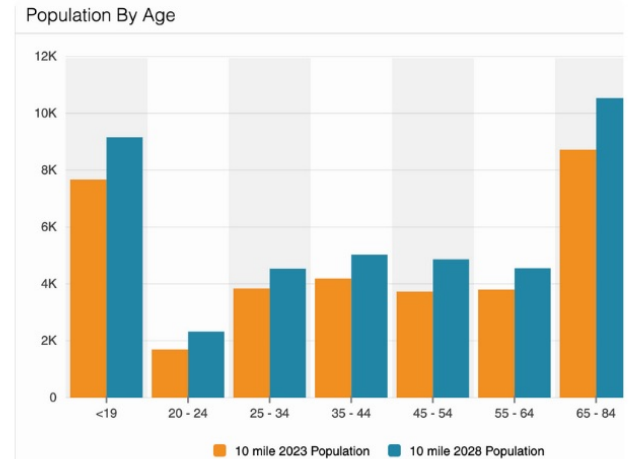
LOCATION MAP



POPULATION BY RACE & HISPANIC ORIGIN



POPULATION BY AGE GROUP



Consumer Spending Details



\$22,993,499

Apparel



\$75,175,882

Entertainment,
Hobbies & Pets



\$124,260,316

Food & Alcohol



\$88,408,568

Household



\$122,228,287

Transportation &
Maintenance



\$26,043,864

Healthcare



\$29,872,506

Education &
Daycare



50.42%

Male Population (%)



49.58%

Female Population (%)

Source:
<https://worldpopulationreview.com/us-cities/jarrell-tx-population>

Education

24%

High School
Diploma

7%

Some High School
No Diploma

30%

Some College /
No Degree

4%

Associate's
Degree

22%

Bachelor's
Degree

13%

Graduate /
Professional
Degree

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By: KW Commercial 920 South Fry Road Katy, TX 77450

Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.



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.

<i>Keller Williams Signature Realty</i>	9004054	klw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrea St Jean	508095	andstjean@kw.com	(281) 599-7600
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	