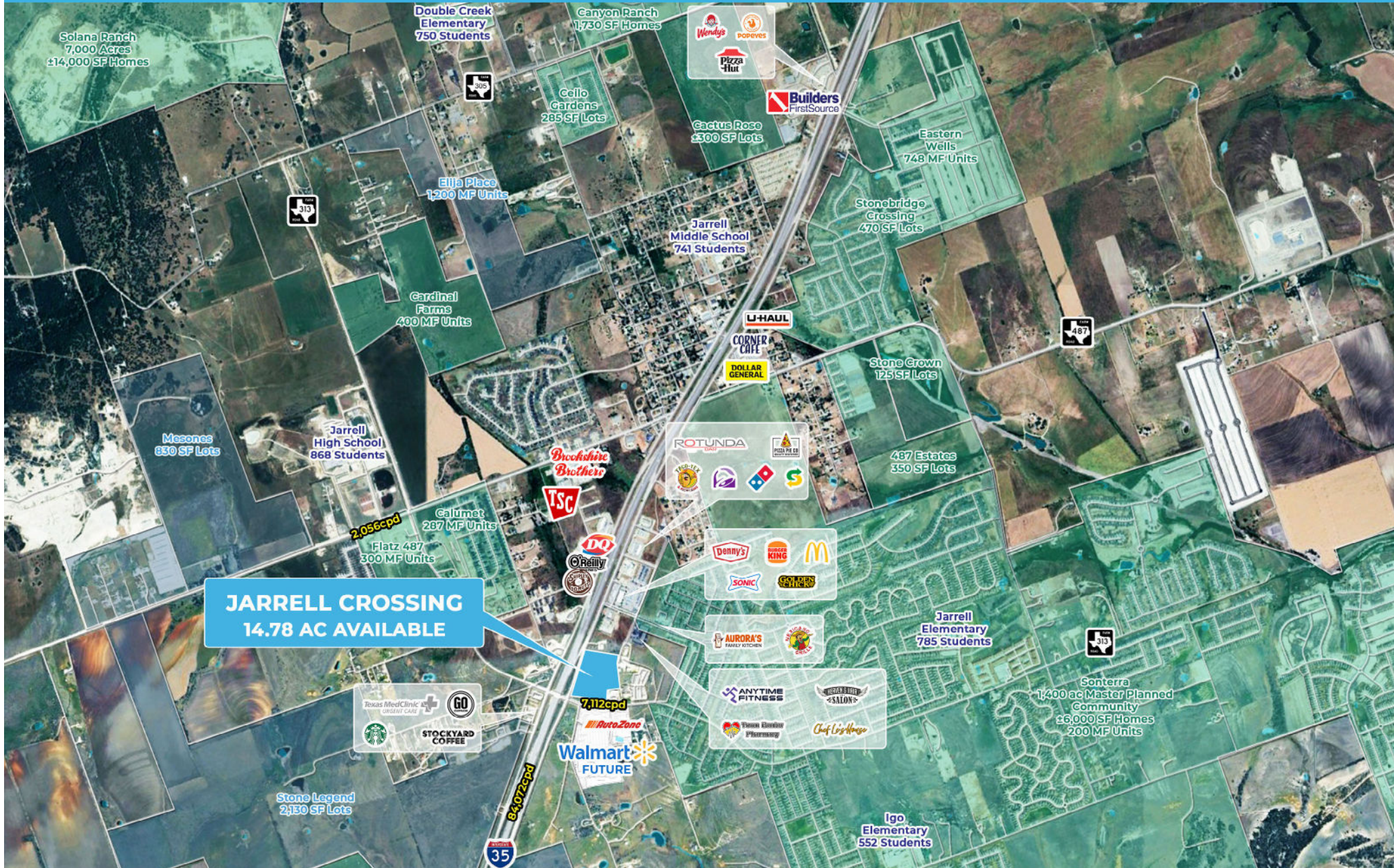


JARRELL CROSSING

NEC IH 35 & CR 313, Jarrell, TX 76537

14.78 ACRES ACROSS FROM FUTURE WALMART IN JARRELL, TEXAS





NEC IH 35 & CR 313
Jarrell, Texas 76537



14.78 Acres
Pads/Land Available



Please call for pricing



84,072cpd
IH 35

7,112cpd
CR 313



AREA RETAILERS

Walmart
Est. Q2 2027 Opening



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	7 Mile
Total Population	7,928	23,533	25,405	29,530
Daytime Population	1,669	5,819	6,889	8,579
Average HH Income	\$106,872	\$115,041	\$114,596	\$120,615

PROPERTY INFORMATION

- 14.78 Acres directly across from future Walmart (Est. Q2 2027 opening) on the hard corner of I-35 & CR 313
- CR 313 is the main east/west arterial in Jarrell and connects Sonterra with over 4,000 homes to I-35 and FM 487
- Jarrell is one of the fastest growing cities in the U.S. with over 2,900 lots under construction and 28,000 lots planned within 3 miles. 28.8% YOY growth projected by the Census bureau.
- Ideal access with two curb cuts on CR 313 and 3 access points off of the I-35 frontage road. Site will have direct access across from the main entrance of the Walmart development.

SITE KEY					
	BUILDING SQ. FT.	LOT SIZE (AC)	STREET FRONTAGE (FT)	MAXIMUM LOT DEPTH (FT)	
1	FINANCIAL INSTITUTION	4,400	1.4	142	307
2	DRIVE-THRU	2,600	1.2	168	310
3	DRIVE-THRU	2,900	0.9	131	314
4	DRIVE-THRU	4,100	1.1	151	314
5	FINANCIAL INSTITUTION	3,400	1.0	299	310
6	COMMERCIAL	34,000	5.1	15	
7	DRIVE-THRU	800	1.6	51	
8	MULTITENANT COMMERCIAL	5,200	1.5	369	298
9	DRIVE-THRU	3,500	1.1	160	300

NOTES:
1. CONCEPT PLAN IS SUBJECT TO DRAINAGE STUDY. POND LOCATION AND SIZING TO BE CONFIRMED AT THE TIME OF DEVELOPMENT.

