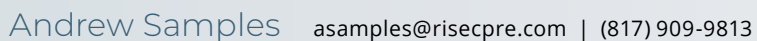


NEC IH 35 & CR 313, Jarrell, TX 76537





NEC IH 35 & CR 313
Jarrell, Texas 76537



14.78 Acres
Pads/Land Available



Please call for pricing



93,767cpd
IH 35

15,289cpd
CR 313



AREA RETAILERS

Walmart
Est. Q2 2027 Opening

**Brookshire
Brothers**

**Builders
FirstSource**

**TSC TRACTOR
SUPPLY CO**

**ANYTIME
FITNESS**

**GO
Gym**

Denny's

Starbucks

**SHREVEPORT
RESTAURANT**

**BURGER
KING**

Wendy's

POPEYES

SONIC

McDonald's

Subway

DQ

DEMOGRAPHICS

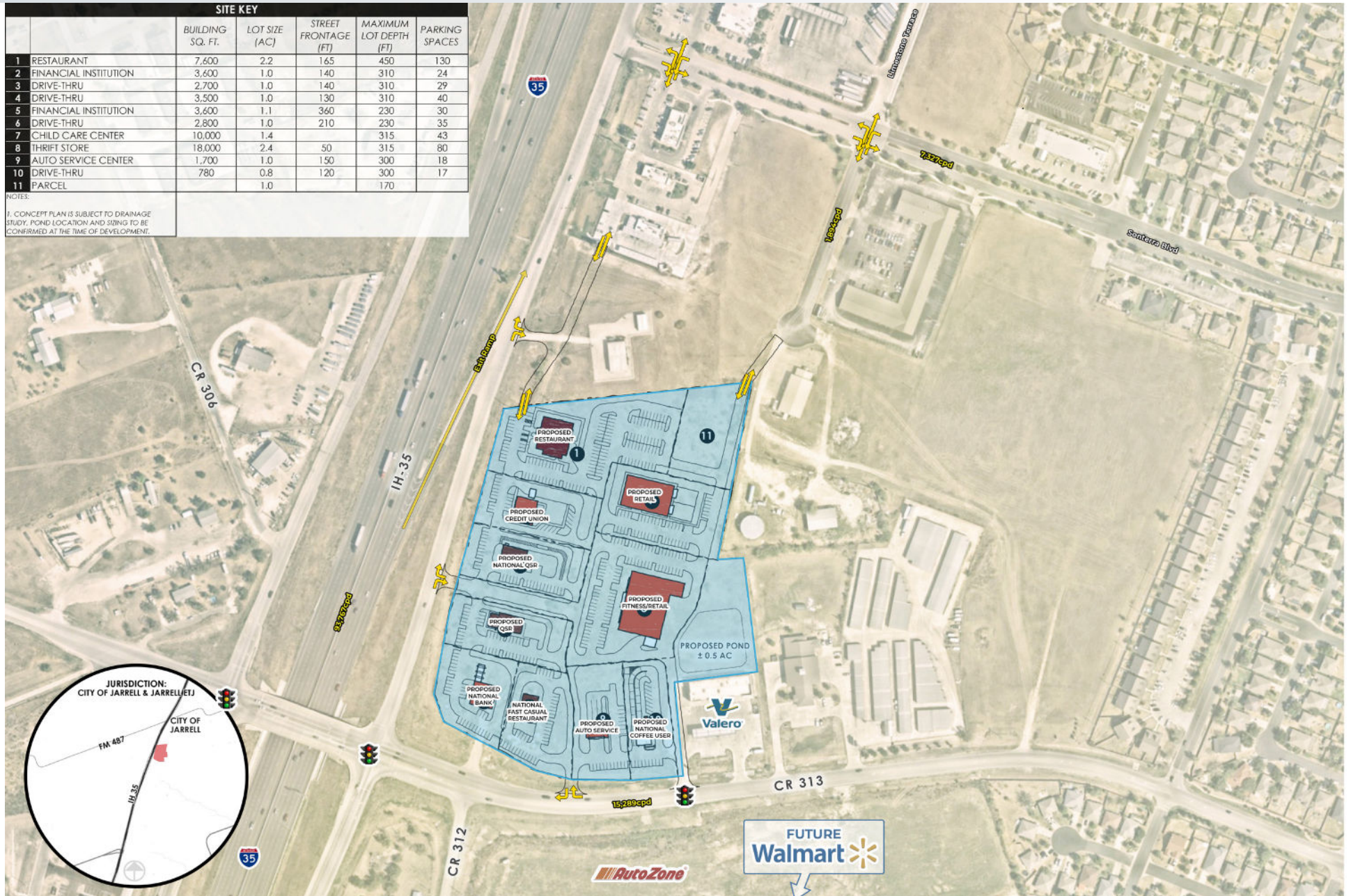
	1 Mile	3 Mile	5 Mile	7 Mile
Total Population	6,729	23,795	26,502	32,755
Daytime Population	2,203	7,366	8,975	11,813
Average HH Income	\$114,475	\$122,628	\$124,777	\$131,657

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)	PARKING SPACES
1	RESTAURANT	7,600	2.2	165	450	130
2	FINANCIAL INSTITUTION	3,600	1.0	140	310	24
3	DRIVE-THRU	2,700	1.0	140	310	29
4	DRIVE-THRU	3,500	1.0	130	310	40
5	FINANCIAL INSTITUTION	3,600	1.1	360	230	30
6	DRIVE-THRU	2,800	1.0	210	230	35
7	CHILD CARE CENTER	10,000	1.4		315	43
8	THRIFT STORE	18,000	2.4	50	315	80
9	AUTO SERVICE CENTER	1,700	1.0	150	300	18
10	DRIVE-THRU	780	0.8	120	300	17
11	PARCEL		1.0		170	

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



SITE KEY						
		BUILDING SQ. FT.	LOT SIZE (AC)	STREET FRONTAGE (FT)	MAXIMUM LOT DEPTH (FT)	PARKING SPACES
1	RESTAURANT	7,600	2.2	165	450	130
2	FINANCIAL INSTITUTION	3,600	1.0	140	310	24
3	DRIVE-THRU	2,700	1.0	140	310	29
4	DRIVE-THRU	3,500	1.0	130	310	40
5	FINANCIAL INSTITUTION	3,600	1.1	360	230	30
6	DRIVE-THRU	2,800	1.0	210	230	35
7	RETAIL	10,000	1.4		315	43
8	FITNESS / RETAIL	18,000	2.4	50	315	80
9	AUTO SERVICE CENTER	1,700	1.0	150	300	18
10	DRIVE-THRU	780	0.8	120	300	17
11	PARCEL		1.0		170	

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









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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Rise Commercial Partners, LLC	9010454	info@risecpre.com	512-600-0378
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1