



JARRELL
HIGH SCHOOL

487

487

305

DISCLAIMER

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FOR SALE: 150 ACRES

ENTITLED FOR 760 UNITS WITH DEDICATED LUES
JARRELL, TX

512.674.5727 | www.goldtier.net | colin@goldtier.net



DOUBLE CREEK
ELEMENTARY



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HIGH SCHOOL

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150 ACRES | JARRELL



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HIGHLIGHTS

ADDRESS: 3911 CR 305, Jarrell, TX

ASKING PRICE: \$23,000,000 (\$30,263 per entitled unit)

ACREAGE: Approximately 150.977 Acres

DEVELOPMENT AGREEMENT: City of Jarrell approval for 760 units* - ask agent for copy of development agreement.

UTILITIES:

- 760 dedicated water and wastewater LUEs from City of Jarrell
- Water line on site
- Wastewater line 300' away from site. To be extended to property by the City of Jarrell (18 month ETA)

PROXIMITY:

- 1.4 miles to IH 35
- Adjacent to Jarrell High School

*Buyer to do all independent reseach on development potential.



SOLANA RANCH
9000+ ACRES

- 400 SINGLE FAMILY DEVELOPMENT

Chevron DOLLAR GENERAL EXXON
 EAGLE AUTO PARTS
 VALLEY VIEW RV PARK THE GRINERY Danek
 Hardware & Lumber

DOUBLE CREEK
ELEMENTARY



LGI HOMES- STONE BRIDGE CROSSING



SUBJECT SITE

JARRELL
MIDDLE SCHOOL

ASHBY HOMES

VILLAGE AT SCHWERTNER RANCH
BY DR. HORTON

JARRELL
HIGH SCHOOL

MON-DEL HOMES

BALCONES HOMES & APTS

JARRELL
ELEMENTARY

SONTERRA LARGO MASTERPLANNED COMMUNITY
DUSHLIGHT, CENTEX, LENHARD
200 UNIT APARTMENT COMPLEX

IGO ELEMENTARY

VSC TRACTOR SUPPLY CO DAYLIGHT DONUTS
 Brookshire Brothers RBank Shell
 UPS DQ
 UNITED STATES POSTAL SERVICE O'Reilly JARRELL
 AUTO PARTS DRIVE HOSPITAL



GOLDEN CHICK SUBWAY
 ANYTIME FITNESS CEFCO
 Denny's MIKE'S CHROME SHOP
 Shell BURGER KING McDonald's
 MEXICANO CRILLA VALERO

CENTURY COMMUNITIES
EASTWOOD AT SONTERRA

AUSTIN (25 MINS)
GEORGETOWN (10 MINS) ↓



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DOUBLE CREEK ELEMENTARY

OPENING AUGUST, 2023

Construction for Jarrell's newest elementary school, Double Creek Elementary, began in early 2022 with the campus being scheduled to open to students in August of 2023. The stand-alone facility sits on approximately 20 acres and is designed to serve 900 students in grades Pre-Kindergarten through 5th grade. The compact building plan is designed to include a two-story high library space as its hub. The two-story classroom wing surrounds and looks onto this central library space. The library's learning stair provides opportunities for presentations and collaboration.





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.



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.

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Taylor Grant Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ 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 1-0



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