



1833 COUNTY ROAD 305, JARRELL, TX 76537



REVISED LISTING! RARE OPPORTUNITY!!! RESTRICTIONS: No Zoning (ETJ) / Agricultural Exemption /
UTILITIES: 12" water line along front of property/sewer located nearby / granted a Certificate of Convenience and Necessity (CCN) by Public Utility Commission of Texas (PUCT) /
COUNTY ROAD 305: Property has +633 linear feet of frontage along C. R. 305 / proposed six (6) lane expansion for County Road 305 /
AREA DEVELOPMENT: Jarrell, Texas, is currently experiencing a massive economic and residential boom / a prime hub for tech and logistics /
KEY BUSINESSES AND DEVELOPMENTS TO THE AREA INCLUDE: Walmart Supercenter (under construction) / Solana Ranch Master Development /
 Junction at 313 (Commercial Plaza) / Eastwood at Sonterra / Atlas Ranch Master Planned Community /
EXISTING USE: Improvements consist of a +2270 SF single-family residence / barn / stalls / shop / perimeter and cross fencing / storm shelter /
FUTURE INVESTMENT POTENTIAL: At some point in the future, it may be possible to subdivide and sell or develop the excess land independently. The current improvements could be utilized as a rental property, or converted to a small business such as a Veterinary Clinic. /
BUYER RESPONSIBILITIES: Any "change in use" of the subject property would require a Feasibility Study, as well as Approval by the Appropriate Authorities (City, County, etc). A contiguous +8.424 acres of land is also available for purchase. (MLS#7367689)

FEATURES

- NO ZONING / AG EXEMPT
- 22.9 ACRES
- 2,270 SQFT 3 BED/ 2 BATH
- 1,001,444 SQFT LOT

**OFFERED AT
\$2,625,000**



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