

# ± 30 AC LAND FOR SALE

## 51 County Road 307 Jarrell, TX 76537



**ALISON COMMERCIAL GROUP**

By: **KW Commercial**

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*Each Office Independently Owned and Operated*

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# LOCATION & HIGHLIGHTS



**Address:** 51 County Road 307

**City, State, Zip:** Jarrell, TX 76537

**County:** Willamson

**Size:** ± 30 AC

**Price:** Call Broker

## PROPERTY HIGHLIGHTS

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

This exceptional 30-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.

## KEY HIGHLIGHTS:

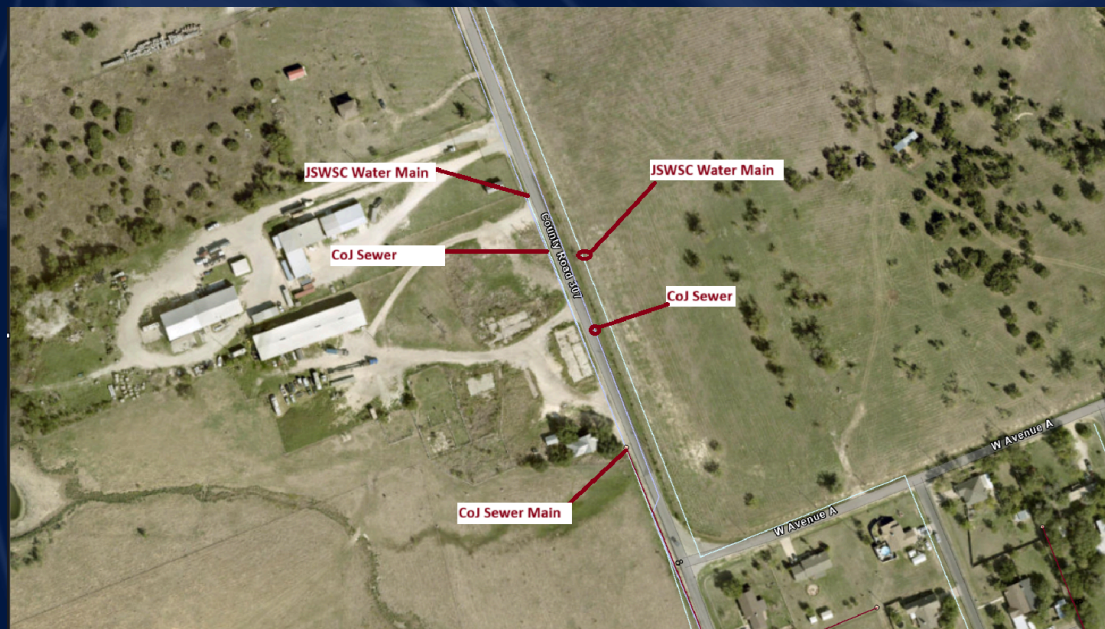
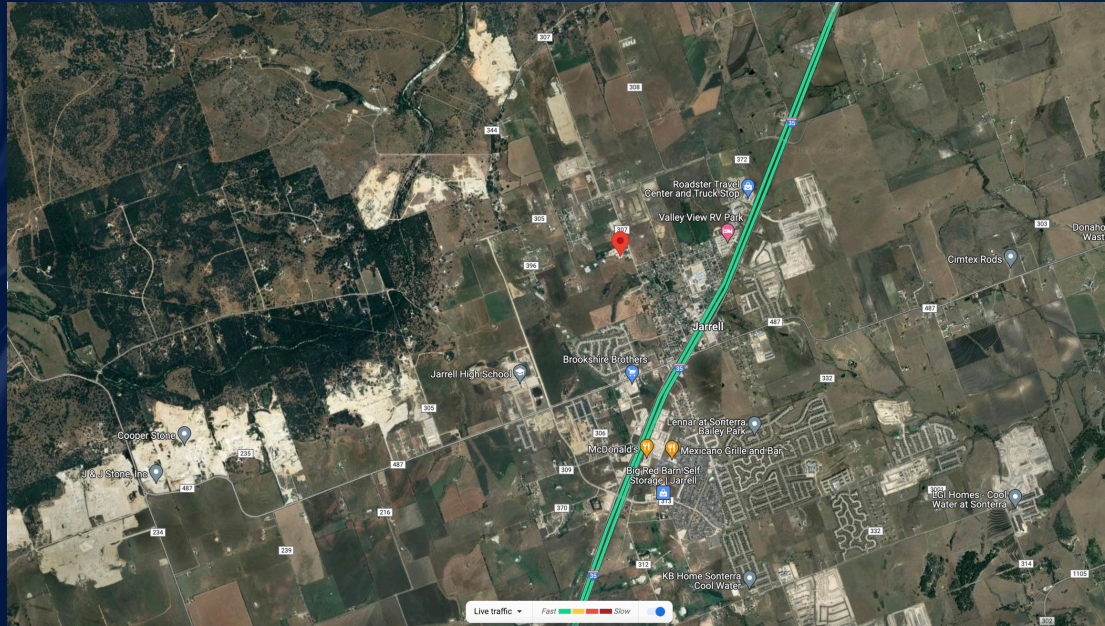
- Utilities available
- Located outside the flood zone
- Sewer lines run along CR 307
- Jarrell Schwertner Water has two (2) water mains in the area
- Zoning: C-3 (Gas stations excluded)

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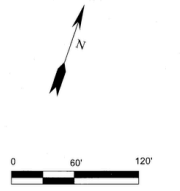
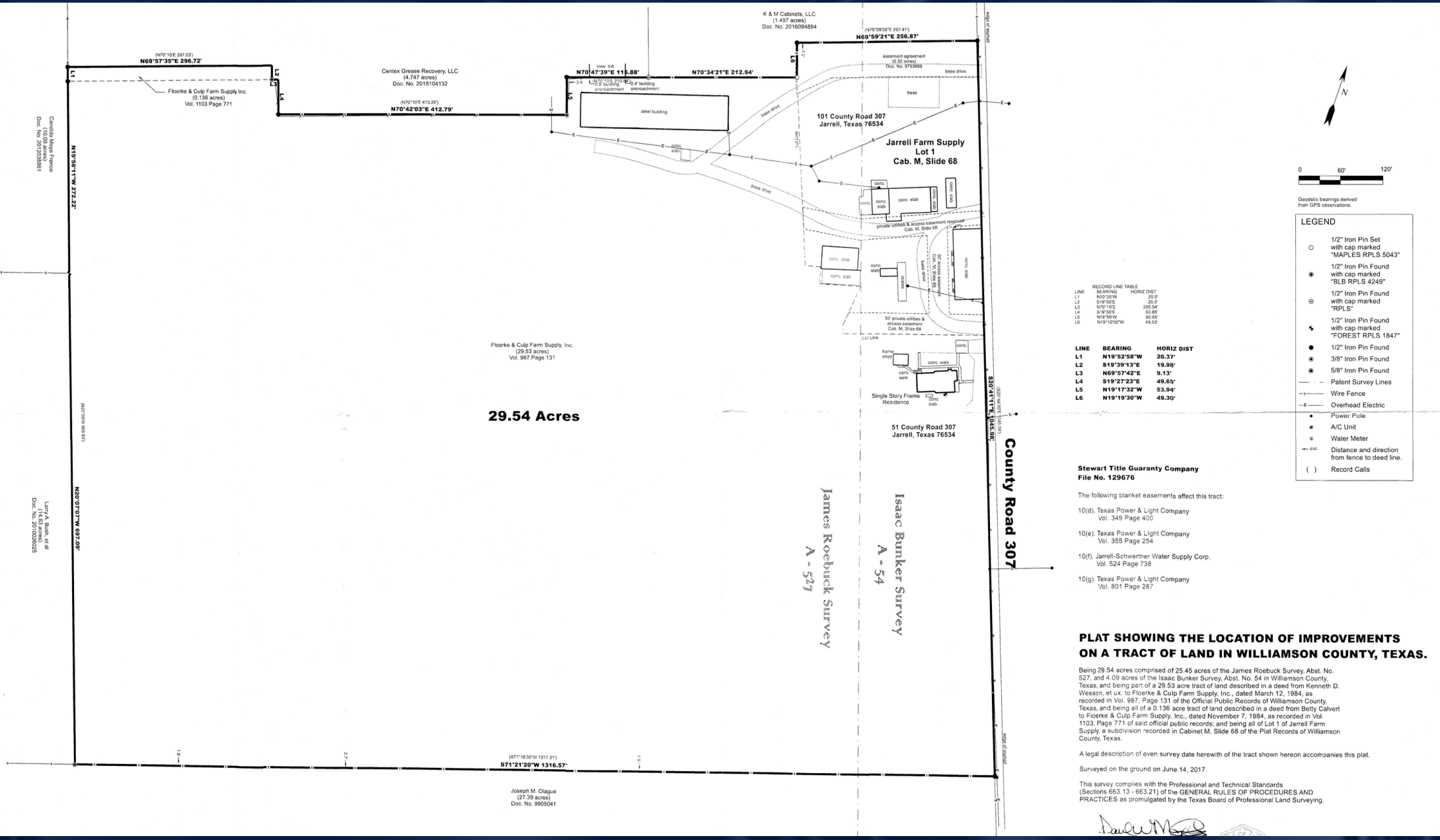
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# PHOTOS



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# PROPERTY SURVEY



Geodetic bearings derived from GPS observations.

**LEGEND**

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- 1/2" Iron Pin Found with cap marked "BLB RPLS 4249"
- ⊙ 1/2" Iron Pin Found with cap marked "RPLS"
- ⊕ 1/2" Iron Pin Found with cap marked "FOREST RPLS 1847"
- 1/2" Iron Pin Found
- 3/8" Iron Pin Found
- 5/8" Iron Pin Found
- - - Patent Survey Lines
- - - Wire Fence
- - - Overhead Electric
- Power Pole
- ⊕ A/C Unit
- ⊕ Water Meter
- - - Distance and direction from fence to deed line.
- ( ) Record Calls

**RECORD LINE TABLE**

LINE	BEARING	HORIZ DIST
L1	N2°29'W	29.7'
L2	S19°39'13"E	19.98'
L3	N69°57'42"E	9.13'
L4	S19°27'23"E	49.65'
L5	N19°17'32"W	53.94'
L6	N19°19'30"W	49.30'

- Stewart Title Guaranty Company**  
File No. 129676
- The following blanket easements affect this tract:
- 10(d) Texas Power & Light Company Vol. 349 Page 400
  - 10(e) Texas Power & Light Company Vol. 355 Page 254
  - 10(f) Jarrell-Schwertner Water Supply Corp. Vol. 524 Page 738
  - 10(g) Texas Power & Light Company Vol. 801 Page 287

**PLAT SHOWING THE LOCATION OF IMPROVEMENTS ON A TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS.**

Being 29.54 acres comprised of 25.45 acres of the James Roebuck Survey, Abst. No. 527, and 4.09 acres of the Isaac Bunker Survey, Abst. No. 54 in Williamson County, Texas, and being part of a 29.53 acre tract of land described in a deed from Kenneth D. Wesson, et ux. to Floerke & Culp Farm Supply, Inc., dated March 12, 1984, as recorded in Vol. 987, Page 131 of the Official Public Records of Williamson County, Texas, and being all of a 0.136 acre tract of land described in a deed from Betty Calvert to Floerke & Culp Farm Supply, Inc., dated November 7, 1994, as recorded in Vol. 1103, Page 771 of said official public records; and being all of Lot 1 of Jarrell Farm Supply, a subdivision recorded in Cabinet M, Slide 88 of the Plat Records of Williamson County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.  
Surveyed on the ground on June 14, 2017.

This survey complies with the Professional and Technical Standards (Sections 653.13 - 653.21) of the GENERAL RULES OF PROCEDURES AND PRACTICES as promulgated by the Texas Board of Professional Land Surveying.

*[Signature]*

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# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

51 County Road 307, Jarrell, Texas, 76537 2

Ring of 3 miles

### KEY FACTS

**17,492**

Population



**6,352**

Households

**34.1**

Median Age

**\$80,578**

Median Disposable Income

### EDUCATION

**11.6%**

No High School Diploma



**32.6%**

High School Graduate



**34.2%**

Some College/  
Associate's Degree



**21.6%**

Bachelor's/Grad/  
Prof Degree

### INCOME



**\$98,970**

Median Household Income



**\$38,852**

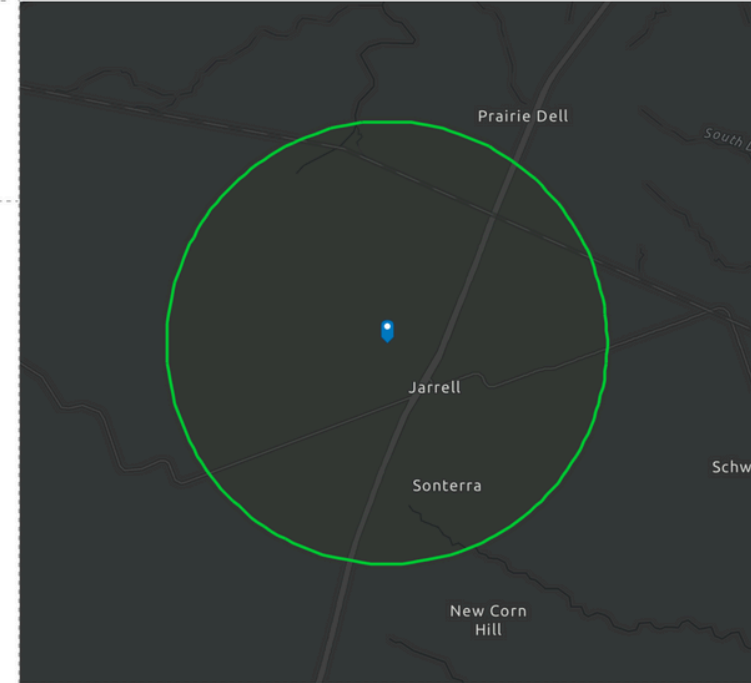
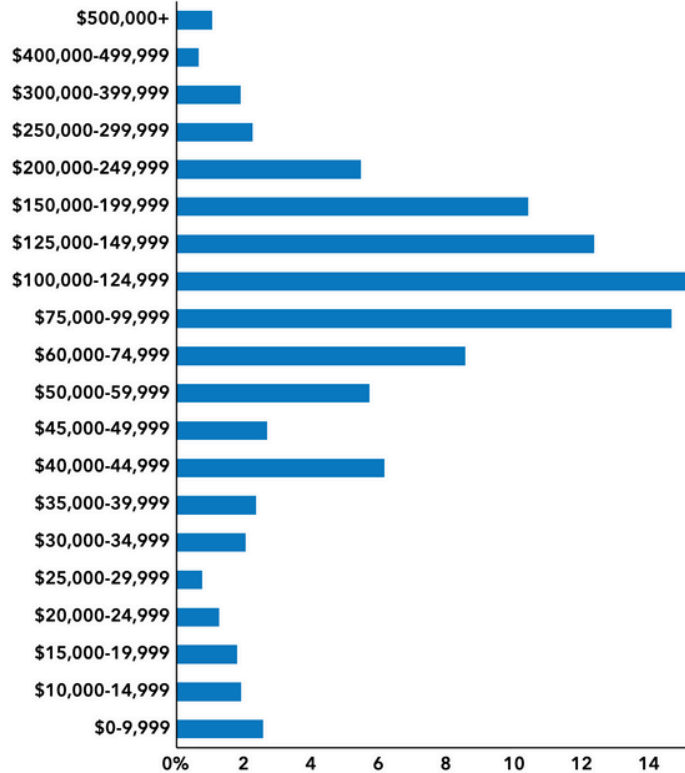
Per Capita Income



**\$324,458**

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

**71.0%**



Blue Collar

**18.2%**



Services

**14.2%**

**2.6%**

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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# JARRELL ECONOMY



In 2025, the City of Jarrell continues to demonstrate strong economic development momentum, driven by strategic location, proactive planning, and sustained private investment. Positioned along the I-35 growth corridor, Jarrell remains well-situated to capture regional expansion from the greater Austin and Central Texas markets.



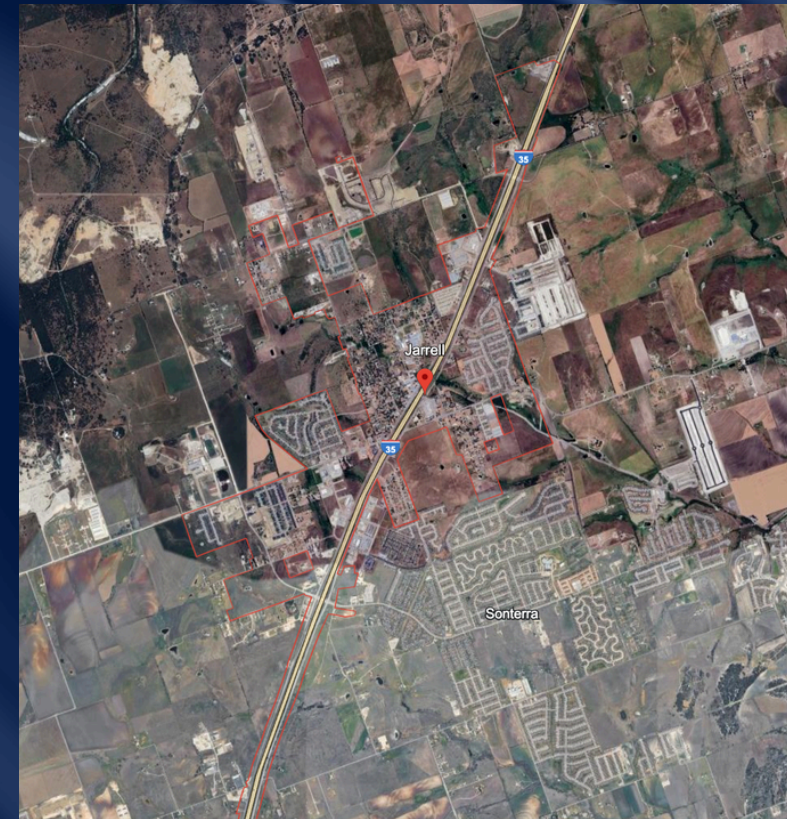
Key economic activity during the year includes continued interest from industrial, logistics, and retail users seeking well-located sites with access to major transportation routes. Large-scale commercial and distribution projects are advancing discussions, signaling confidence in Jarrell's long-term growth potential and its ability to support job creation and tax base expansion.

Retail development remains a major focus, with new and planned projects aimed at meeting the needs of a rapidly growing residential population. These developments are expected to strengthen local services, reduce retail leakage, and create additional employment opportunities for residents.

Infrastructure investment and planning efforts remain central to the City's economic strategy. Ongoing roadway improvements, utility coordination, and long-range planning initiatives are helping prepare Jarrell for responsible commercial and mixed-use growth. The City continues to evaluate development patterns to ensure infrastructure keeps pace with demand.

The Jarrell Economic Development Corporation (JEDC) continues to play a key role by supporting business recruitment, retention, and expansion through competitive incentives, development assistance, and coordination with regional partners. The City's business-friendly approach, combined with streamlined processes, has contributed to sustained developer interest.

Overall, 2025 reflects a year of steady progress for economic development in Jarrell, with a focus on expanding the tax base, attracting quality employers, enhancing commercial services, and positioning the City for long-term, sustainable growth.



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# ABOUT COMPANY & PROFESSIONAL BIO



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Alison Commercial Group, affiliated with KW Commercial, is a Houston-based commercial real estate firm providing clear, results-oriented representation for landlords, tenants, buyers, and investors.

We specialize in retail and land, with proven expertise in sales, acquisitions, and leasing. Our team combines deep market knowledge with hands-on transaction experience to deliver tailored strategies for investors, developers, and business owners.

Our services include 1031 exchanges, sale-leasebacks, user and investor acquisitions, consulting, and broker opinions of value all backed by data-driven market analysis to support confident decision-making.

At Alison, our goal is to provide practical, strategic solutions aligned with our clients' priorities. Backed by the national resources of KW Commercial, we bring Houston market expertise together with the reach and tools of a larger platform helping clients move confidently at every stage of their commercial real estate journey.

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# 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.

Keller Williams Signature Realty	9004054	klw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Niky Barker	706537	niky@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Imtiaz Ali	0728721	ialy@kwcommercial.com	(281) 599-7600
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](http://www.trec.texas.gov)**  
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