



PROPERTY FOR SALE

1.6+/- ACRES

102 CR 237

JARRELL, TEXAS

Presented By:

Ron Leps

Turner Commercial Properties

Representing the Seller

512-930-2800

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.

TURNER COMMERCIAL PROPERTIES

3613 Williams Drive, Suite 304 • Georgetown, Texas 78628

PROPERTY FOR SALE: 1.6 +/- ACRES
102 CR 237, JARRELL, TEXAS

LEGAL: AW0494 Parson, Sur., Acres 1.6

LOCATION:

Located on the north side of CR 237, just west of IH-35, behind the Texas Star truck stop.

UTILITIES:

Currently a 2-inch water line available from Jarrell/Schwertner water; sewer - septic.

SCHOOL DISTRICT: Jarrell ISD

ZONING: Property is in the Jarrell ETJ and zoned C-3 or Commercial.

PROPERTY TAX: \$3,529 - 2008 taxes



DESCRIPTION:

Property is just west of IH-35 on CR 237. Property has 125+/- ft. of frontage on CR 237 with visibility to the interstate. Plans call for Williamson County to continue the extension of Ronald Reagan Blvd. from FM 2338 to IH-35 in 2 to 3 years. Plans are to connect Ronald Reagan Blvd. with CR 237 to IH-35, which will place the 4-lane highway in front of this property.

The main improvements is a 3,780+/- sq. ft. engineered frame structure with metal siding, insulated walls and ceiling, HVAC, slab foundation and adequate electrical and plumbing. 2,884+/- sq. ft. is shop area and bathroom; 364+/- sq. ft. is marginal office space and 532+/- sq. ft. of covered areas (dimensions courtesy of appraisal report).

COMMENTS:

This property is being offered for sale in its "AS IS, WHERE IS"

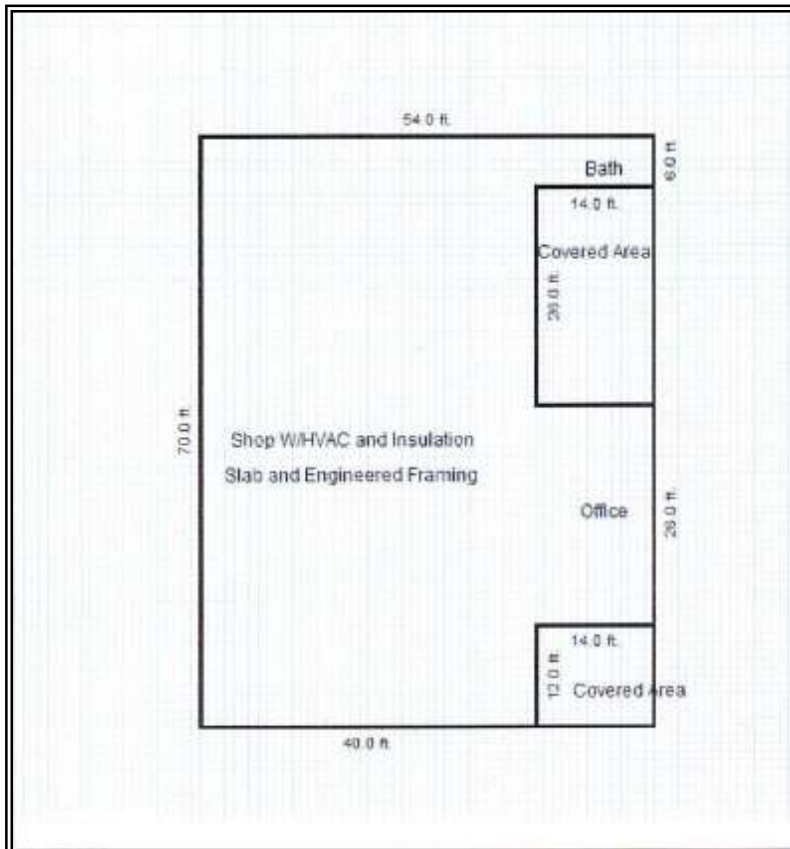
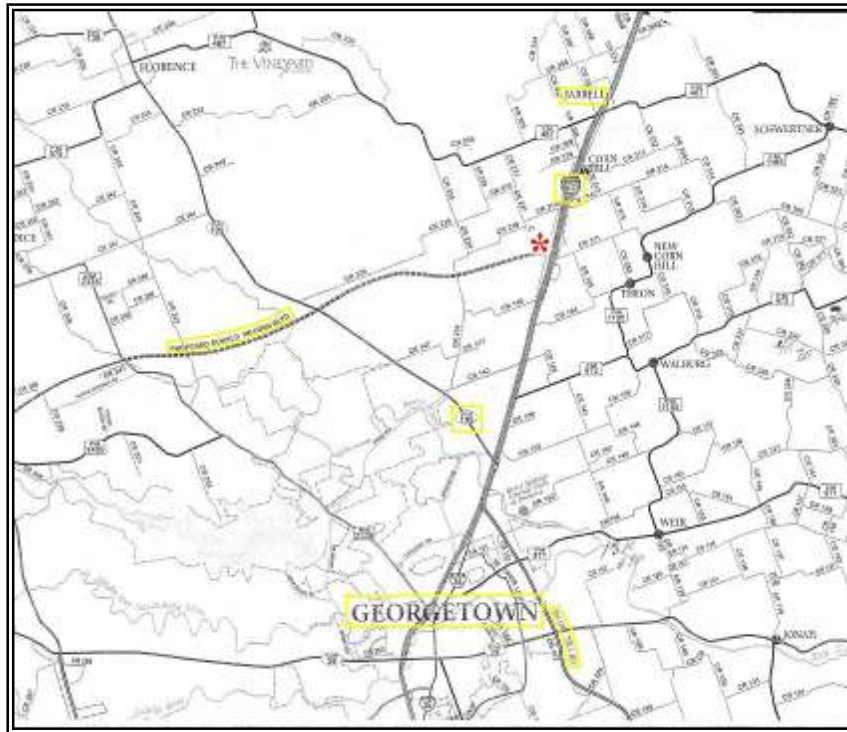
condition. Property is located 9+/- miles north of Georgetown, SH-130 and Hwy. 195. Has visibility to IH-35 and will soon have 120+/- feet of frontage on Ronald Reagan Blvd. Property north of Georgetown is being purchased for distribution, sales, service and manufacturing. Location and accessibility provides this property with numerous options in the distribution, service, sales and manufacturing areas.

PRICE: \$249,000.00

COMMISSION: 3% to Buyer's Broker

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MAPS & PHOTOS



**MAPS & PHOTOS COURTESY OF:
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