

FOR SALE

10,000 SqFt

2436 County Road 311, Jarrell, TX



Headwater Commercial Realty, LLC

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PROPERTY DETAILS

PROPERTY OVERVIEW

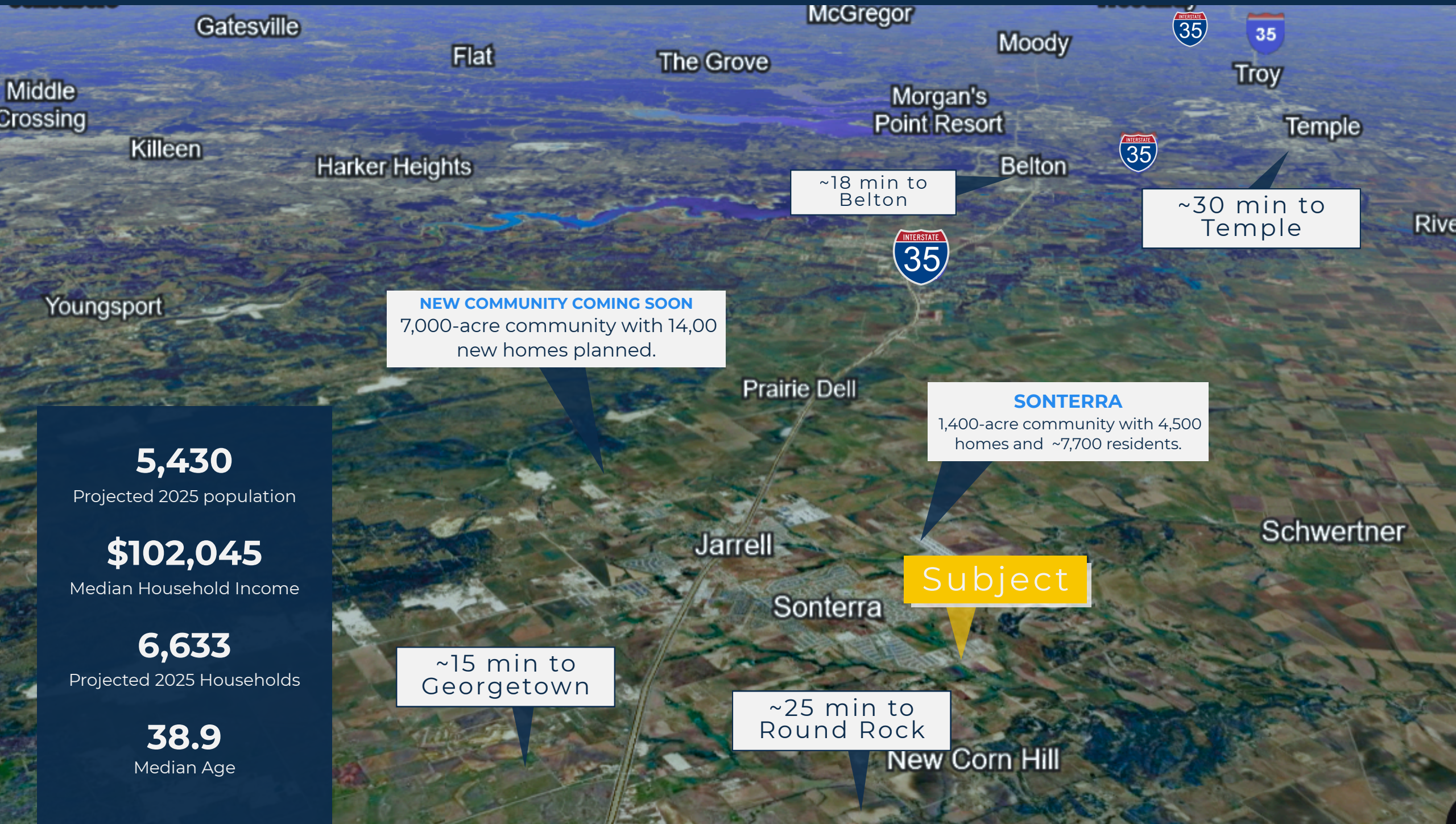
- **10,000 SF Office/Flex Building**
 - Situated on ± 3 acres
 - Flexible office, shop, storage, and outdoor parking configuration
- **6,000 SF Insulated Shop**
 - Private restroom
 - 6 drive-in doors
 - Finished decking above main office area
 - $\pm 4,000$ SF of additional storage
- **4,000 SF Office Space**
 - 10 private offices
 - 4 interior flex rooms
 - 2 conference rooms
 - Private restrooms
 - Full kitchen
- **Separate Office/Trailer**
 - $\pm 1,800$ SF
 - Situated on ± 1 acre
 - Available for lease separately or together with main property
- **Additional Land**
 - 2 additional ± 1 -acre lots available for lease
 - Ideal for additional fleet parking, equipment, or outdoor storage

PROPERTY HIGHLIGHTS

- Ample fleet and equipment parking
- Multiple drive-in doors
- Flexible lease configurations
- Office, shop, storage, and outdoor space
- Quick and easy access to I-35
- Available for lease together or separately



LOCATION AND PROXIMITY



Youngsport

5,430

Projected 2025 population

\$102,045

Median Household Income

6,633

Projected 2025 Households

38.9

Median Age

Harker Heights

NEW COMMUNITY COMING SOON
7,000-acre community with 14,00 new homes planned.

~15 min to Georgetown

The Grove

Prairie Dell

Jarrell

~25 min to Round Rock

Sonterra

~18 min to Belton

McGregor

Morgan's Point Resort

Subject

Moody

Belton



SONTERRA
1,400-acre community with 4,500 homes and ~7,700 residents.

New Corn Hill



Troy

~30 min to Temple

Temple

Schwertner

River

PROPERTY PHOTOS



FOR SALE

10,000 SqFt

LAUREN RAE PRIKRYL

Brokers Agent

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