601 CR 375, JARRELL TX 74.2 ACRES

601 CR 375, Jarrell, Texas (74.201 acres)

Disclaimer

This report has been prepared for informational and marketing purposes only. The information contained herein was obtained from sources deemed reliable, including public records, third-party reports, and market data, but no warranty or guarantee is made as to its accuracy, timeliness, or completeness.

This report does not constitute financial, tax, investment, or legal advice. Investors, buyers, and property owners should consult their own advisors, including attorneys, accountants, engineers, and financial professionals, before making any decisions based on the information contained herein.

All references to potential entitlements, zoning, utility availability, infrastructure projects, or development opportunities are subject to review and approval by the applicable governmental authorities. Future infrastructure, including the Ronald Reagan Extension, is planned but not funded, and no assurances can be given regarding timing or completion.

Projections of pricing, absorption, demographics, or investment outcomes are estimates only and should not be relied upon as guarantees of performance. Market conditions, tax laws, and regulatory requirements may change at any time and could materially impact results.

The authors and brokers associated with this report expressly disclaim any and all liability for representations, warranties, or statements contained herein. Use of this report is at the sole discretion and risk of the recipient.

Jeff Taylor

Phone: 214-612-6300
Commercial Broker
Email: Jeff@UCRETexas.com
601 W Northwest Hwy Granevine TX 76051

Stephen Etzel

Phone: 817-907-2506
Commercial Broker
Email: StephenEtzel@gmail.com
1130 Mount Gilead Rd, Keller TX 7624

1. Executive Summary

- High-level overview of property
- Location highlights (IH-35, Austin/Georgetown proximity)
- Acreage and asking price

2. Ownership & Legal Information

- Parcel details (74.47 acres, Williamson County)
- Jurisdiction status: unincorporated, outside City of Jarrell limits and ETJ
- Tax status (Agricultural Exemption)

3. Location & Access

- Property address and roadway access
- County road frontage and nearby highway connectivity
- Ronald Reagan Extension corridor alignment

4. Market & Demographics

- Population and household projections
- Income levels and employment base
- Spillover demand from Austin and Georgetown

5. Infrastructure & Utilities

- Water availability (Jarrell-Schwertner WSC, Lone Star RWA 16" line)
- Sewer limitations (septic required unless annexed)
- Electric utility coordination
- Drainage and floodplain notes

6. Soils & Environmental Constraints

- Soil composition (Austin silty clay, Castephen clay, Whitewright loam, Houston Black clay)
- Limitations: 47% Class 6s severe clay with shrink-swell risk
- Foundation/site prep considerations

7. Ronald Reagan Extension Project

- Purpose and future mobility needs
- ROW footprint and alignment
- Phased development plan: frontage roads first, main lanes later
- Long-term impact on property value

8. Comparable Land Sales & Pricing

- Current subject pricing: \$65K/ac
- Range of comps: \$59K-\$150K/ac
- Upside potential if utilities and entitlements secured

9. Development Opportunities

- Nearby residential absorption (Sonterra, Home Place)
- Potential for mixed-use and retail tied to corridor growth
- Land banking strategy and future appreciation

10. Steps to Obtain Entitlements

- Confirm Jurisdiction: Coordinate with Williamson County and monitor possible City of Jarrell annexation.
- Water/Sewer: Secure letters of service from Jarrell-Schwertner WSC and assess annexation requirements for sewer.
- Land Use/Zoning: Explore zoning or development agreements if annexed; otherwise, follow county subdivision rules.
- Engineering Studies: Commission traffic, drainage, and geotechnical reports.
- Plat & Site Plan: Submit preliminary and final plats with engineering.
- Permits & Approvals: Work through environmental, utility, and road access permits.
- Phasing: Consider phased entitlement (residential first, mixed-use later) to align with infrastructure timing.

11. CCIM Investment Analysis

- Market: Strong growth corridor
- Financial: Priced fairly vs. comps, upside if utilities secured
- User Decision: Attractive for developers, investors, and land bankers
- Investment Recommendation: Consider phased takedown or option contracts

12. Investment Strategy Options

- Sell Outright with Seller Financing: Generate income via structured note, appeal to developers.
- 1031 Exchange: Sell and reinvest in stabilized, cash-flowing property (e.g., retail strip, multifamily, NNN lease).
- Land Banking vs. Reinvestment: Hold for appreciation tied to Ronald Reagan Extension or shift into income-producing assets.
- Joint Venture/Partnership Option: Contribute land into a development partnership with builder/developer to share in upside.
- Subdivide into smaller tracts and appeal to a larger buyer pool

13. Conclusion & Recommendations

- Property well-positioned in a rapidly expanding corridor
- Strategic entry cost with long-term upside
- Entitlement and utility solutions will unlock significant value
- Multiple exit strategies: seller finance, 1031 into cash-flow, or phased development

1. Executive Summary

The subject property consists of 74.47 acres of unimproved land located at 601 County Road 375, Jarrell, Texas in Williamson County. The tract lies in an unincorporated area, outside of the City of Jarrell limits and its extraterritorial jurisdiction (ETJ), placing it under county authority for land use decisions. The property is currently agriculturally exempt and has been positioned as a prime opportunity for future development or land banking.

Location & Connectivity

The site is just east of Interstate 35, offering excellent north-south regional access. It is also strategically situated within the planning corridor for the Ronald Reagan Extension, a major long-term mobility project that will eventually connect IH-35 to SH 95. While construction funding has not yet been secured, the preserved right-of-way and planned phased build-out will improve regional connectivity and further enhance the property's accessibility over the next several decades.

Growth Market Context

The property sits at the convergence of rapid residential and commercial growth north of Austin and Georgetown. Jarrell itself has seen strong residential absorption in nearby subdivisions such as Sonterra and Home Place, with expanding rooftops fueling demand for retail, services, and employment centers. Demographic projections show population within a 10-mile radius is expected to grow from 102,452 in 2024 to 130,444 by 2029, with household incomes averaging over \$100,000.

Property Attributes

- Size: 74.47 acres (±)
- Asking Price: \$4,823,000 (~\$65,000 per acre)
- Zoning/Jurisdiction: Unincorporated, within Williamson County jurisdiction
- Water Access: Proximity to a 16" transmission main of the Lone Star Regional Water Authority
- Sewer: Septic required unless annexed into a municipality
- Topography/Soils: Gently sloping with Austin and Castephen silty clays; some soils pose development limitations and will require mitigation

Jeff Taylor

Phone: 214-612-6300
Commercial Broker
Email: Jeff@UCRETexas.com

Stephen Etzel

Investment Highlights

- Excellent Location: Just north of Austin and Georgetown, positioned in one of Texas' fastest-growing corridors.
- Future Access: Ronald Reagan Extension corridor runs adjacent, promising improved connectivity and long-term value appreciation.
- Market Momentum: Strong demand for housing, retail, and mixed-use driven by population growth and economic expansion.
- Versatility: Suitable for residential, mixed-use, or commercial development, or held as a land bank strategy with appreciation potential.
- Pricing Advantage: Entry at ~\$65K/acre compares favorably with nearby comps ranging from \$59K/acre to \$150K/acre, leaving room for value creation through entitlement and utility solutions.

Summary Statement

This property offers a rare opportunity to secure a large tract in the direct growth path of the Austin-Georgetown-Jarrell corridor. With strong demographic drivers, a favorable location relative to regional infrastructure projects, and competitive pricing against market comparables, the site is well-positioned for both near-term land banking and long-term development potential.

2. Ownership & Legal Information

Ownership

The subject property, consisting of 74.47 acres, is located at 601 CR 375, Jarrell, TX 76537 in Williamson County. According to recorded information, the property is held by the Sladecek family (Richard J. Sladecek, Sr.) with adjacent tracts involving Rosipal family interests and Pale Rider LP. Ownership is currently private and consolidated under a single tract, simplifying the potential transfer process.

Jurisdiction & Governance

- City Limits / ETJ: The tract lies outside the City of Jarrell limits and outside its ETJ (extraterritorial jurisdiction), which means it is not subject to municipal zoning requirements at present. Development oversight falls under Williamson County jurisdiction.
- County Authority: Land use decisions, platting, and subdivision approvals are handled through the Williamson County Engineering and Planning Department. This gives the property flexibility but also requires coordination with county-level development regulations.
- Precinct Representation: The site falls within Precinct 3 of Williamson County, represented by Commissioner Valerie Covey.

Legal & Tax Information

- Parcel ID: Williamson Central Appraisal District (WCAD) reference: R599405
- Legal Description: 74.47 acres, abstracted in Williamson County (further survey/legal description required for closing).
- Current Tax Status: The property benefits from an Agricultural Valuation/Exemption, reducing annual property taxes significantly.
- Floodplain / Drainage: As of the most recent GIS report, floodplain information is unavailable, and drainage/flood compliance will need to be confirmed through Williamson County Floodplain Management (contact: David Zwernemann, Floodplain Manager).
- Emergency Service Districts: The address is not located within a designated Emergency Services District (ESD). Fire protection is provided through the Jarrell Volunteer Fire Department (ESD #5).

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: Jeff@UCRETexas.com Stephen Etze

Access & Easements

- Access: The property has frontage along County Road 375, a local roadway providing direct access to IH-35 and the broader regional network.
- Easements/ROW: Portions of the property lie in proximity to the planned Ronald Reagan Extension right-of-way preservation corridor. Coordination with county planning will be required to confirm setback and ROW encumbrances.
- Utilities Easements: Utility assignments reference a public utility easement associated with the Lone Star Regional Water Authority 16" water transmission main located near the site.

Zoning / Land Use Status

- Current Zoning: The property is unrestricted under county jurisdiction (no city zoning). This provides flexibility in pursuing residential, commercial, or mixed-use entitlements, but future annexation by Jarrell could impose zoning requirements.
- Future Land Use Considerations: Given the growth trajectory of Jarrell and the Ronald Reagan Extension, the tract may be targeted for future annexation to support urban services such as sewer and higher-density development.

601 CR 375 JARRELL, TX 76537

Address Information

Williamson County GIS Department 301 SE Inner Loop, Suite 107 Georgetown, TX 78626 512-943-3707 www.wiico.org/GIS

Property Information

WCAD Parcel ID: R599405

PID: None

Subdivision: No Subdivision

Jurisdictions

City: Unincorporated

ETJ: Unincorporated

County: Williamson

School Information

School District: JARRELL ISD

Emergency and Safety

Law Enforcement: WILCO SHERIFFS OFFICE

Emergency Medical Services: WILCO EMS

Fire Department: JARRELL FIRE DEPARTMENT

Emergency Service District: ESD #5

Fire Code: IFC 2021

For Fire Code information, use the following contact: Bobby Belcher at 512 746-2505 or bobby.belcher@wilcoesd5.org.

County Representatives

County Judge Steven Snell

Commissioner Precinct 3 Valerie Covey

Justice of the Peace Precinct 3 Evelyn McLean

Kevin Wilkie

County Engineering

Constable Precinct 3

Floodplain

Flood zone information is unavailable

For more information, please contact David Zwernemann, Williamson County Floodplain Manager at 512-943-3330 or dzwernemann@wilco.org

Municipal Separate Storm Sewer System (MS4)

This address is not within a municipal separate storm sewer system (MS4). For more information, please contact stormwater@wilco.org.

Elections

Voter Precinct: 311

More voting information at www.wilco.org/elections.



Report Generated: 9/7/2025 4:24:46 AM

This map and data are for general planning purposes only. The basemap conforms to National Map Accuracy Standards in unobstructed areas. Williamson County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the database information or spatial locations depicted. Furthermore, all warranties on merchantability and fitness for a particular purpose are hereby disclaimed. In no event shall Williamson County be liable to the recipient or any other party for damages of any type, including but not in limited to incidental, consequential or exemplary damages arising out of the use or inability to use these materials.

3. Location & Access

Geographic Setting

The property is located at 601 County Road 375, Jarrell, Texas 76537, in northern Williamson County. It is situated just east of Interstate 35, the primary north-south transportation corridor through central Texas. The tract is approximately:

- 30 miles north of Austin
- 12 miles north of Georgetown
- 20 miles south of Temple/Belton

This location places the site directly in the growth corridor between Austin and Temple, an area experiencing rapid residential and commercial expansion.

Immediate Access

- County Road 375: The property has direct frontage along CR 375, providing local access to IH-35. This two-lane county road connects to other rural routes in the Jarrell area, linking the site to surrounding subdivisions and agricultural tracts.
- Interstate 35: The nearest IH-35 interchange lies a short distance west of the property, providing immediate connectivity to Georgetown, Austin, and north to Temple/Waco. This accessibility makes the site highly visible and attractive for logistics, residential, or mixed-use development.
- Ronald Reagan Extension: The property sits in proximity to the planned Ronald Reagan Boulevard Extension. This long-term mobility project will eventually extend Ronald Reagan from IH-35 eastward to SH-95. While not yet funded for construction, the right-ofway footprint has been preserved through Williamson County's Corridor D planning initiative. Once complete, this corridor will create a high-capacity east-west arterial, significantly enhancing property accessibility.

Regional Connectivity

North-South: IH-35 links the property to Austin, Round Rock, and Georgetown to the south, and Temple, Waco, and Dallas-Fort Worth to the north.

East-West: The Ronald Reagan Extension will provide a parallel arterial to SH-29 and Ronald Reagan Blvd in Cedar Park/Leander, ultimately offering a regional loop connection between IH-35 and SH-95.

Jeff Taylor

Phone: 214-612-6300
Commercial Broker
Email: Jeff@UCRETexas.com
601 W Northwest Hwy, Grapevine TX 76051

Stephen Etze

Airports: Georgetown Municipal Airport (approx. 15 miles south) and Austin-Bergstrom International Airport (approx. 45 miles south) serve business and passenger aviation needs.

Surrounding Development & Amenities

- Residential: The property is near major Jarrell subdivisions, including Sonterra and Home Place at Jarrell, both of which are experiencing strong absorption and population growth.
- Commercial: Jarrell's growing retail and service nodes cluster around IH-35, including grocery, dining, and fuel services. Additional mixed-use and industrial projects are planned along the corridor.
- Employment Centers: Georgetown, Round Rock, and Austin to the south host healthcare, technology, and education employment hubs, while Temple to the north adds regional hospital and distribution employment.

Key Location Highlights

- Frontage: Over 1,200 feet of frontage along CR 375
- Visibility: Close proximity to IH-35 enhances exposure for future commercial uses
- Positioning: Within the Austin-Georgetown-Jarrell growth path, one of Texas' fastest expanding regions
- Future Connectivity: Adjacent to the Ronald Reagan Extension corridor, ensuring longterm access improvements

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: Jeff@UCRETexas.com

4. Market & Demographics

Regional Market Overview

Jarrell, Texas, lies in northern Williamson County, one of the fastest-growing counties in the U.S. The region benefits from its strategic position between Austin to the south and Temple/Waco to the north, along the Interstate 35 corridor. With Austin's rapid expansion, demand has steadily pushed northward into Jarrell, creating strong residential absorption and driving supporting retail and service needs.

Nearby communities such as Georgetown, Round Rock, and Pflugerville have already experienced explosive growth. Jarrell is now following that trajectory, with master-planned subdivisions, schools, and commercial projects anchoring development momentum. The city's affordable land base, combined with Williamson County's proactive infrastructure planning (including the Ronald Reagan Extension), positions the area for sustained growth.

Demand Drivers

- According to the CCIM report, several key demand drivers are shaping the market:
- Residential Absorption: Continued demand in subdivisions like Sonterra and Home Place at Jarrell.
- Spillover Growth: Expansion from Austin and Georgetown continues to push northward.
- Infrastructure Planning: Preservation of the Ronald Reagan Extension corridor ensures long-term mobility improvements.
- Investor Appetite: Williamson County's rapid growth attracts developers, land bankers, and institutional buyers.

Market Positioning

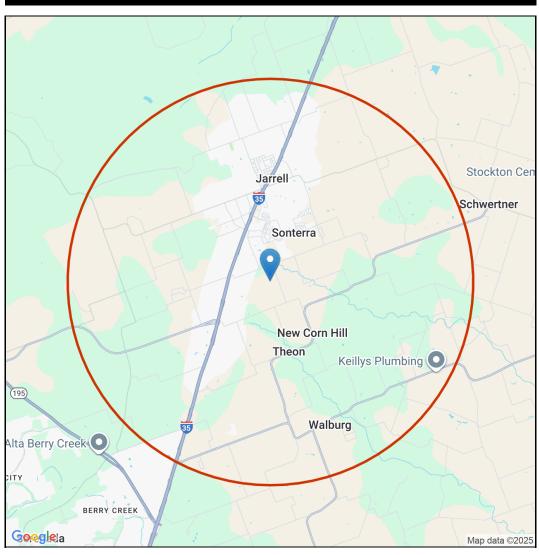
- The subject property sits at the center of these demographic and market dynamics:
- Large tracts of this size are increasingly rare in Williamson County.
- Rapid population and household growth indicate a strong base for future residential or mixed-use absorption.
- Household income levels support higher-quality retail and service demand.
- Employment growth, particularly in Georgetown and Round Rock, creates commuter traffic and demand for housing closer to job centers.

Jeff Taylor

Phone: 214-612-6300
Commercial Broker
Email: Jeff@UCRETexas.com

Demographic Analysis

Location/Study Area Map (Ring: 5 mile radius)



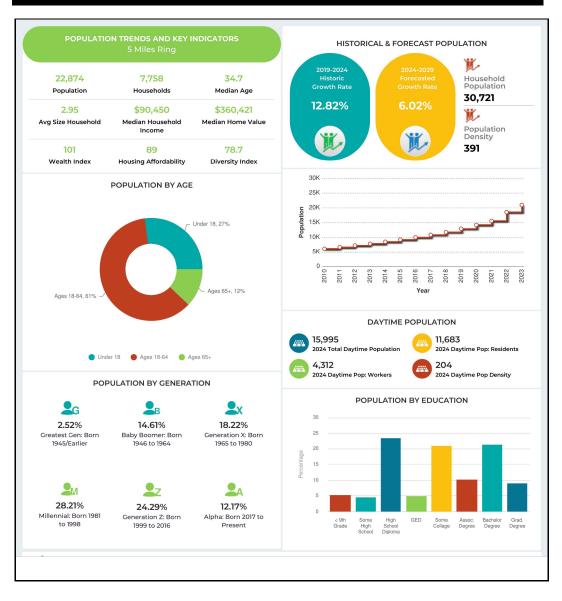
Demographic Analysis

Infographic: Key Facts (Ring: 5 mile radius)



Demographic Analysis

Infographic: Population Trends (Ring: 5 mile radius)



Demographic Analysis

Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)

Lifestyle and Tapestry Segmentation Infographic



31,083,897 Meals at Restaurants



19,151,572 Apparel & Services



32,796,564Entertainment/Recreation



17,780,590 Home Services



261,428,144Retail Goods





\$24,246,992 Travel



\$589,817Theatre/Operas/Concerts



\$543,818Movies/Museums/Parks



\$889,050 Sports Events



\$7,932,914 Pets



\$68,675Online Gaming



\$5,033,316 Cash Gifts to Charities



\$5,408,111Life/Other Insurance

TAPESTRY SEGMENTS

6B



\$12,742,647 Education



\$1,571,189 RV (Recreational Vehicles)

10A



LifeMode Group: Sprouting Explorers Up and Coming Families

3,725 Households Household Percentage: 48,01% Average Household Size: 3.12 Median Age: 31.4 Median Household Income: \$72,000

LifeMode Group: Cozy Country Living
Salt of the Earth

2.077 Households Household Percentage: 26.77% Average Household Size: 2.59 Median Age: 44.1 Median Household Income: \$56,300



LifeMode Group: Rustic Outposts
Southern Satellites

Household Percentage: 17.67% Average Household Size: 2.67 Median Age: 40.3 Median Household Income: \$47,800

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: Jeff@UCRETexas.com Stephen Etzel

Phone: 817-907-2506 Commercial Broker Email: StephenEtzel@gmail.com

Demographic Analysis

Infographic: Lifestyle / Tapestry

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)		
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)		
Segment 1C (Boomburbs)	0 ,		
	Segment 8E (Front Porches)		
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)		
Segment 1E (Exurbanites)	Segment 86 (Hardscrabble Road)		
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)		
Segment 2B (Pleasantville)	Segment 9B (Golden Years)		
Segment 2C (Pacific Heights)	Segment 9C (The Elders)		
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)		
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)		
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)		
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)		
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)		
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)		
Segment 4C (Middleburg)	Segment 10D (Down the Road)		
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)		
Segment 5B (In Style)	Segment 11A (City Strivers)		
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)		
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)		
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)		
Segment 6A (Green Acres)	Segment 11E (City Commons)		
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)		
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)		
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)		
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)		
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)		
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)		
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)		
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)		
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)		
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)		
Segment 7F (Southwestern Families)	Segment 14B (College Towns)		
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)		
Segment 8B (Emerald City)	Segment 15 (Unclassified)		

5. Infrastructure & Utilities

Water

- Primary Provider: The property lies within the service area of the Jarrell-Schwertner Water Supply Corporation (JSWSC).
- Infrastructure in Place: A 16-inch transmission main operated by the Lone Star Regional Water Authority (LSRWA) runs in close proximity to the tract, providing future capacity for development.
- Service Confirmation: Development would require formal "will-serve" letters from JSWSC or LSRWA, depending on service allocation. Coordination will be necessary to determine capacity, line extension costs, and connection fees.

Sewer

- Current Availability: Sewer service is not available at the property in its current unincorporated county status.
- Near-Term Solution: Any development would require septic systems unless and until the property is annexed into the City of Jarrell or another municipality with sewer infrastructure.
- Future Potential: Annexation into Jarrell could provide access to municipal sewer, enabling higher density development and mixed-use opportunities.

Electricity

- Provider: Electric service in this portion of Williamson County is typically served by Oncor Electric or local electric cooperatives (such as Bartlett Electric Cooperative). Confirmation of provider should be obtained during due diligence.
- Service Process: Setting up power would involve applying for new service with the provider, with costs determined by distance to existing lines and the required load for development.

Gas

 Natural Gas: No active service lines are noted in the reports. If required, natural gas service would need to be coordinated with regional providers such as Atmos Energy or CenterPoint, or alternatively rely on propane in the near term.

Telecommunications

• Broadband/Phone: Providers in the Jarrell area include Spectrum, AT&T, and regional fiber networks. Access will depend on line extensions along CR 375.

Stormwater & Drainage

- Floodplain: The Williamson County GIS address report indicates no mapped floodplain information available for the property.
- Drainage Compliance: Development will require coordination with the Williamson County Floodplain Manager for drainage studies and stormwater permitting.
- Soils Impact: With nearly half the tract covered by Castephen silty clay (Class 6s), stormwater management and grading will be important in site design.

Roadway Access

- Existing Access: The property fronts County Road 375, a two-lane rural road providing immediate access to IH-35.
- Future Access: The Ronald Reagan Extension planning corridor runs near the property,
 preserving a future right-of-way for a major east-west arterial. Although unfunded at
 present, this roadway is expected to be built in phases (frontage roads → main lanes) as
 the area develops. This represents a major future infrastructure benefit to the site.

Fire, EMS & Safety Services

- Fire Protection: Served by the Jarrell Volunteer Fire Department (ESD #5).
- EMS: Coverage provided by Williamson County EMS.
- Law Enforcement: Williamson County Sheriff's Office

Jeff Taylor

6. Soils & Environmental Constraints

Soil Capability & Constraints

- Austin Silty Clay (47% of site):
 - o Generally favorable for development, with gentle slopes.
 - o Classified as Class 3e (moderate erosion risk).
- Castephen Silty Clay (47% of site):
 - o Presents severe development limitations due to shrink-swell behavior.
 - Classified as Class 6s, meaning soils are poorly suited for cultivation or construction without major modification.
 - Anticipated higher costs for grading, foundation stabilization, and drainage improvements.
- Whitewright Silty Clay Loam (5.8%):
 - o Moderate development limitations.
 - o Requires careful design for stormwater management and structural foundations.
- Houston Black Clay (0.01%):
 - o Highly productive soil but only covers a negligible fraction of the property.

Environmental Considerations

- Drainage & Floodplain: The Williamson County GIS report shows no mapped FEMA floodplain data at the site, but drainage analysis will be required during subdivision and platting.
- Stormwater & Erosion: With nearly half the site in Class 6s soils, stormwater retention/detention and erosion control will be critical in any site plan.
- Foundation Risk: The shrink-swell nature of Castephen clays can lead to soil movement and structural stress. Engineering solutions such as over-excavation, lime stabilization, or reinforced foundations may be necessary.
- Agricultural Use: The current agricultural exemption is supported by these soils, but their long-term farming value is limited given the dominance of clays with erosion/shrinkage risks.

Development Implications

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: Jeff@UCRETexas.com 601 W Northwest Hwy, Grapevine TX 76051 Stephen Etze

Phone: 817-907-2506 Commercial Broker Email: StephenEtzel@gmail.com

- Site Preparation: Expect higher upfront site work costs compared to sandy loam or alluvial soils. Grading, lime treatment, and engineered foundations will be required.
- Utility Installation: Clay soils may complicate trenching and increase installation costs for water/sewer lines.
- Environmental Approvals: Any subdivision will require soil and drainage studies submitted to Williamson County.
- Long-Term Risk Mitigation: Developers should budget for enhanced stormwater management and soil stabilization to ensure structures remain viable.

7 Bour

Jeff Taylor P: (214) 612-6300

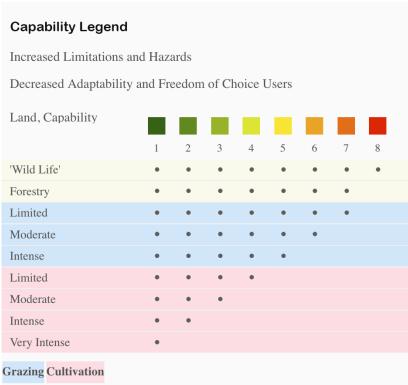
) 612-6300 www.UCRETexas.com

601 W Northwest Hwy #100A, Grapevine TX 76051

Boundary 74.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AsB	Austin silty clay, 1 to 3 percent slopes	35.15	47.2	0	35	3e
CaB	Castephen silty clay, 1 to 3 percent slopes	35.0	47.0	0	20	6s
WhC	Whitewright silty clay loam, 1 to 5 percent slopes	4.31	5.79	0	21	4e
HoB	Houston Black clay, 1 to 3 percent slopes		0.01	0	46	2e
TOTALS		74.47(*)	100%	-	27.14	4.47

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

7. Ronald Reagan Extension Project

Project Overview

The Ronald Reagan Extension, also referred to as Corridor D in the Williamson County Long-Range Transportation Plan, is a proposed 12-mile roadway connecting Interstate 35 (IH-35) to State Highway 95 (SH-95). This corridor is being studied and preserved to support the county's rapid population growth, ensure mobility, and maintain regional connectivity.

Purpose & Need

- Growth Management: Williamson County has been one of the fastest-growing counties in the U.S. The extension is intended to provide long-term mobility solutions to accommodate increased residents, commuters, and commercial traffic.
- Right-of-Way Preservation: The County's strategy is to secure the ROW footprint now, before additional homes and businesses are built, minimizing future displacement and cost.
- Regional Connectivity: The roadway will act as a major east-west arterial, parallel to SH-29 and Ronald Reagan Blvd in Cedar Park/Leander, linking IH-35 to SH-95.

Design & Phasing

- The project is planned as a multi-phase buildout that will take several decades:
- Initial Phase: Two- to three-lane frontage road (one lane each direction, with possible center turn lane).
- Secondary Phase: Construction of a second frontage road as growth and traffic increase.
- Final Phase: Development of the ultimate main lanes, creating a high-capacity corridor.
- This phased approach ensures incremental capacity is added as demand requires, aligning infrastructure with growth.

Jeff Taylor

Current Status

- Engineer of Record: Halff Associates, Inc. developed the alignment incorporated into the county's Long-Range Transportation Plan.
- ROW Alignment: Preliminary schematics and constraints maps establish the preserved corridor near Jarrell, in the immediate vicinity of CR 375.
- Funding: There is no current funding for ROW acquisition or construction. Progress depends on county growth, road bond programs, and potential TxDOT partnerships.
- Timeline: Building the full extension is expected to take several decades, though frontage road segments may be constructed earlier as demand arises.

Impact on Subject Property (601 CR 375)

- Proximity: The tract lies near the planned alignment, positioning it to benefit from future access improvements and potential visibility to a high-capacity roadway.
- Value Implications: Once the corridor is constructed, properties along or near its path are likely to experience increased development demand and higher land valuations, particularly for residential and mixed-use projects.
- Timing Considerations: Since the corridor is preserved but unfunded, developers should plan around a long-term infrastructure horizon, using septic and existing road access in the near term, while banking on enhanced connectivity in the future.

Strategic Considerations for Investors

- Land Banking: The project enhances the appeal of large tracts like 601 CR 375 for long-term investors seeking appreciation potential.
- Residential Development: The corridor will increase traffic flow and access, supporting subdivision density and retail demand.
- Mixed-Use Potential: Once Ronald Reagan is fully functional, the site's exposure could attract retail centers, business parks, or light industrial projects.

Jeff Taylor

8. Comparable Land Sales & Pricing

Subject Pricing

- 601 CR 375-74.47± AC
 Asking: \$4,823,000 (≈ \$65,000/AC). Online listings for the subject confirm this guidance and acreage.
- This positions the tract below several nearby development-oriented offerings on a \$/AC basis (see comps below), which can be strategic given the property's current county jurisdiction and near-term septic requirement.
- Range observed: roughly \$59K-\$150K per acre across 50-144 AC peers in the Jarrell/Williamson County corridor.
- Takeaway: The \$65K/AC ask for the subject is consistent with the lower half of the CCIM
 peer range, leaving room for value creation if/when utilities and entitlements are
 advanced.

Current Online Market Evidence (asking prices; not closed sales)

These live listings give a directional feel for where the market is today. Per-acre figures are computed from the publicly posted asking price and size.

- Jarrell- 50 AC development tract
 - Ask: \$7,499,000 \rightarrow ≈ \$150,000/AC (active listing). This mirrors the high end of the CCIM range.
- Jarrell- 21.59 AC (County Rd 308)
 - o Ask: \$1,900,000 $\rightarrow \approx$ \$88,000/AC (active on LoopNet).
- Jarrell- 11 AC (CR 314 "Development Site")
 - Ask: $$1,499,000 \rightarrow $136,000/AC$ (active on LoopNet).
- Jarrell- 83-110.7 AC candidates (CR 305; CR 216)
 - o Pricing varies or is unpriced; inventory confirms availability of large tracts positioned for development, reinforcing the comp envelope above.
- Jarrell roll-up (all land types)
 - Sitewide data show an average asking ~\$108,497/AC across ~505 AC of inventory in Jarrell, which blends rural/ag and development listings. This average sits between the subject's \$65K/AC and top-end development asks.

Note: Asking prices reflect seller expectations and marketing; they are not closed transactions. Still, they're useful for gauging current sentiment and positioning your offering relative to active competition.

Regional Benchmarks (context only; not development comps)

Texas A&M's Real Estate Research Center (TRERC) tracks rural land markets (not entitlements/development edge). Recent reports show:

- o Large-tract "Austin-Waco-Hill Country" median: about \$7,203/AC (4Q2024).
- o Small rural tracts (Region 7) average price: ~\$14,164/AC (early 2025 update).

Why this matters: Development-oriented Williamson County land near IH-35 trades far above rural medians. The \$59K-\$150K/AC CCIM comp range and today's online asks illustrate the urbanedge premium in Jarrell versus broad rural benchmarks.

Pricing Position & Strategy

- Positioning: At ~\$65K/AC, the subject is below many actively marketed development tracts (often \$88K-\$150K/AC), which is logical given (1) current septic reliance and (2) Ronald Reagan Extension benefits that are preserved but unfunded for construction today.
- O Upside levers: Advancing water confirmations, sewer pathway (annexation or regional solution), and entitlements can compress perceived risk and support movement toward the \$100K-\$150K/AC cohort seen in the CCIM file and live listings.
- Market pulse: Broader TRERC guidance suggests statewide land pricing is stable to slightly soft into late 2025, but Austin-north submarkets with strong job growth (Samsung/Taylor, Georgetown/Round Rock) continue to draw capital-supporting tight spreads for welllocated tracts.

Bottom Line

- O Your property's \$65K/AC ask is defensible and competitive against current Jarrell listings and the attached comp set, with clear room to move up the scale as utilities/entitlements de-risk.
- o For buyer conversations, anchor on: (i) access to IH-35, (ii) adjacency to the Ronald Reagan corridor planning footprint, (iii) regional growth north of Austin, and (iv) a price that undercuts several development-ready asks while preserving upside with targeted due diligence and approvals.

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: Jeff@UCRETexas.com 601 W Northwest Hwy, Grapevine TX 76051 Stephen Etze

9. Development Opportunities

A. Why this tract is compelling

- o Growth corridor: North Austin/Georgetown growth and Jarrell's ongoing absorption create steady demand for new rooftops and supporting services.
- o Price position: At roughly \$65K/acre, the tract sits in the lower half of the peer range seen locally (\$59K-\$150K/acre), leaving room to create value through utilities and entitlements.
- Scale & frontage: ±74.47 acres with CR-375 frontage provides master-planning flexibility and visibility to IH-35 traffic patterns.
- Future mobility: The preserved Ronald Reagan Extension corridor should enhance eastwest access and long-term land value, even though construction funding hasn't been secured yet.
- Jurisdictional flexibility: Site is unincorporated and outside Jarrell's ETJ, so near-term approvals run through Williamson County, with future annexation optional if higher intensity is desired.

B. Near-term (county) development plays

These assume water via JSWSC/LSRWA proximity and septic until sewer is available.

- o Large-lot Residential (county subdivision)
 - Concept: 1-5 acre lots on septic, leveraging quick county platting and water extensions.
 - O Why it works: Matches soils/topography and near-term utility reality; captures demand from buyers priced out of Georgetown/Austin.
 - O Notes: Class 6s clays (Castephen) push toward lower density and stronger drainage/foundation design; plan for stabilization allowances.
- o Rural "Estate" or BTR-Lite Enclaves
 - o Concept: Curated, HOA-controlled product with detached homes on larger septic lots; optional detached shop/RV pads popular in this submarket.
 - Why it works: Pairs lifestyle branding with the CR-375 frontage and IH-35 proximity, meets "move-out" demand from Austin commuters.
- Low-intensity Commercial/Service Pads (frontage nodes)
 - Concept: Convenience retail, contractor yards, self-storage, or boat/RV storage at the CR-375 approach, with residential behind.
 - Why it works: Captures early cash flow, serves nearby subdivisions, and is feasible without sewer if designed appropriately.

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: JeffQUCRETExas.com Stephen Etze

C. Mid-term value-add (annexation or utility agreements)

These hinge on securing sewer via annexation or a development agreement; water line proximity is already favorable.

- o Municipal-level Single-Family Subdivision
 - O Concept: Annex and zone for conventional lots (e.g., 50'-70') once sewer path is defined.
 - O Value bridge: Moving from septic-lotting to municipal densities is the classic caprate/price per acre step-up seen in the CCIM range.
- o Mixed-Use Neighborhood Node
 - Concept: Residential base with a small mixed-use corner (neighborhood retail, daycare, medical/office).
 - Why here: IH-35 access + future Ronald Reagan mobility raises the viability of small neighborhood centers over time.
- o Townhome / Cottage Courts / BTR Communities
 - o Concept: Attainable ownership or institutional BTR once sewer is available.
 - Why it works: Demographics support product diversity; 2024-2029 population in the 10-mile radius is projected to rise from ~102K to ~130K.

D. Long-term positions tied to Ronald Reagan Extension

- o Future Arterial-Oriented Commercial
 - Concept: As Ronald Reagan phases in (frontage roads first, main lanes later),
 reposition frontage land for higher-value commercial or employment uses.
 - Rationale: Preserved corridor, even unfunded, is a strong optionality catalyst for site plan evolution.
- Business Park / Flex "Edge"
 - O Concept: Light industrial or flex along improved access routes; residential remains behind as a buffer.
 - Why it works: Williamson County's job growth and IH-35 adjacency have historically supported flex absorption cycles.

E. Land-bank & phased takedown structures

- o Land-bank now, entitle later: Hold at ~\$65K/acre and push utilities/agreements to target \$100K-\$150K/acre exit bands evident in peers.
- o Phase map: Record a large-lot phase first (county septic), reserve interior for future annexed phases.
- Option/JV: Use options or phased takedown with a builder; contribute land into a vertical JV once sewer path is secured

10. Steps to Obtain Entitlements (see Exhibit B – Entitlements Checklist)

Confirm Jurisdiction & Governance

- o Current Status: The property is located outside the City of Jarrell limits and ETJ, meaning Williamson County has authority over subdivision and development approvals.
- Future Consideration: Annexation into Jarrell (or negotiation of a Development Agreement) may be necessary to obtain municipal sewer service, enable smaller lot sizes, and align with future city growth plans.
- Action Step: Meet with Williamson County Engineering Department and the City of Jarrell Planning Department to confirm jurisdictional requirements, long-term annexation potential, and timeline.

Secure Utility Commitments

- Water: Obtain a formal "will-serve" letter from Jarrell-Schwertner WSC or the Lone Star Regional Water Authority regarding capacity and extension of the nearby 16-inch transmission main.
- o Sewer: Explore options for (a) county-level septic for near-term phases, or (b) annexation and extension of Jarrell sewer infrastructure for higher density.
- Electric/Telecom: Contact Oncor/Bartlett Electric Cooperative and broadband providers for infrastructure extension requirements.
- Action Step: Begin early coordination with providers to understand cost-sharing agreements, line extensions, and feasibility of phased service.

Conduct Technical & Environmental Studies

- O Survey & Title: Commission an ALTA/NSPS survey confirming boundaries, easements, and ROW encumbrances.
- o Geotechnical: Perform soil borings and engineering analysis to address Castephen silty clays (Class 6s) and their shrink-swell risks.
- Drainage & Floodplain: Complete hydrology studies to meet Williamson County drainage criteria (even though no FEMA floodplain is mapped for the tract.
- Traffic Impact Analysis (TIA): Required if subdivision density exceeds thresholds;
 coordinate with county/TxDOT.
- o Environmental (Phase I ESA): Standard due diligence step, confirming no contamination or historic encumbrances.

Jeff Taylor

Phone: 214-612-6300
Commercial Broker
Email: Jeff@UCRETexas.com
601 W Northwest Hwy, Grapevine TX 76051

Subdivision & Platting Process (County-Level)

- o If developed under Williamson County jurisdiction (no annexation):
- Preliminary Plat: Submit layout with lotting, street hierarchy, drainage basins, and septic feasibility.
- o Engineering Review: County Engineering will review grading, stormwater detention, and road standards.
- o Final Plat Approval: Required before lot sales. Recorded plat establishes legal lots.
- Construction Permits: Obtain site development permits for roads, drainage, and utility extensions.

Annexation & Zoning (City of Jarrell Option)

- o If the development requires higher density or sewer:
- o Annexation Petition: Request annexation into Jarrell city limits or ETJ.
- Zoning Application: Apply for zoning (e.g., SF-3/4 for residential, MU for mixed-use, etc.)
 consistent with city's Future Land Use Plan.
- Development Agreement: Negotiate infrastructure participation (water, sewer, roadway)
 with the city.
- o City Review: City Council and Planning & Zoning Commission approvals required.

Permitting & Compliance

- Stormwater Permits: Apply for TCEQ stormwater permits for construction activity over one acre.
- o Driveway/ROW Access: Obtain county permits for driveway access to CR 375 and coordinate future tie-ins with the Ronald Reagan Extension ROW.
- o Utility Easements: Record easements for water, sewer (future), and electric infrastructure.

Phasing & Implementation

- o Phase 1 (County, Septic): Develop large-lot residential or estate subdivision using water line and septic.
- Phase 2 (Annexation/Utilities): Transition to smaller-lot residential or mixed-use after securing sewer access.
- Phase 3 (Long-Term, Post-Corridor): Leverage Ronald Reagan Extension frontage for commercial or employment-based uses.

Jeff Taylor

Phone: 214-612-6300
Commercial Broker
Email: Jeff@UCRETexas.com

Stephen Etzel

De-Risking Recommendations

- o Early Utility Negotiations: Securing water/sewer commitments can add immediate value per acre.
- o Annexation Timing: Keep annexation optional until utility economics justify higher density.
- o Entitlement Staging: File plats or zoning in phases to match absorption, control carrying costs, and allow flexibility for market changes.

11. CCIM Investment Analysis

The CCIM framework evaluates an asset using four core lenses: Market Analysis, User Decision Analysis, Financial Analysis, and Investment Analysis. Applied to the subject property, the findings are as follows:

Market Analysis

- Regional Growth: Williamson County is one of the fastest-growing counties in Texas, driven by spillover from Austin and Georgetown. Jarrell itself is experiencing strong absorption in subdivisions like Sonterra and Home Place, with rooftops expanding rapidly.
- o Demand Drivers:
 - o Population within 10 miles is projected to grow from 102,452 in 2024 to 130,444 in 2029 (+27%).
 - O Households within 10 miles are projected to increase from 41,577 to 53,193 (+28%).
 - Average household incomes exceed \$100,000 in the 5- and 10-mile radii, indicating strong consumer purchasing power.
- Competitive Supply: Comparable land tracts in the corridor range from \$59K-\$150K/acre depending on size, utility access, and entitlement status. The subject's asking price of \$65K/acre positions it in the lower half of the market, offering upside with further entitlements.
- Market Positioning: Well located for residential and mixed-use growth, benefiting from proximity to IH-35 and the planned Ronald Reagan Extension.

User Decision Analysis

- o Target Users:
 - Residential Developers: Strongest demand driver; tract size allows for phased subdivisions.
 - o Mixed-Use Developers: Potential for residential with supporting retail/service once utilities improve.
 - Land Bankers / Investors: Opportunity to hold at current pricing until entitlements/utilities lift per-acre values.
- O User Preferences:
 - Residential developers seek utility-served, entitled land trading at \$100K-\$150K/acre.
 - Land bankers are attracted to county-jurisdiction properties for lower holding costs (ag exemption).

Jeff Taylor

Phone: 214-612-6300
Commercial Broker
Email: JeffeUCRETexas.com

Stephen Etze

Phone: 817-907-2506 Commercial Broker Email: StephenEtzel@gmail.com

- o Investors seeking optionality value the property's position near the Ronald Reagan Extension corridor.
- O User Decision: Property appeals across multiple user groups, but residential/mixed-use developers are best positioned to unlock maximum value.

Financial Analysis

- o Asking Price: \$4,823,000 (\$65K/acre).
- o Comparable Range:
 - o Comp A: 54 acres @ \$59K/acre
 - o Comp B: 144 acres @ \$73K/acre
 - o Comp C: 51 acres @ \$121K/acre
 - o Comp D: 50 acres @ \$150K/acre
- o Upside Potential:
 - Once water/sewer are secured and land is entitled, values could rise into the \$100K-\$150K/acre range, implying 50-100% appreciation potential over the medium term.
- Downside Risk:
 - Limited, given that unentitled/unserved land in the area is still trading near \$60K/acre.
 - o Agricultural exemption reduces annual holding costs, lowering carrying risk.
- o Soil/Development Cost Impacts: Nearly half the tract is Class 6s Castephen clay, which increases site prep and foundation costs. Buyers will underwrite these risks into pricing.
- o Financial Positioning: Property is fairly priced, with limited downside and clear pathways to upside via entitlement and utility access.

Investment Analysis

- o Opportunities:
 - Land Banking: Acquire at ~\$65K/acre, hold until Ronald Reagan Extension progresses and annexation unlocks sewer access.
 - o Residential Development: Immediate potential for septic-based county subdivision; long-term opportunity for higher density.
 - Mixed-Use / Commercial: Future Ronald Reagan frontage creates commercial viability.
 - Value Creation: Secure entitlements, confirm water/sewer, and market to developers at a premium.

o Risks:

- o Utility Dependence: Water must be confirmed; sewer requires annexation.
- o Soils: Shrink-swell clays (Class 6s) raise site prep costs.
- o Timeline: Ronald Reagan Extension is preserved but unfunded, so the full benefit may be decades away.
- Recommendation: Pursue acquisition near asking price, contingent upon water service confirmation. Structure deal with phased takedown or option agreement to mitigate timing risk.
- o Investment Conclusion:
 - From a CCIM perspective, 601 CR 375 represents a fair-entry land banking and development opportunity. Current pricing is defensible, downside is limited by agexemption and land scarcity, and significant upside exists if utilities and entitlements are secured.

12. Investment Strategy Options

The subject property offers flexibility for multiple investment paths. Choosing the right strategy depends on the investor's time horizon, risk tolerance, and income objectives. Below are four primary approaches.

Seller Financing (Income Stream Strategy) – see Exhibit A

- o Concept: Structure a sale where the buyer makes installment payments directly to the seller, secured by a note and deed of trust.
- o Benefits:
 - o Provides the seller with ongoing income (similar to a bond yield).
 - o May allow seller to defer recognition of capital gains (installment method).
 - o Broadens the buyer pool to include developers who prefer flexible financing.
- o Risks/Considerations:
 - Seller retains risk of default; strong underwriting and collateral protections required.
 - o Future interest rate movements may affect the relative attractiveness of the note.
- o Best Fit: Sellers seeking steady income, estate planning advantages, or tax deferral.

1031 Exchange (Reinvestment Strategy)

- o Concept: Sell the property and reinvest proceeds into a like-kind property within IRS 1031 exchange rules, deferring capital gains tax.
- o Benefits:
 - o Defers capital gains tax, preserving more capital for reinvestment.
 - Opportunity to reposition into cash-flowing property (e.g., multifamily, retail, industrial, or net-leased assets).
 - o Provides diversification by moving from a raw land holding to stabilized income.
- o Risks/Considerations:
 - o Strict IRS timelines (45 days to identify, 180 days to close).
 - Replacement property must be carefully vetted to meet investor objectives.
- Best Fit: Owners seeking to transition from a growth-only land play to income-generating, lower-risk assets.

Jeff Taylor

Phone: 214-612-6300
Commercial Broker
Email: Jeff@UCRETexas.com

Land Bank & Appreciation (Hold Strategy)

O Concept: Maintain ownership and hold as a land bank, benefiting from appreciation as Jarrell grows and as Ronald Reagan Extension phases move forward.

o Benefits:

- o Low annual carrying costs due to agricultural exemption.
- o Minimal management required; value tied to regional growth.
- o Likely appreciation to \$100K-\$150K/acre once utilities and entitlements are secured.
- o Risks/Considerations:
 - o No current income stream; all return depends on appreciation.
 - o Market cycles could delay timing of value realization.
- o Best Fit: Investors with long-term horizons and strong belief in Williamson County growth.

Joint Venture or Development Partnership

- o Concept: Contribute land into a partnership with a builder/developer, who brings capital and expertise. Seller/landowner participates in profits.
- o Benefits:
 - o Potential for higher total returns than outright sale.
 - o Retain equity stake while sharing development risk.
 - o Ability to phase absorption (large-lot today, higher density later).
- o Risks/Considerations:
 - o Complex structuring and partner alignment required.
 - o Seller assumes development risk exposure and longer timeline.
- o Best Fit: Sellers seeking maximum upside and willing to stay engaged over several years.

Hybrid Strategy (Phased Disposition)

- o Concept: Blend near-term monetization with long-term value creation.
 - o Phase 1: Sell frontage or outparcels (commercial/self-storage pads).
 - o Phase 2: Develop or plat large-lot residential on septic.
 - Phase 3: Hold interior acreage for annexation/utility-driven higher density.
- o Benefits:
 - o Provides liquidity now while preserving upside.
 - o Reduces holding costs by monetizing early phases.
 - Matches cash flow needs with long-term appreciation potential.

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: Jeff@UCRETexas.com 601 W Northwest Hwy, Grapevine TX 76051 Stephen Etzel

o Best Fit: Owners who want a balanced approach-some immediate liquidity plus continued exposure to Jarrell's growth trajectory.

Subdivide Option

- Efficient Road Design: A single internal road with a small cul-de-sac would provide proper access and meet Williamson County subdivision standards. The land dedicated to right-of-way is minimal (about 3 acres), leaving nearly all of the acreage available for saleable lots.
- o Market Appeal: Smaller 5- and 10-acre tracts are in higher demand compared to a single large 74-acre property. Many buyers—particularly those looking for homesites or small ranch properties—are drawn to these sizes.
- o Price Per Acre Increase: Historically, breaking land into smaller tracts raises the price per acre. For example, a 74-acre tract might only attract large-scale buyers and investors at a lower per-acre rate, while 5- to 10-acre tracts typically sell to end-users at a premium.
- o Revenue Potential: By subdividing, the property's overall revenue potential increases because each lot can command a higher per-acre value. This strategy maximizes total proceeds from the sale compared to selling the property as one large tract.

Next Steps:

- Have a civil engineer prepare a preliminary plat showing the proposed eight lots, road alignment, and utility easements.
- o Confirm water availability with Jarrell-Schwertner Water Supply Corporation and conduct soils testing for septic feasibility.
- Once the plat is finalized and approved, the lots can be marketed individually, targeting both local buyers and out-of-area buyers looking for country homesites or small ranches.

13. Conclusion & Recommendations

Overall Positioning

The 74.47-acre tract at 601 CR 375 represents a compelling investment in the Jarrell growth corridor of Williamson County, Texas. The site's combination of IH-35 proximity, planned Ronald Reagan Extension adjacency, and unincorporated county jurisdiction offers investors and developers a blend of flexibility and long-term appreciation potential. Current asking price of \$65,000 per acre is aligned with the lower half of comparable sales in the region (\$59K-\$150K/acre), which creates immediate value-add upside if entitlements and utilities are secured.

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: Jeff@UCRETexas.com Stephen Etze

Phone: 817-907-2506 Commercial Broker Email: StephenEtzel@gmail.com

Strengths

- Location & Access: Frontage on CR 375 with near-immediate access to IH-35, and positioned to benefit from the Ronald Reagan Extension corridor once funded.
- Demographics: Population within a 10-mile radius is projected to grow by nearly 30% between 2024 and 2029, with household incomes exceeding \$100K-driving strong demand for residential and mixed-use projects.
- Utilities: Proximity to the 16" Lone Star Regional Water Authority main supports longterm serviceability.
- o Carrying Costs: Agricultural valuation lowers taxes, reducing holding costs during entitlement or land-banking.

Risks & Constraints

- Sewer: No sewer currently available; annexation into the City of Jarrell (or a utility partnership) will be necessary for higher-density development.
- o Soils: Nearly half the site is Castephen silty clay (Class 6s), which carries shrink-swell risk and requires mitigation through geotechnical engineering.
- o Infrastructure Timing: Ronald Reagan Extension is preserved but unfunded, meaning full benefit may not materialize for decades.

Strategic Recommendations

- o Near-Term Path (1-3 years):
 - O County Subdivision Option: Plat larger septic lots (1-5 acres) for residential buyers seeking affordable housing near IH-35.
 - Outparcel Monetization: Create commercial/self-storage pads along CR 375 to generate early liquidity.
 - Seller Financing: Consider offering terms to broaden buyer pool and generate steady income.
- o Medium-Term Path (3-7 years):
 - o Entitlement & Annexation: Engage City of Jarrell for annexation and zoning to unlock sewer service and allow smaller lot subdivisions.
 - Phased Development: Transition from septic estate lots to municipal-level densities, increasing \$/acre value to the \$100K-\$150K range observed in entitled comps.

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: Jeff@UCRETexas.com Stephen Etze

- o Long-Term Path (7+ years):
 - Leverage Ronald Reagan Extension: Market frontage acreage for commercial or employment-based uses as mobility improves.
 - Disposition / 1031 Exchange: Execute sale into peak market conditions and reposition proceeds into stabilized, cash-flowing assets via a 1031 exchange, deferring taxes and securing income.
 - o Joint Venture Option: Consider contributing land into a development partnership with a builder to share in vertical development upside.

Final Assessment

From a CCIM perspective, the tract offers limited downside risk-protected by ag-exempt holding costs and scarcity of large land parcels-paired with substantial upside potential tied to annexation, utilities, and infrastructure delivery. Whether the strategy is short-term monetization (seller financing, county subdivision), medium-term repositioning (annexation, entitlement), or long-term appreciation (Ronald Reagan frontage, 1031 reinvestment), the property is well-positioned as a core land investment in Williamson County's explosive growth corridor.

Exhibit – A

Seller Financing Structure (Example):

Sales Price \$4,452,000 (\$60K/ac)

Down Payment \$890,400 (20%)

Loan Amount \$3,561,600

Interest Rate 7%

Term 5 years

Monthly Payment Interest Only- \$20,776 (Payment #1)

\$17,976.89 (Payment #60)

Final Payment \$3,561,600

Net Summary:

Down Payment \$890,400

Accumulated Interest \$1,167,298.79

Final Payment \$3,561,600

Total \$5,619,298.79

Exhibit – B

Entitlement Checklist for 601 CR 375, Jarrell, TX

Step 1. Initial Due Diligence

- Order Title Report check for easements, deed restrictions, or encumbrances.
- Survey boundary + topographic survey; confirm CR 375 frontage, existing easements, floodplain. Utility Availability contact Jarrell-Schwertner Water Supply Corp (water), Oncor or PEC (electric), and local providers for gas.
- Soils / Septic Feasibility coordinate with Williamson County & Cities Health District (WCCHD).

Step 2. Pre-Application Meeting

- Who: Williamson County Engineering Department
- Purpose: Confirm subdivision requirements, lot sizing, drainage criteria, and road standards.
- Bring: Survey, concept sketch (lot layout), utility info.

Step 3. Environmental & Infrastructure Studies

- Drainage / Stormwater: May need drainage study, especially if impervious cover >1 acre.
- Floodplain: Contact David Zwernemann, Floodplain Manager (512-943-3330 / dzwernemann@wilco.org).
- Fire Code (IFC 2021): Contact Bobby Belcher, Fire Marshal ESD #5 (512-746-2505 / bobby.belcher@wilcoesd5.org).
- Traffic / Access: County may require traffic analysis if subdividing heavily.

Step 4. Subdivision Platting

- Minor Plat (few lots with road frontage) OR Preliminary + Final Plat (larger tracts).
- Submit To: Williamson County Engineering.

- Documents Needed:
 - Survey & legal description
 - Drainage study (if required)
 - Utility will-serve letters
 - Plat drawings prepared by licensed surveyor/engineer

Step 5. County Review & Approval

- Engineering Department Review infrastructure, drainage, roads.
- Commissioners Court Approval depending on plat type.
- Once approved: Plat recorded with the Williamson County Clerk.

Step 6. Permits & Construction

- Infrastructure: Roads, drainage, utilities built per approved plans.
- Septic Permits: Issued by WCCHD after soil/site evaluation.
- Fire Marshal Review: IFC 2021 standards (fire lanes, hydrants, access).

Step 7. Finalization

- Inspections & Acceptance roads/drainage accepted by County if public.
- Certificate of Compliance (for septic).
- Recorded Plat Lots are now buildable/sellable.

Key Contacts

Agency	Contact Info
Williamson County Engineering Dept	(512) 943-3707 www.wilcotx.gov
Floodplain Manager: David Zwernemann	(512) 943-3330 dzwernemann@wilco.org
Fire Marshal, ESD #5: Bobby Belcher	(512) 746-2505 bobby.belcher@wilcoesd5.org
WCCHD (Septic/Well Permits)	(512) 943-3660 www.wcchd.org
Jarrell-Schwertner Water Supply Corp	(512) 746-2114

Jeff Taylor

Phone: 214-612-6300 Commercial Broker Email: Jeff@UCRETexas.com Stephen Etze