

FOR LEASE - IOS

75 County Road 372 | Jarrell, TX

Industrial
Leasing Opportunity

Offering Memorandum



I-35 ±90,054 VPD

MATTHEWS™

±20,050 SF OFFICE WAREHOUSE SPACE & YARD AVAILABLE

EXCLUSIVELY LISTED BY



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Broker Firm No. 9005919 (TX)

MATTHEWS™



PROPERTY HIGHLIGHTS

CONTACT BROKER

FOR PRICING

±20,050 SF

GLA

±7.90 AC

LAND SIZE

Leasing Highlights

Total Building Square Feet ±20,050 SF

Acres ±7.90 AC

Lot Square Feet ±344,124 SF

Building/Lot Coverage 6%

% Office / Office SF 20%

Construction Metal

Warehouse Clear Height ±20'

Power 3 Phase



PROPERTY PHOTOS



PROPERTY PHOTOS

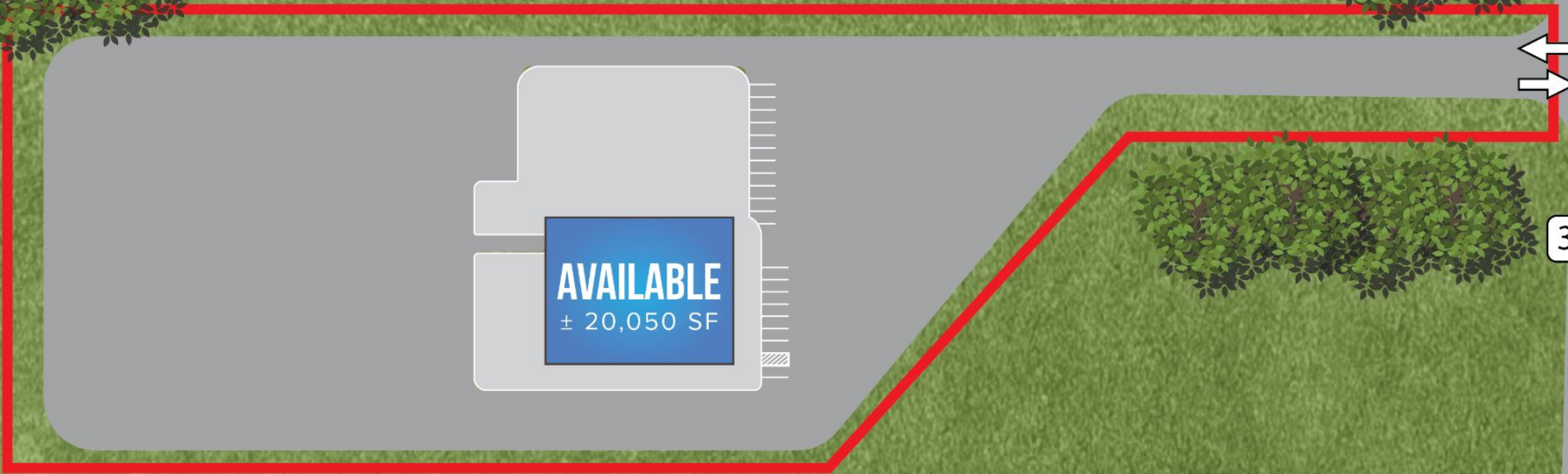


INTERIOR PHOTOS



OFFICE PHOTOS





AVAILABLE
± 20,050 SF

372



 **Rock Terrace Apartments**
±13 Units

VALLEY VIEW
RV
PARK



± 90,054 VPD


TAYLOR
PRESS PRODUCTS

 **Builders**
FirstSource



 **Subject Property**



± 90,054 VPD



Subject Property





**SUBJECT
PROPERTY**



NEW DEVELOPMENT



EASTERN WELLS
BY MERITAGE HOMES



JARRELL MIDDLE SCHOOL
741 STUDENTS

± 90,054 VPD



487



DOLLAR GENERAL



Jarrell, TX

Jarrell, Texas, situated strategically along the I-35 corridor, is at the heart of a significant logistics and transportation network, making it an increasingly attractive location for industrial and logistic operations. This central location not only connects Jarrell to major cities like Austin, roughly 43.9 miles to the south, and Waco, about 70 miles to the north, but also positions it within a day's drive of the vast majority of the Texas population and key markets in the Southern United States. Additionally, its proximity to rail lines enhances its logistic capabilities, offering vital freight services that are essential for industrial activities. While Jarrell is not in immediate proximity to a major port, its location on I-35 provides direct routes to the Port of Houston, one of the nation's busiest ports, facilitating access to international markets.

The industrial landscape around Jarrell is marked by a growing number of significant industrial and logistics tenants, indicating its rising importance in the sector. Companies are drawn to the area due to the availability of land, strategic location, and the logistic advantages offered by the nearby highway and rail systems. This influx of industrial tenants is a testament to Jarrell's emergence as a hot market within the logistics and industrial sectors. The area's growth is further supported by a business-friendly environment and the broader economic growth of the Central Texas region, making Jarrell an increasingly appealing destination for businesses looking to capitalize on Texas' booming industrial and logistic sectors.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	17,475	19,093	39,003
Current Year Estimate	13,637	14,929	31,427
2020 Census	10,639	11,675	26,246
Growth Current Year-Five-Year	5.6%	5.6%	4.8%
Growth 2020-Current Year	7.0%	7.0%	4.9%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	5,902	6,465	14,357
Current Year Estimate	4,588	5,037	11,542
2020 Census	3,585	3,946	9,731
Growth Current Year-Five-Year	5.7%	5.7%	4.9%
Growth 2020-Current Year	6.5%	6.3%	4.1%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$94,029	\$95,291	\$101,529

DRIVE TIME

TEXAS MAP



AUSTIN MAJOR EMPLOYERS

★ SUBJECT PROPERTY



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 75 County Road 372, Jarrell, TX, 76537 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date