



**AVAILABLE LAND**  
35 Acres

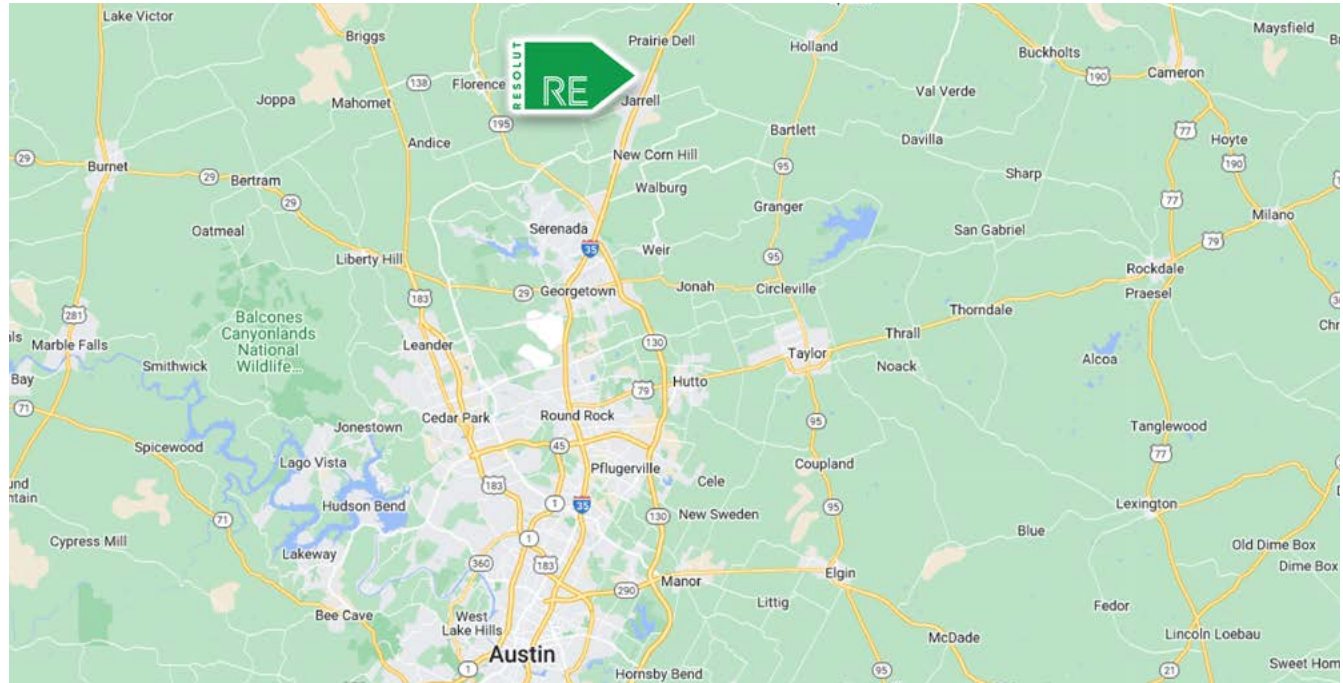
**PRICE**  
Call for Pricing

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**PROPERTY HIGHLIGHTS**

- 35 AC Total | 33.10 AC Net Usable
- Road expansion planned along property lines with direct I-35 frontage
- I-35 frontage (±1,700') with direct off-ramp access on the AM commuter side.
- Located in the Austin MSA's high-growth corridor, within Jarrell ETJ (most flexible use potential)
- ETJ with 12" water line and existing hydrants on-site
- Seller financing available for qualified buyers.
- Surrounded by major residential projects:
  - **Solana Ranch**  
(7,000 AC / 14,000 homes – DMB Development) MUD Approved
  - **Mishler Tract**  
(80 AC / ±300 homes – Intermandeco)
  - **LGI Homes** (2,394 lots)
  - **Eastern Wells** (784 lots)
  - **Stonebridge Crossing** (458 lots)



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2025**

 **18,407**  
**POPULATION**  
3-MILE RADIUS

 **\$111,057.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **4,273**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
S I-35: 78,684 VPD  
(SitesUSA 2025)  
CR-305: 2,363VPD  
(SitesUSA 2025)

## SOLANA RANCH

A NEW TOWN VISION FOR CENTRAL TEXAS

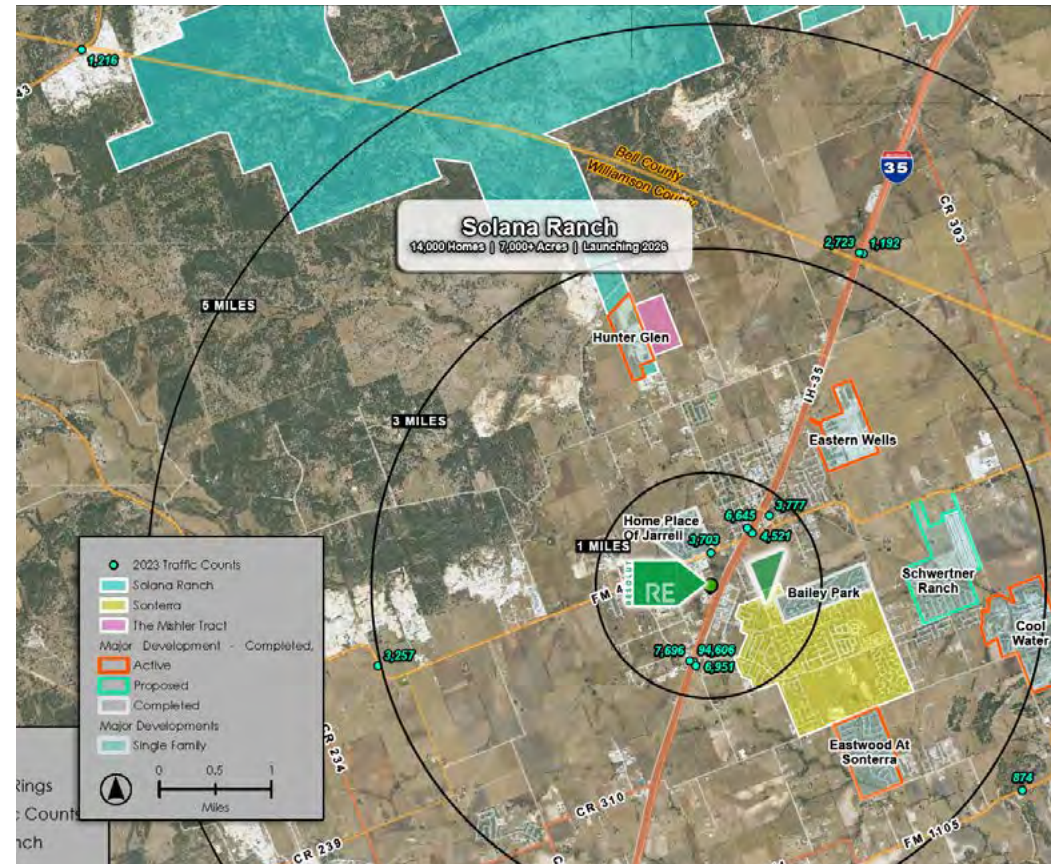
14,000 HOMES | 7,000+ ACRES | LAUNCHING 2026

Located along I-35 between Georgetown and Temple, Solana Ranch spans 7,000+ acres across Williamson and Bell Counties. This master-planned community is being developed by Arizona-based DMB Development, known for creating high-end, large-scale projects across the Sunbelt.

The site, once a 9,000-acre cattle and wildlife ranch owned by the Michaux family, will be transformed into a “new town” with:

- Up to 14,000 homes
- Shopping, dining, and entertainment
- Office space and civic uses (schools, churches, etc.)
- Parks, trails, and recreational amenities
- A planned population of 40,000 to 50,000

A Municipal Utility District (MUD) has already been approved, and DMB is progressing through infrastructure studies in preparation for a late 2026 opening.



### CURRENT STATUS & TIMELINE

MILESTONE	STATUS
Land assembly & MUD approval	Complete
Infrastructure design (utilities, roads, fiber)	In progress
First phase launch	Targeting 2026

### WHO IS DMB DEVELOPMENT?

DMB is a nationally recognized master developer with a reputation for thoughtful, large-scale communities. While not affiliated with Disney in Solana Ranch, DMB is the lead developer behind **Cotino®**, a **Storyliving by Disney™** community in California and **Asteria™** in North Carolina.

## THE SONTERRA RANCH

ONE OF THE FASTEST-GROWING NEIGHBORHOODS IN CENTRAL TEXAS

Sonterra Ranch continues to be a driving force in the explosive growth of Jarrell. According to the Austin Business Journal, Sonterra is the #2 fastest-growing neighborhood in the Austin MSA, and has remained in the Top 3 for three consecutive years.

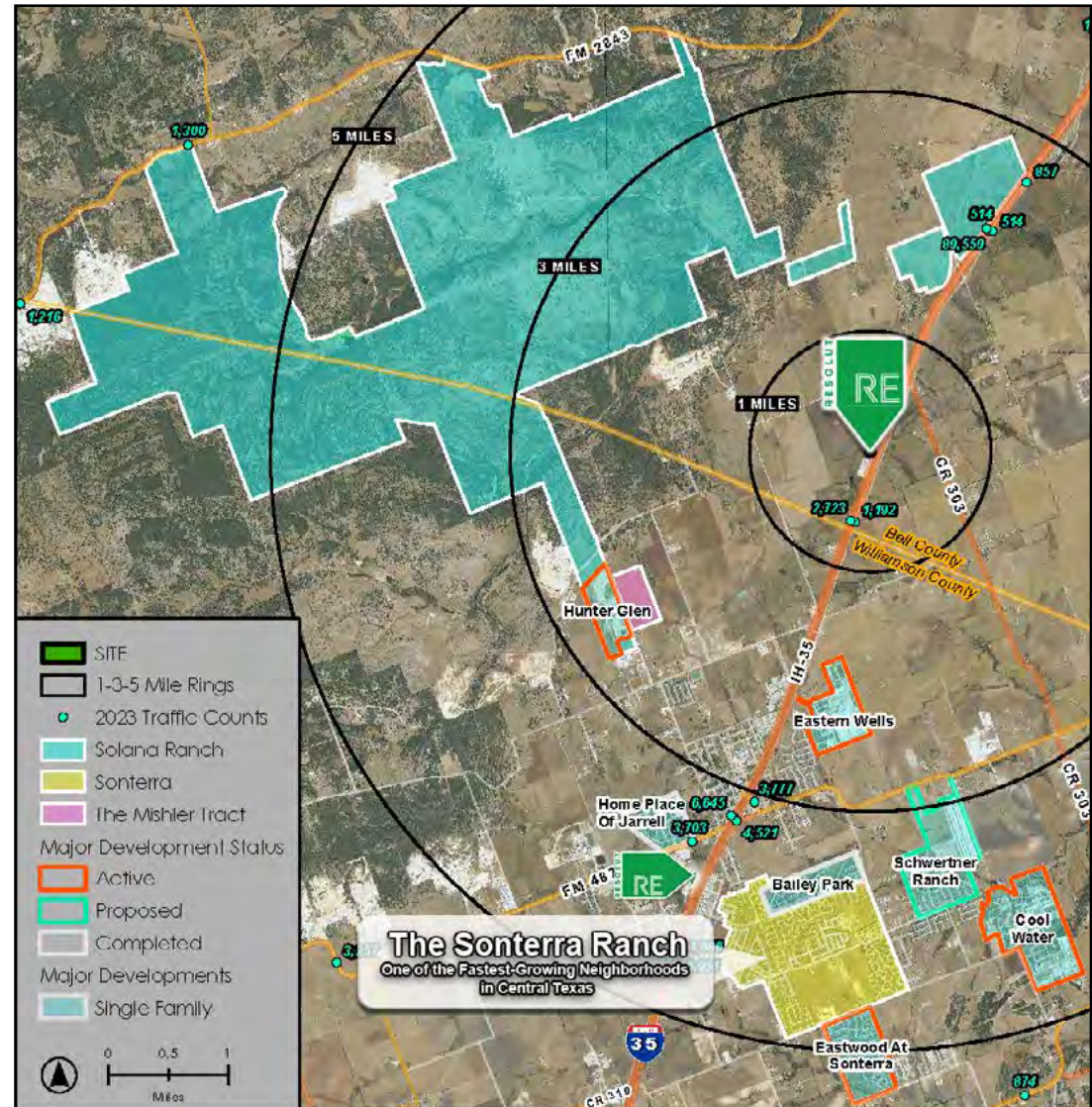
- 398 homes recently built or under construction
- 460+ total home closings and rising
- National & regional builders include:

CastleRock Communities, Centex, Century Communities, KB Home, Lennar, LGI Homes, M/I Homes, Pacesetter, Starlight Homes by Ashton Woods

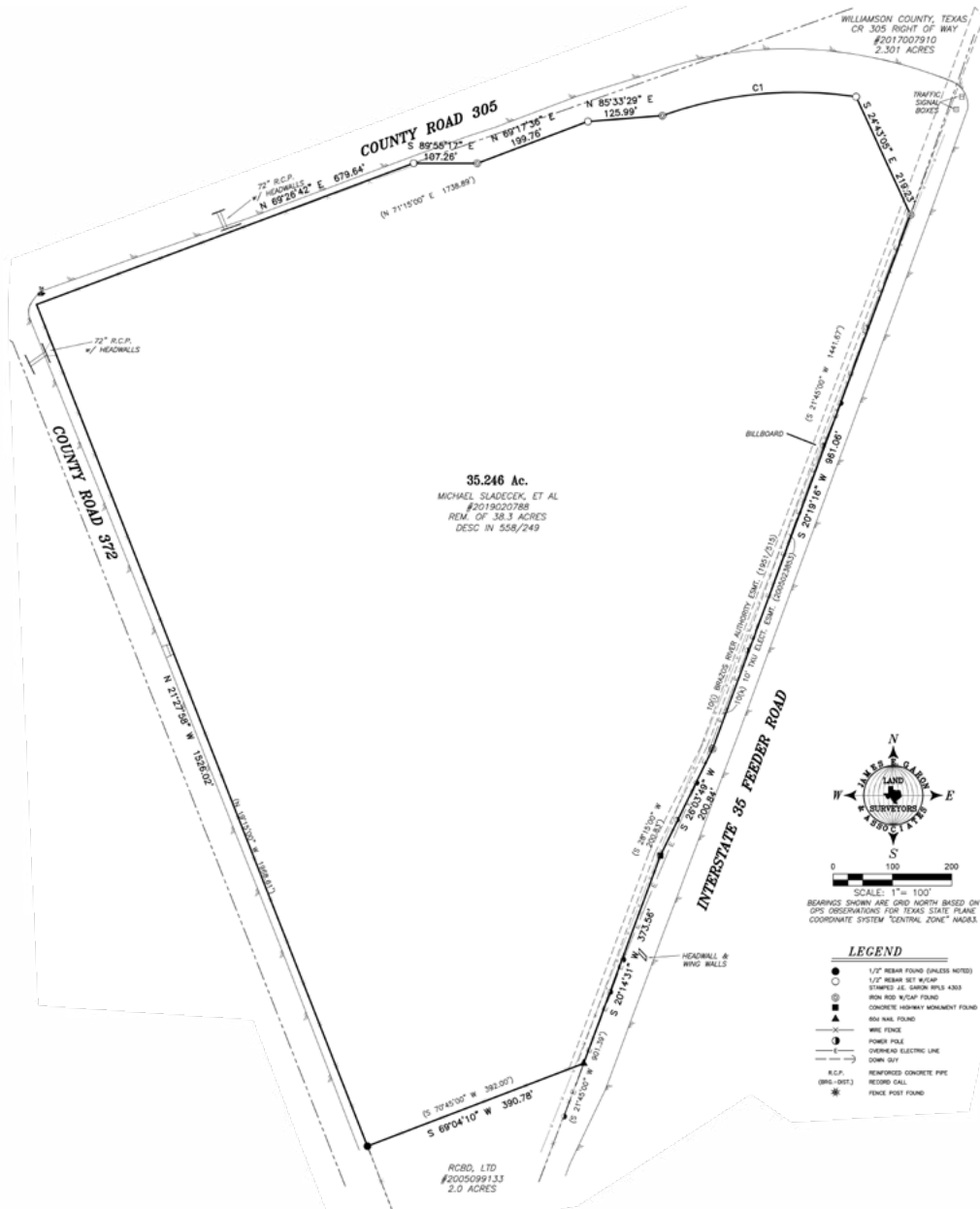
This master-planned community is strategically located off I-35, offering strong commuter access, attractive pricing, and ongoing infrastructure improvements. It's setting the pace for development in Williamson County and is a key signal of Jarrell's long-term growth trajectory.

READ ARTICLE HERE:

[Fastest growing neighborhoods in the Austin area](#)

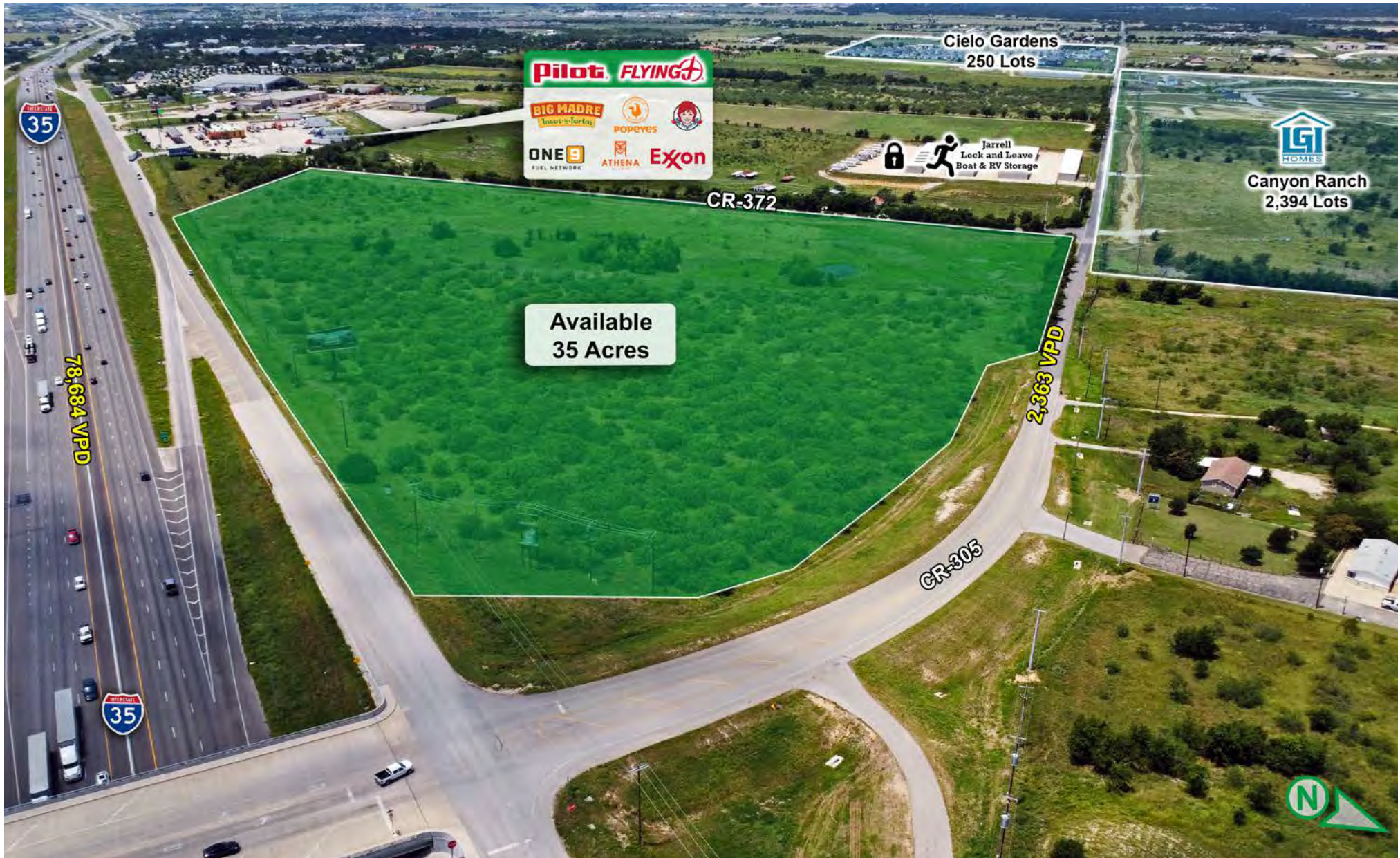












**Available  
35 Acres**

**Cielo Gardens  
250 Lots**

**GI  
HOMES**  
**Canyon Ranch  
2,394 Lots**

**Pilot FLYING J**  
**BIG MADRE**  
Tacos & Tortas  
**POPEYES**  
**ONE 9**  
FUEL NETWORK  
**ATHENA**  
**Exxon**

**Jarrell  
Lock and Leave  
Boat & RV Storage**

**CR-372**

**CR-305**

**78,684 VPD**

**2,363 VPD**



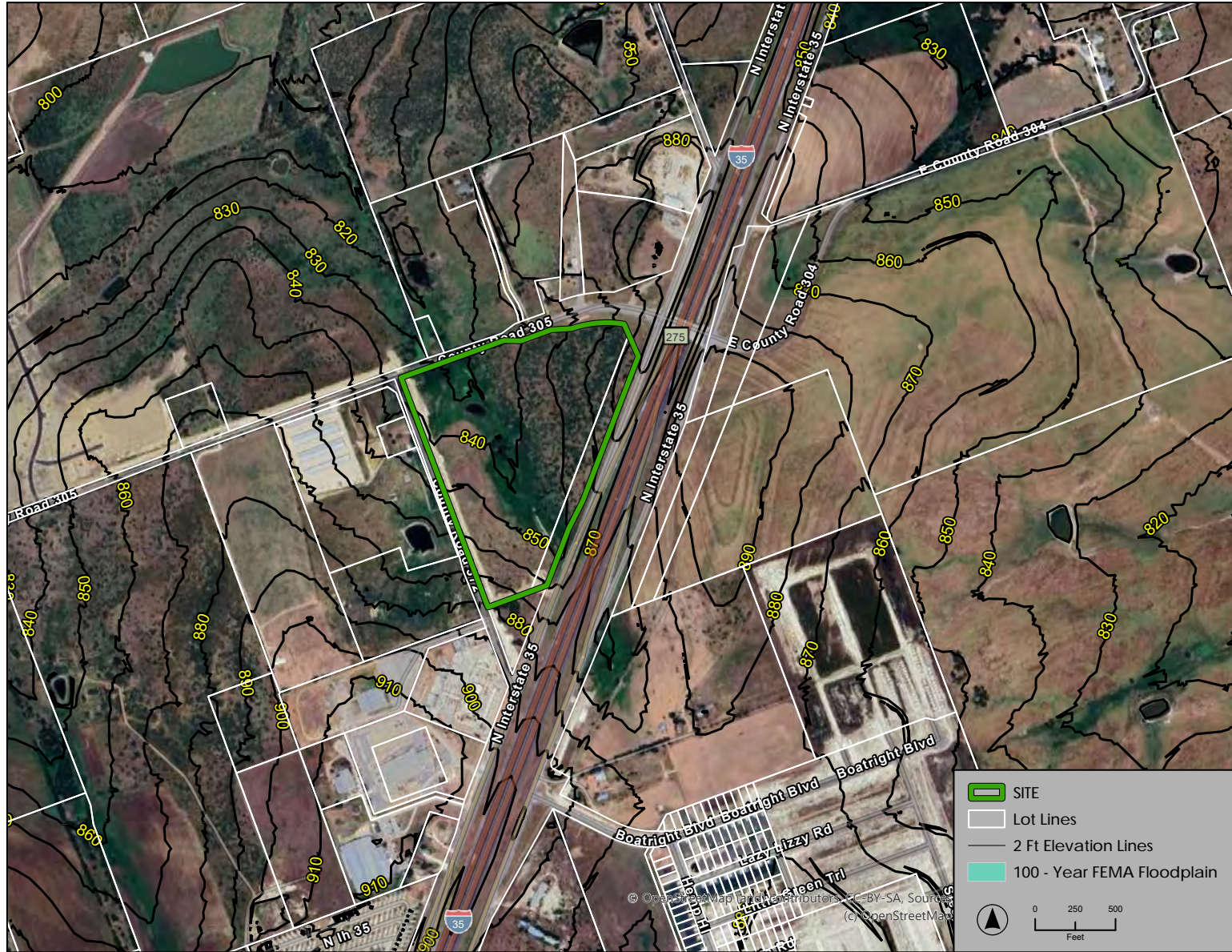






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# Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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