

JUNCTION 313 OFFICE CONDOS

SOUTHSIDE OF CR-313
160 County Road 313, Jarrell, TX 76537



FOR SALE

AVAILABLE SPACE
Bldg 5: 896 - 2,680 SF
Bldg 6: 896 - 2,680 SF
Bldg 7: 896 - 2,680 SF
Bldg 8: 896 - 2,680 SF

RATE
Call for Pricing

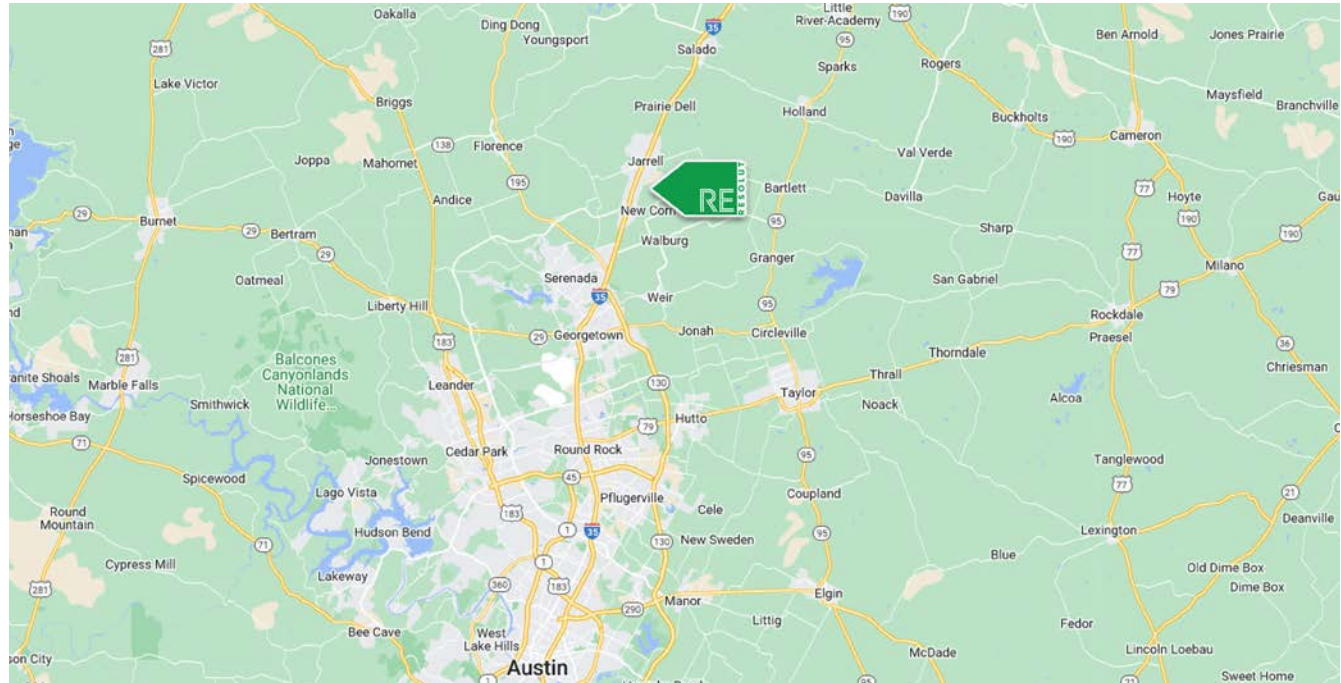
Christopher Hernandez
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Matt Stone
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972.658.3428

**VIEW ON
YouTube**

PROPERTY HIGHLIGHTS

- Walmart Shadow Anchored
- Flexible sizing – can combine suites or buildings
- Monument signage available
- **Can deliver suites built to suit or in shell condition**
- Out parcel to 6,000 homes
- Retail spaces for lease



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



23,491
POPULATION
2-MILE RADIUS



\$114,920.00
AVG HH INCOME
2-MILE RADIUS



5,794
DAYTIME POPULATION
2-MILE RADIUS



TRAFFIC COUNTS
I-35: 97,319 VPD
(TXDOT 2024)

The site plan illustrates a commercial development layout. At the top, a road intersection is marked with green and red arrows indicating traffic flow. The plan includes several key features:

- Lot 5, Block A:** A 3.389-acre area at the top left.
- Buildings:**
 - Three large rectangular buildings labeled "For Lease" in the center-left.
 - Two smaller green-shaded buildings on the right labeled "Bldg. 5" and "Bldg. 6", each with 896 - 2,680 SF.
 - Two more green-shaded buildings at the bottom labeled "Bldg. 7" and "Bldg. 8", each with 896 - 2,680 SF.
- Daycare Facility:** A "Daycare Available" area with a "NEW DAYCARE PLAY SPACE" on the right side.
- Infrastructure:**
 - "NEW PAVEMENT" and "NEW SIDEWALK" areas throughout the site.
 - "NEW T. SIDEWALK" and "NEW T. DRIVE THROUGH" sections.
 - "NEW PUMPSTER PAD" and "NEW DETENTION POND" (a blue-shaded area at the bottom left).
 - "NEW WATER EASEMENT" and "ELECTRIC VEHICLE STATION" near the top.
 - "NEW 8' SIDEWALK" and "NEW 7' SIDEWALK" sections.
- Property Lines and Easements:** Various lines are marked, including "PROPERTY LINE", "25' P.U.E.", "15' B.L.", "10' WATER EASEMENT", and "20' ACCESS EASEMENT".
- Other Labels:** "MONUMENT SIGN", "GREASE INTERCEPTORS", "TURF GRASS", "PORTAL", "NEW 10' SIDEWALK", "NEW 12' SIDEWALK", "NEW 14' SIDEWALK", "NEW 16' SIDEWALK", "NEW 18' SIDEWALK", "NEW 20' SIDEWALK", "NEW 22' SIDEWALK", "NEW 24' SIDEWALK", "NEW 26' SIDEWALK", "NEW 28' SIDEWALK", "NEW 30' SIDEWALK", "NEW 32' SIDEWALK", "NEW 34' SIDEWALK", "NEW 36' SIDEWALK", "NEW 38' SIDEWALK", "NEW 40' SIDEWALK", "NEW 42' SIDEWALK", "NEW 44' SIDEWALK", "NEW 46' SIDEWALK", "NEW 48' SIDEWALK", "NEW 50' SIDEWALK", "NEW 52' SIDEWALK", "NEW 54' SIDEWALK", "NEW 56' SIDEWALK", "NEW 58' SIDEWALK", "NEW 60' SIDEWALK", "NEW 62' SIDEWALK", "NEW 64' SIDEWALK", "NEW 66' SIDEWALK", "NEW 68' SIDEWALK", "NEW 70' SIDEWALK", "NEW 72' SIDEWALK", "NEW 74' SIDEWALK", "NEW 76' SIDEWALK", "NEW 78' SIDEWALK", "NEW 80' SIDEWALK", "NEW 82' SIDEWALK", "NEW 84' SIDEWALK", "NEW 86' SIDEWALK", "NEW 88' SIDEWALK", "NEW 90' SIDEWALK", "NEW 92' SIDEWALK", "NEW 94' SIDEWALK", "NEW 96' SIDEWALK", "NEW 98' SIDEWALK", "NEW 100' SIDEWALK".

DRS, LLC
117 ACRES
57525

JOSE MANUEL VILLAFRANCO
0.641 ACRES
DOC.NO. 2019011649

JOSE MANUEL VILLAFRANCO
0.12 ACRES
DOC.NO. 2019099912

JOSE MANUEL VILLAFRANCO
0.43 ACRES
DOC.NO. 2019099912

BUILDING NO. 17
TOTAL RETAIL AREA = 23,600 S.F.
TOTAL OFFICE AREA = 10,720 S.F.
TOTAL = 34,320 S.F.

PARKING REQUIREMENTS:
REQUIRED PARKING:

OFFICE AND RETAIL SPACE:
1 SPACE PER 250 SQ. FT. BUILDING = 113.68 SPACES

DAYCARE SPACE:
3.5 SPACES PER 1000 SQ. FT. BUILDING = 20.65 SPACES

TOTAL REQUIRED PARKING = 134.33 SPACES

PROVIDED PARKING:
REGULAR PARKING SPACES = 136 SPACES
HANDICAP PARKING SPACES = 8 SPACES
TOTAL PARKING SPACES PROVIDED = 142 SPACES

NOTE:
OPTION FOR SPRINKLERS ALL RETAIL BUILDINGS.

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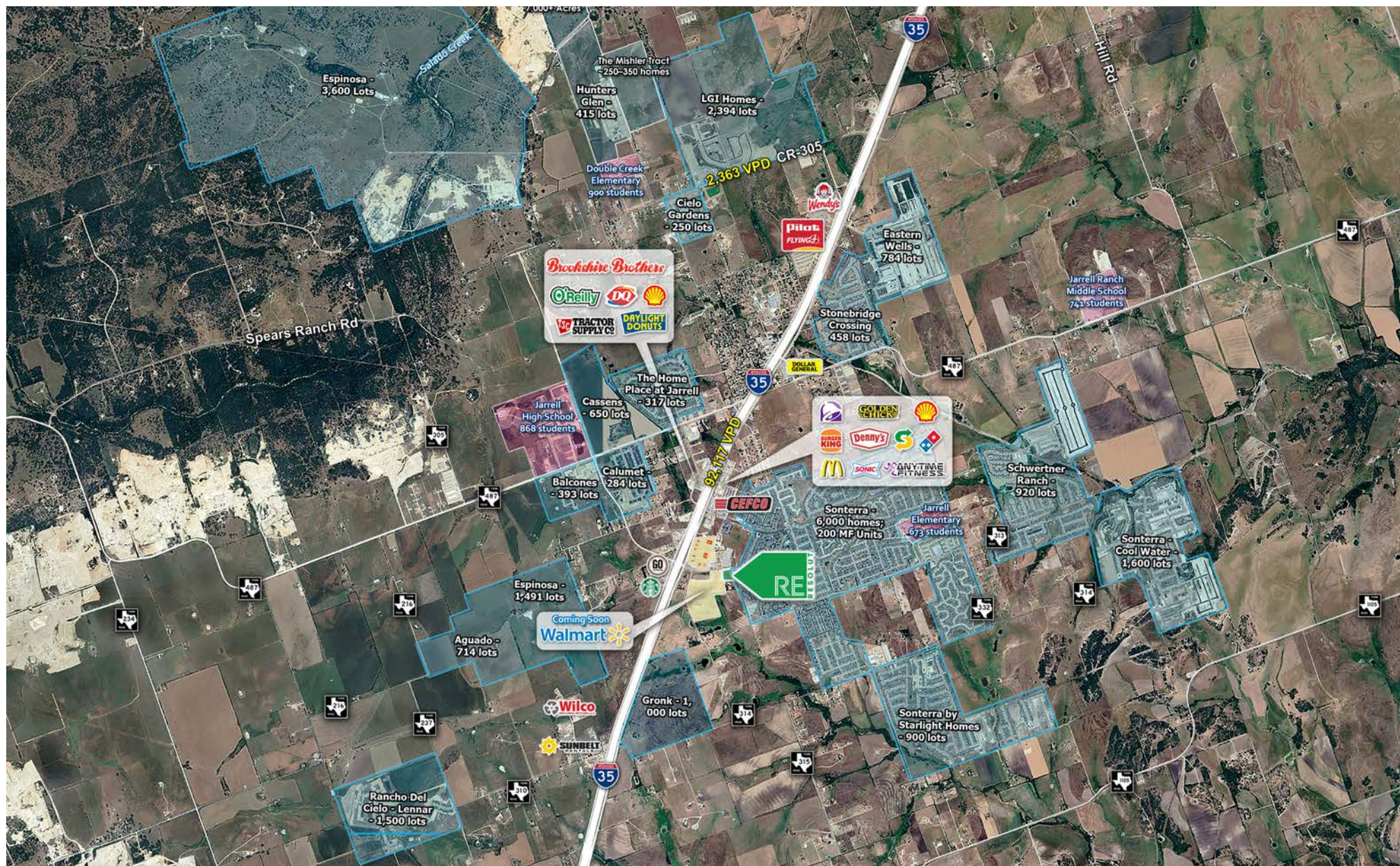
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Information About Brokerage Services

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

2-10-2025



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:
 - 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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