

CENTURY 21

Judge Fite Company



212 N 5TH STREET

JARRELL, TX 76537



\$1,325,000



2,710 sqft

DESCRIPTION

Prime 2-Acre Commercial Opportunity Jarrell, Texas Owner Financing Available This exceptional 2-acre commercial property offers unmatched visibility and access along I-35, South 5th Street, and East Avenue L, delivering maximum exposure in one of Central Texas's fastest-growing corridors. Zoned C-3 and fully served by all utilities, the site features level topography and outstanding flexibility for a wide range of commercial uses. The property is immediately operational, featuring a 1,500-square-foot structure, six dedicated food truck pads, and a curated set of improvements designed for entertainment and food-and-beverage concepts. On-site amenities include a vintage truck converted for stage and live performance use, a walk-in cooler, a custom beer tap wall, a restroom trailer, and a children's play structure—creating a ready-made destination concept while preserving substantial redevelopment upside. With extensive frontage along the heavily traveled I-35 corridor, the site is ideal for continued operation, repositioning, or full redevelopment for retail, hospitality, service, or mixed-use commercial projects. Its location in Jarrell, Texas, just minutes from Georgetown and within easy reach of Austin, benefits from rapid population growth, expanding infrastructure, and increasing commercial demand. Owner financing is available, offering added flexibility for qualified buyers seeking a strategic acquisition in a high-growth market. Whether you are an investor, developer, or end user, this is a rare opportunity to secure a high-visibility, income-capable commercial tract with strong long-term appreciation potential along the I-35 corridor.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 6320952
YEAR BUILT: 1935
COUNTY: Williamson
TRACT OR SUBDIVIION: Jarrell Town
LIST DATE: 04/08/2025

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800.451.8055

AREA: JA
SQUARE FEET: 2,710
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.13
LOT SIZE (SQFT): 49,222

EXTERIOR FEATURES

PARKING:

- None

LOT DESCRIPTION:

- Flat

UTILITIES

HEATING/COOLING:

- Propane

UTILITIES:

- ElectricityAvailable
- Propane

ADDITIONAL PROPERTY DETAILS

LISTED BY: Thomas Slowbe

PHONE: 512.746.8338

BROKERED BY: Sphere Realty

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