



6501 COUNTY ROAD 239

JARRELL, TX 76537



\$699,999



4,718 sqft

DESCRIPTION

Commercial or Residential with approximately 500' of FM 487 frontage & 500' of frontage on CR 239! 1.6 miles from future AI Data Center (to be built next to Jarrell High), an \$850 million project on 151 acres.. Outside the ETJ and outside city limits. City of Georgetown Water line is .8 miles from property. Property sits on 4.997 acres at the corner of FM 487 & CR 239, 1.8 miles west of Jarrell High, 3 miles from I35, 3 miles from Ronald Reagan, 6 miles from Florence Vineyards, which is in the process of developing 600 acres of custom built homes through Grand Endeavor. No zoning or deed restrictions. Industrial building was once the Red Rooster Bar & Grill but is currently used as a residence: 3200 sq ft, 4-6 bedrooms, porcelain wood look tile floors, workout room, enormous kitchen & pantry, and more. Full description is attached. The east side of the building has a covered 20'x40' patio and an additional uncovered patio with basketball goal. The well equipment is mostly contained in the metal pump house & stores water in a 2500+ gallon above ground cistern, also located inside the pump house. Garage has 1 door with opener but could easily have a 2nd door installed; the other half of the garage is currently used as a workshop. 2 carport spaces are attached to the front of the garage/workshop. Pole barn with enclosed tack room was used for donkeys, horses, goats, cattle, and chickens in the past. There is a huge steel greenhouse structure (frame only) that is secured to the ground with concrete; potential commercial greenhouse opportunity. Well booster is 1 year old; Septic is commercial sized 1250 gallons. Main building has a staircase that leads to a walk in attic that is about ? decked. HVAC in main house is 2015; HVAC in back 1200 sq ft of house is 2024; whole house water filtration Kinetico unit. Solar powered steel gate; fully fenced perimeter. Currently leased through July 31, 2026 but the tenant is open to moving out early.

PROPERTY TYPE: Commercial - Other

MLS STATUS: Active

MLS: 9008709

YEAR BUILT: 1998

COUNTY: Williamson

TRACT OR SUBDIVIION: none

LIST DATE: 02/14/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: JA

SQUARE FEET: 4,718

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 4.99

LOT SIZE (SQFT): 217,364

INTERIOR FEATURES

KITCHEN:

- ListAvailable
- Negotiable

FLOOR COVERINGS:

- SeeRemarks
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Carport
- DoorSingle
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- Gated
- Open
- Outside
- Private
- SeeRemarks
- WorkshopInGarage

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Electric
- HeatPump
- WoodStove

UTILITIES:

- ElectricityConnected
 - Propane
 - Other
 - SewerConnected
 - WaterConnected
-

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- FitnessCenter
-

LISTED BY: Rachel Francois

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BROKERED BY: RxR Realty