

\$2 - 2436 County Road 311, Jarrell

MLS® #7474338

\$2

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 3.50 Acres

N/A, Jarrell, TX

Lease Rate: \$3,000 Monthly (Modified Gross Lease)

Are you seeking the perfect commercial space to establish your business in the city of Jarrell, Texas? This opportunity combines convenience, flexibility, and affordability. Presenting an 1,800 sqft trailer office situated on a 3.5-acre lot, available for lease at a competitive monthly rate of \$3,000 on a modified gross lease basis.

Property Highlights:

- Versatile Trailer Office: This 1,800 sqft trailer office offers a versatile workspace suitable for various businesses, from construction offices to sales centers and beyond. Its open layout allows you to tailor the interior to meet your specific needs.
- Ample Acreage: With 3.5 acres of land at your disposal, you have room to expand, park vehicles, or even set up outdoor storage, making it ideal for businesses that require extra space.
- Prime Location: Situated in Jarrell, TX, this property enjoys excellent visibility and accessibility. Your clients, customers, and employees will find it easy to locate and reach your office.
- Affordable Gross Lease: Simplify your expenses with a gross lease, which covers property taxes, insurance, and maintenance costs. You can focus on your business operations without worrying about hidden fees.
- Porta-Potty Service: Tenant will need to set-up porta-potty services.



-Scenic Surroundings: Enjoy the serenity of the Texas countryside while still benefiting from proximity to major urban centers. This commercial property provides an exceptional opportunity to establish or expand your business in Jarrell, TX.

Built in 2008

Essential Information

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|-------------|------------------|
| ListingFeed | abor_vow |
| MLS® # | 7474338 |
| List Price | \$2 |
| Sale Price | \$2 |
| Sale Date | June 5th, 2024 |
| Bathrooms | 0.00 |
| Acres | 3.50 |
| Year Built | 2008 |
| Type | Commercial Lease |
| Sub-Type | Office |
| Status | Closed |

Community Information

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|-------------|----------------------|
| Address | 2436 County Road 311 |
| Subdivision | N/A |
| City | Jarrell |
| County | Williamson |
| State | TX |
| Zip Code | 76537 |

Amenities

| | |
|-----------|--|
| Utilities | Cable Available, Electricity Connected, High Speed Internet Available, Water Not Available |
| Parking | Additional Parking, Outside, See Remarks, Unpaved |

Interior

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|----------|---------------------|
| Interior | Linoleum |
| Heating | See Remarks |
| Cooling | Wall/Window Unit(s) |

Exterior

Construction

Metal Siding