

4.55 Acres - Site 4 - Crandall Cotton Gin



4.55 acres

NW corner of FM 148/US 175
1500 East US Highway 175,
Crandall TX 75114

www.Kaufman-CAD.org,

Represented by Dee Assets,
LLC

Mr. & Mrs. Dwight & Peggie Haddock
Dee Assets, LLC
240 Robinson
Combine, TX 75159
(972) 427-388



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Property

Total Acreage: 4.55 acres

Map: MAPSCO Dallas/Fort Worth, <https://www.kappamapgroup.com/pc-16822-554-dallas-tx-street-guide.aspx>

Location

City: Crandall

County: Kaufman

Address/Directions: 1500 East US Highway 175, Crandall TX 75114

Within City Limits: Yes

Distance from City Limits: Not Applicable

Distance to Interstate Highway(s): 14 miles/23 kilometers

Distance to US Highway(s): adjacent

General Site Information

Previous Use of Site: Restaurant and Bar

General Condition: Good

Dimensions: Not available

Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey, Kaufman and Rockwall Counties, TX612): <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Shrink/Swell Capacity: Moderate to Very High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete

Adjoining Acreage Available: Yes

Can Site Be Divided: Yes

Lot Size(s): Not available

Zoning: Commercial/Retail, Mixed-Use

Improvements

Rail Served: No

Name of "nearest" Railroad: Union Pacific, Southern Pacific, BNSF

Proximity to Port(s): Five (5) hours to Port of Houston

Other Improvements: TXDoT daily traffic counts along US 175 were 28,861 cars per day (both directions) in 2014.

Fenced: No

Landscaped: No

Located within an Industrial Park: No

Type of Business Park, if applicable: Not Applicable

Deed Restrictions: No

Covenants: No

Utilities

Water/Wastewater: Mr. John Villarreal, Public Works Director, City of Crandall, (214) 592-2268

Water, size of nearest line: Main line from Dallas: 12"/30.48 cm; Distribution line(s): 10"/25.4 cm; 8"/20.32 cm; and 6"/15.24 cm and pressure: 87 psi/600

Wastewater, size of nearest line: 8"/20.32 cm kilopascal

Electric: Ms. Terri Shatter, Area Manager, ONCOR

Phone: (972) 998-4682

Facs: (972) 285-9850

Email: terri.Shatter@ONCOR.com

Natural Gas: Mr. Ben Curtis, (972) 485-6227, Project Manager, ATMOS Energy, ben.Curtis@AtmosEnergy.com

Size of Nearest Line: SE corner of FM 148 and US 175 2"/5 cm

Pressure: Polyvinyl at 30 to 60 psi/207 to 414 kilopascal

Telecommunications: Mr. Joe Bethany, Senior Account Executive, SuddenLink, or AT&T at (210) 821-4105

Phone: (979) 676-3752

Email: joe.Bethany@SuddenLink.com

Solid Waste Disposal: Mr. Dick Demien, Marketing Manager, Progressive Waste Solutions

Phone: (972) 289-6714

Email: ddemien@iesi.com

Crandall Economic Development Corporation ♦ www.crandalledc.com ♦ (972) 427-3771

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