

3.30 Acres - Site 7 - Priest Real Estate I



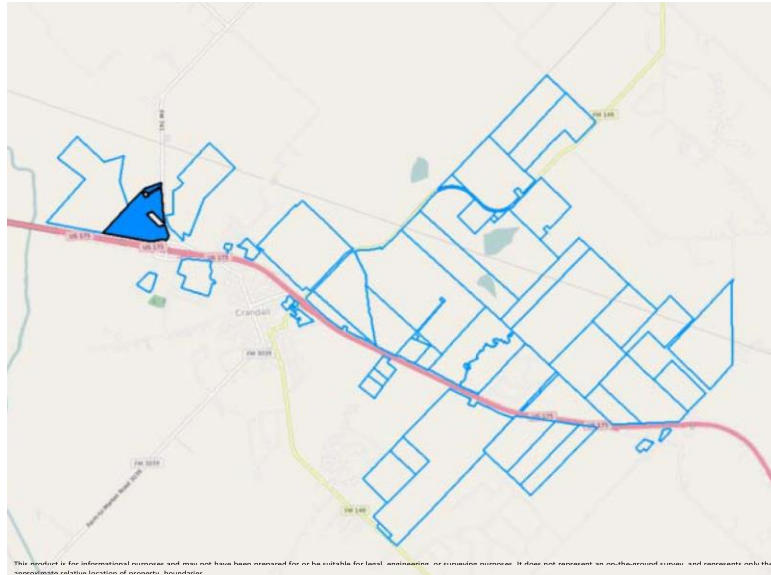
3.30 acres, part of a 78 acre tract

NE corner of FM 741/US 175
View of downtown Dallas

<https://joe priestre.net>

www.Kaufman-CAD.org

Mr. Joe Priest
Joe Priest Real Estate
1205 North Highway 175
Seagoville TX 75159
(800) 671-4548
(972) 287-4548
joe priestre@gmail.com
<https://joe priestre.net>



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

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Crandall and/or Crandall Economic Development Corporation as to its accuracy.

3.30 Acres - Site 7 - Priest Real Estate I

Property

Total Acreage: 3.30 acres

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

Location

City: Crandall

County: Kaufman

Address/Directions: NE corner of FM 741/US 175, View of downtown Dallas

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: Farm & Ranch

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: No

Lot Size(s): Not available

Zoning: Commercial/Retail, Industrial

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

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Crandall and/or Crandall Economic Development Corporation as to its accuracy.