



# 110.72 Acres - Site 13 - River Ridge Development

## Property

Total Acreage: 110.72 acres

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

## Location

City: Crandall

County: Kaufman

Address/Directions: SE corner of FM 741/US 175

Within City Limits: Yes

Distance from City Limits: Not Applicable

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

Distance to US Highway(s): Not Applicable

## General Site Information

Previous Use of Site: Greenfield

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, Industrial, Residential, 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: Yes

Landscaped: No

Located within an Industrial Park: Yes

Type of Business Park, if applicable: Manufacturing

Deed Restrictions: Yes

Covenants: Yes

## 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](mailto:terri.Shatter@ONCOR.com)

Natural Gas: Mr. Ben Curtis, (972) 485-6227, Project Manager, ATMOS Energy, [ben.Curtis@AtmosEnergy.com](mailto: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](mailto:joe.Bethany@SuddenLink.com)

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

Phone: (972) 289-6714

Email: [ddemien@iesi.com](mailto:ddemien@iesi.com)

Crandall Economic Development Corporation ♦ [www.crandalledc.com](http://www.crandalledc.com) ♦ (972) 427-3771

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