

22.65 Acres - Site 19 - Anderson Property III



22.65 acres

SE corner of FM 148 and US 175; Across the street (South) of the Shell Gas and Taco Casa

www.Kaufman-CAD.org

Represents local Family interest

Mr. Terry Anderson
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This report is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or financial purposes. It does not represent an architectural concept and represents only the geographic relation location of property boundaries.

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

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Property

Total Acreage: 22.65 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 148 and 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): adjacent

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: No

Type of Business Park, if applicable: Not Applicable

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

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

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