

## 703 Acres - Site 1 - Facey Enterprises NV



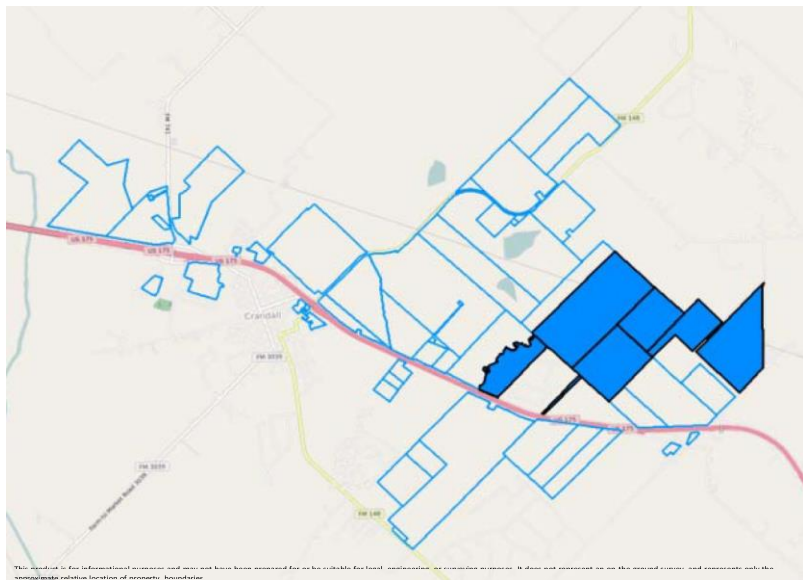
703 acres

East of US 175 (one mile north of Bud Stoy/US 175)

Just north of residential community (Facey Enterprises, NV)

[www.Kaufman-CAD.org](http://www.Kaufman-CAD.org)

Mr. Steve Cameron  
Cameron Land Real Estate  
Investments  
(214) 600-1696 mobile  
[steve@cameronco.net](mailto:steve@cameronco.net)



This map is for informational purposes and does not have been reviewed for or is suitable for legal, engineering, or construction purposes. It does not represent an actual survey and does not guarantee the accuracy or relative location of monument boundaries.

Crandall Economic Development Corporation ♦ [www.crandallecd.com](http://www.crandallecd.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.

# 703 Acres - Site 1 - Facey Enterprises NV

## Property

Total Acreage: 703 acres Map: MAPSCO Dallas/Fort Worth, <https://www.kappamapgroup.com/pc-16822-554-dallas-tx-street-guide.aspx>

## Location

City: Crandall's Extra-Territorial Jurisdiction (ETJ) County: Kaufman  
Address/Directions: East of US 175 (one mile north of Bud Stoy/US 175), just north of residential community  
Within City Limits: Frontage yes, but remainder No Distance from City Limits: adjacent  
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: Yes Lot Size(s): Not available Zoning: Residential, Commercial/Retail, Industrial, 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: 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](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)