162 Acres - Site 3 - Catapult Realty Partners

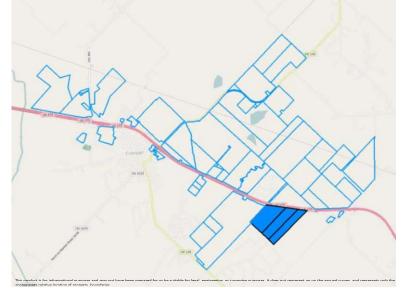


162 acres

West side of US 175 at County Road 4106/ Bud Stoy Road Exit

www.Kaufman-CAD.org

Mr. Win Humphrey
Catapult Realty Partners
6600 LBJ Freeway, Suite 215
Dallas TX 75240
(214) 356-9131 office
(214) 217-8825 mobile
(214) 217-8829 facs
whumphrey@catapultrp.com



162 Acres - Site 3 - Catapult Realty Partners

Property

Map: MAPSCO Dallas/Fort Worth, https://www.kappamapgroup.com/pc-16822-554-dallas-tx-

Total Acreage: 162 acres <u>street-guide.aspx</u>

Location

City: Crandall's Extra-Territorial Jurisdiction (ETJ)

County: Kaufman

Address/Directions: West side of US 175 at County Road 4106/Bud Stoy Road EXIT

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:// Shrink/Swell Capacity: Moderate to Very High with a high risk of corrosion for

websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx uncoated steel and a low risk of corrosion for concrete

Adjoining Acreage Can Site Be Divided: Yes Lot Size(s): Not available Zoning: Residential, Commercial/Retail,

Available: Yes Industrial, Mixed-Use

Improvements

Rail Served: No Name of "nearest" Railroad: Union Pacific, Southern Pacific, BNSF

Other Improvements: TXDoT daily traffic counts along US 175 were 28,861

Proximity to Port(s): Five (5) hours to Port of Houston 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, size of nearest line: Main line from Dallas:

Water/Wastewater: Mr. John

12"/30.48 cm; Distribution line(s): 10"/25.4 cm; 8"/

Wastewater, size of nearest line: 8"/

Villarreal, Public Works Director, City of 20.32 cm; and 6"/15.24 cm and pressure: 87 psi/600 20.32 cm kilopascal

Crandall, (214) 592-2268

Telecommunications: Mr. Joe Bethany,

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
Size of Nearest Line: SE corner of FM
Pressure: Polyvinyl at 30 to 60 psi/207 to 414

Energy, ben.Curtis@AtmosEnergy.com 148 and US 175 2"/5 cm kilopascal

Senior Account Executive, SuddenLink, Phone: (979) 676-3752 Email: joe.Bethany@SuddenLink.com

or AT&T at (210) 821-4105

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

Phone: (972) 289-6714

Fmail: ddemien@iesi.com

Marketing Manager, Progressive Waste Phone: (9/2) 289-6/14 Email: ddemien@iesi.com
Solutions