



2591 W SH 21 COMMERCIAL LAND SALE

**2591 W SH 21
Dale, Texas 78616**

Contact:

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PROPERTY INFO:

PURCHASE PRICE:

Undisclosed

PROPERTY ADDRESS:

2591 W SH 21

DALE, TEXAS 78616

PROPERTY SIZE

124,146 SQ. FT.

LAND SIZE

2.85 ACRES

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

Are you looking for a prime real estate investment opportunity? Look no further than this tract of land encompassing 2.848 acres. Located along the major thoroughfare of Highway 21, this property offers easy access and high visibility, making it an ideal location for distribution or retail.

With frontage along Highway 21, your investment will benefit from a constant flow of traffic, ensuring maximum exposure for your business or development. The size of the property also allows for ample space to build and expand, giving you the flexibility to create your vision.

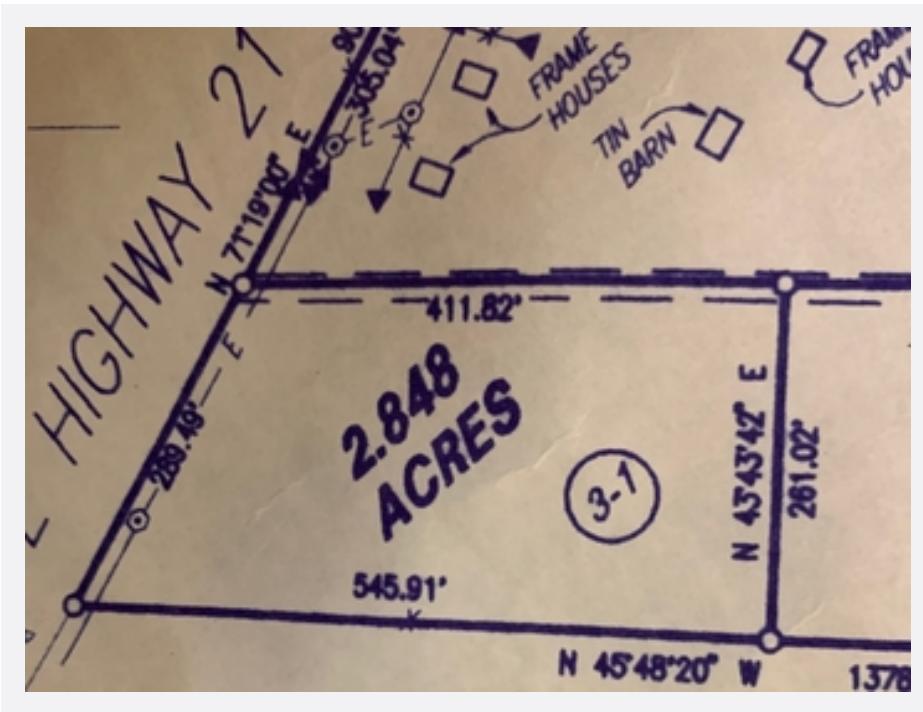
But it's not just about location and size, this tract of land also boasts exceptional potential for growth and profitability. Utility Accessibility; Electricity & Water



PROPERTY PHOTOS



PROPERTY PHOTOS

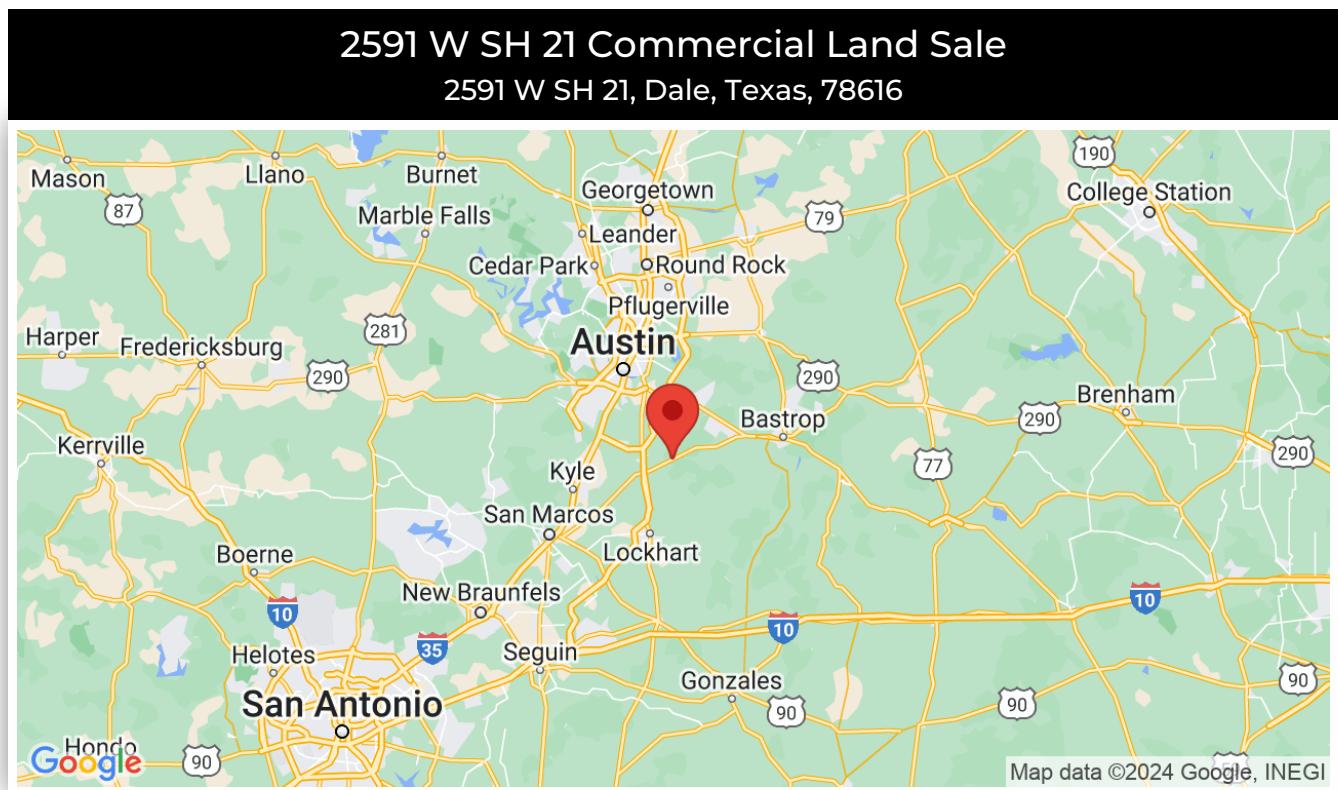


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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



2591 W SH 21 Commercial Land Sale

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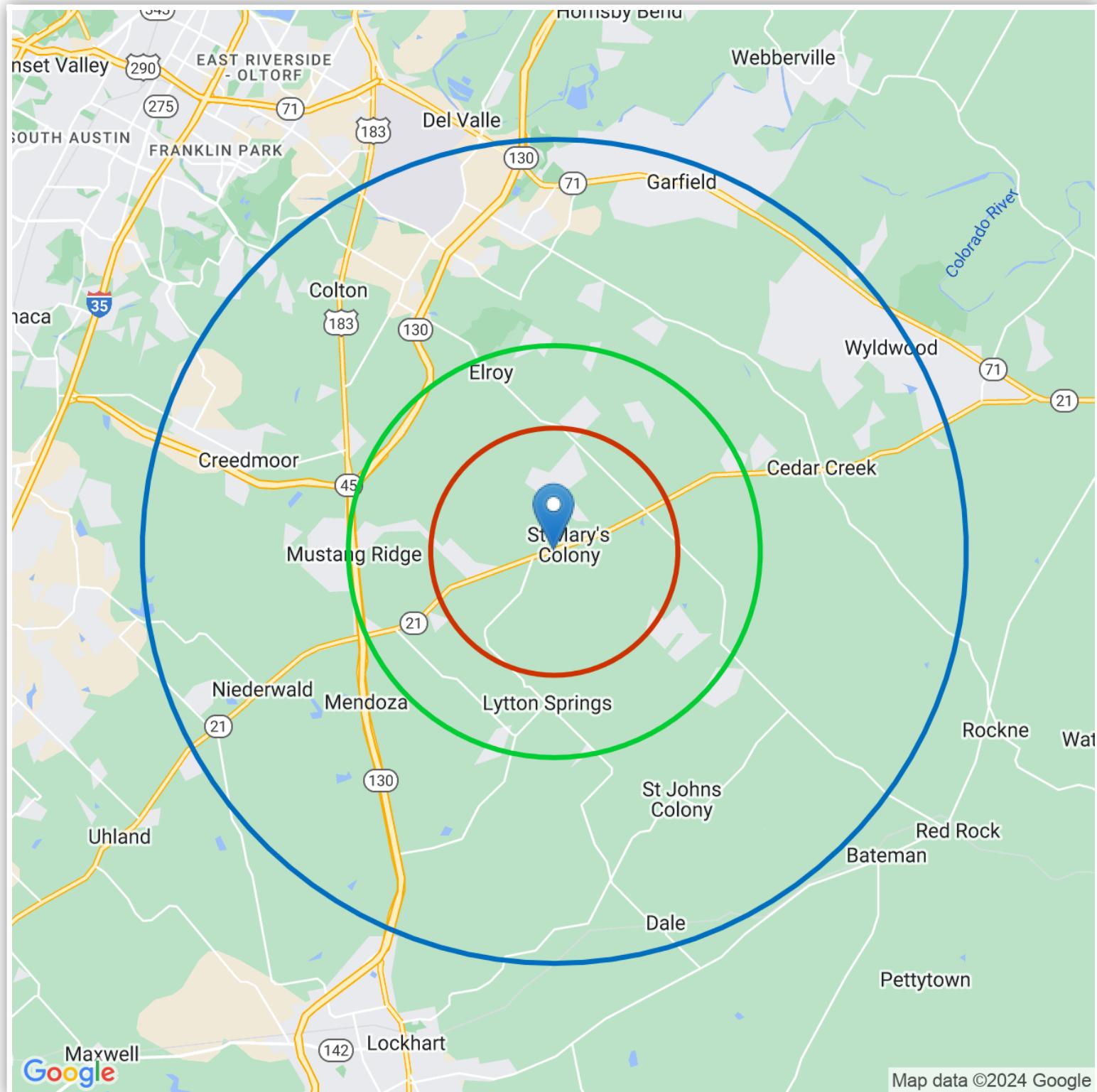


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Location/Study Area Map (Rings: 3, 5, 10 mile radius)



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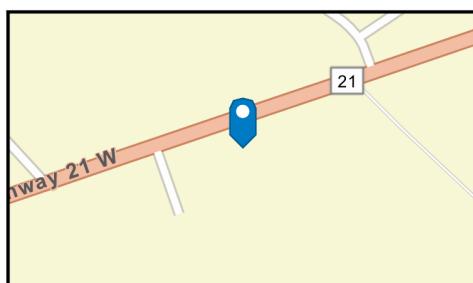
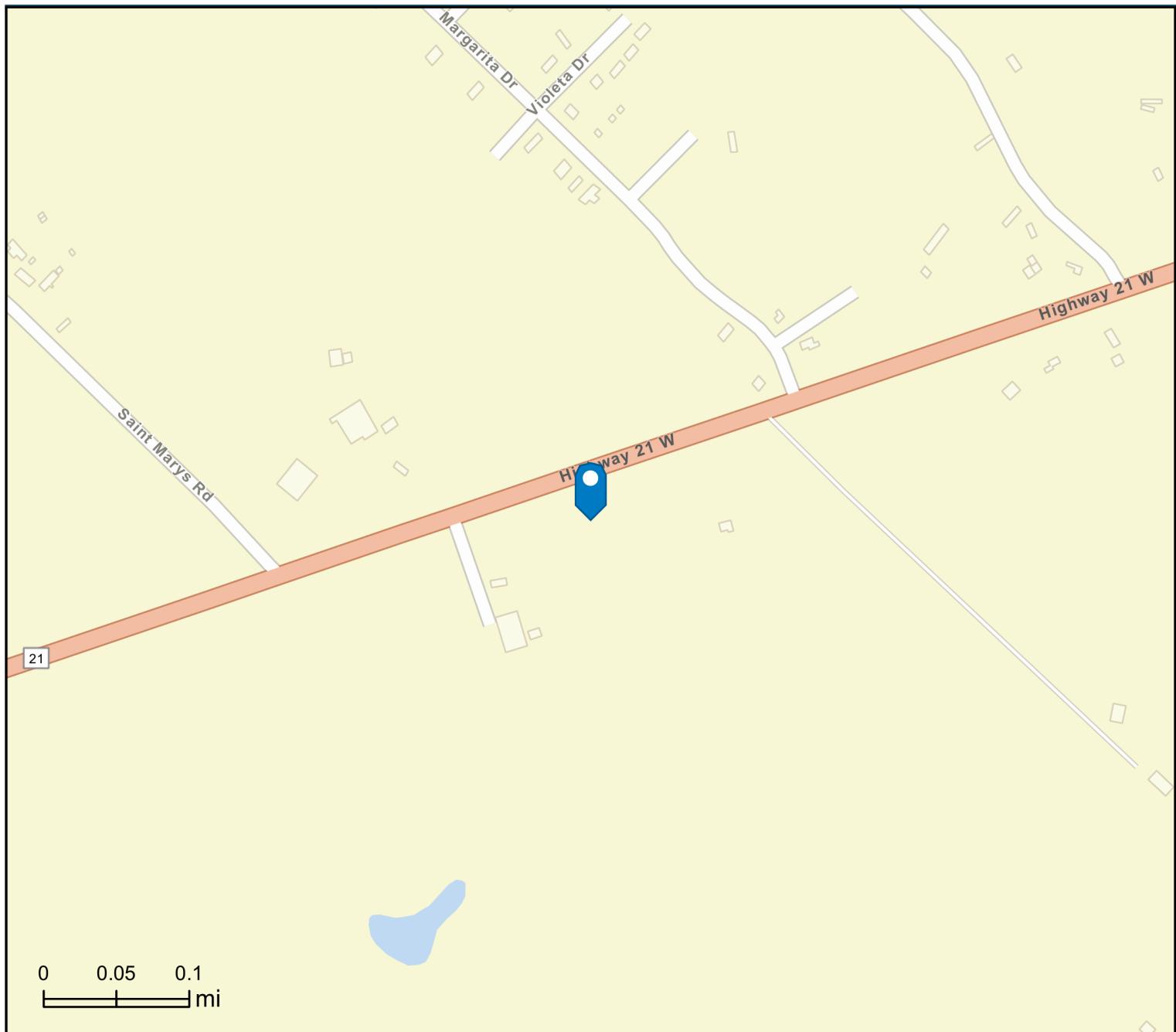


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Traffic Count Map - Close-up



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day

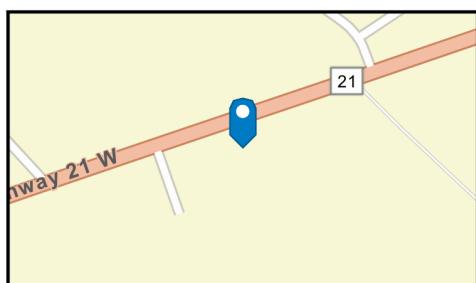
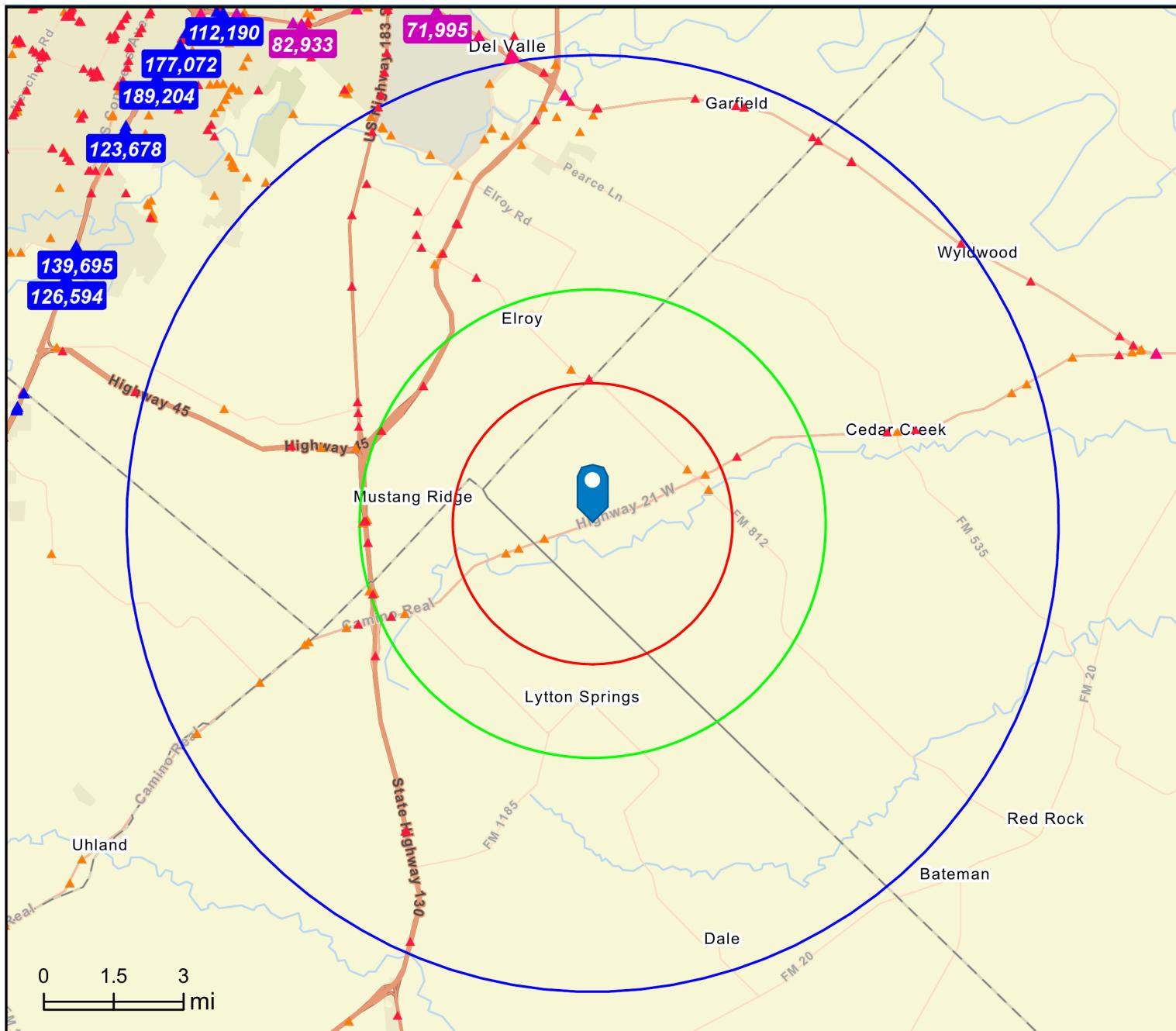


Source: ©2024 Kalibrate Technologies (Q2 2024).

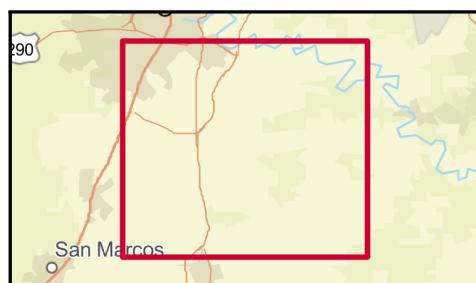
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Traffic Count - Study Area (Rings: 3, 5, 10 mile radius)



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
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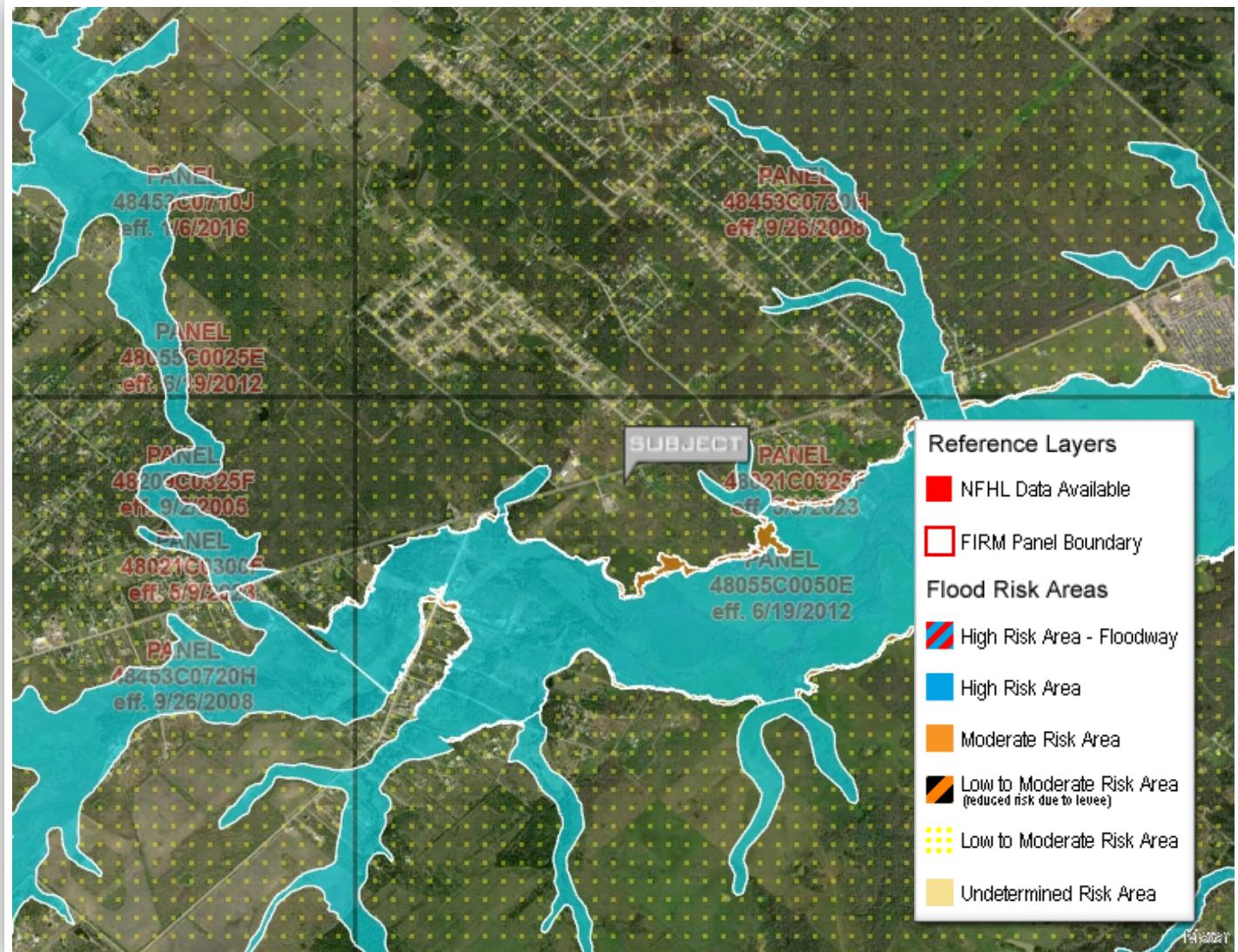
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LOCATION RISK ANALYSIS

Flood Risk Analysis

FEMA Map Last Updated:2022-08-12



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LOCATION RISK ANALYSIS



Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

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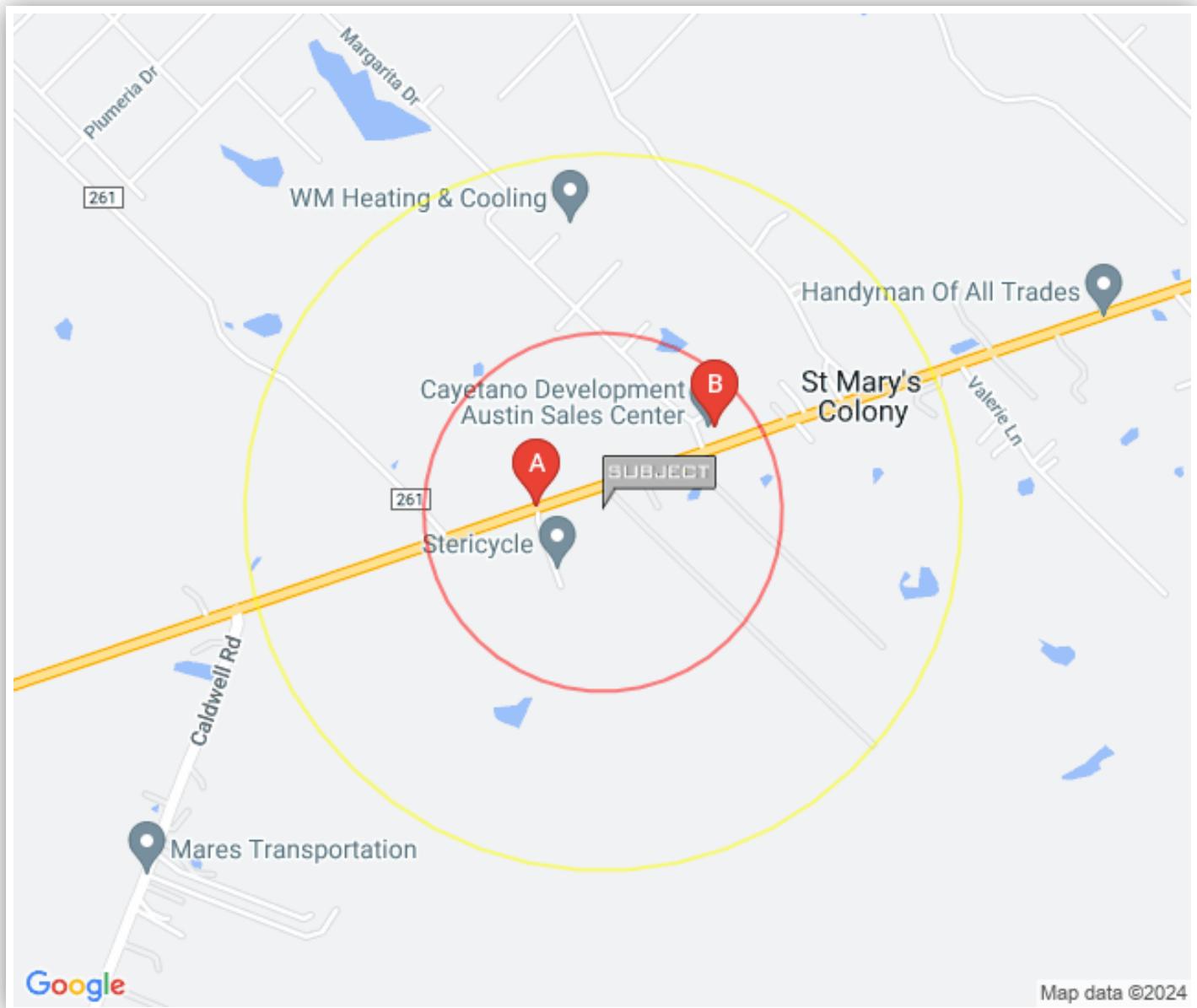
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LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



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LOCATION RISK ANALYSIS



Locations within 0.25 mile of Subject



STERICYCLE - DALE

Latest Update: 03-Jun-2015

Site Type: STATIONARY
County: CALDWELL
Country: UNITED STATES

Address: 2607 HIGHWAY 21 W
Facility Detail Report: [110034239241](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			
STATE MASTER	TX-TCEQ ACR			
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER INDUSTRIAL	NPDES			



LOS MILAGROS PHASES 1 AND 2

Latest Update:

Site Type: STATIONARY
County:
Country:

Address: NORTH OF THE INTERSECTION
OF ST. MARYS ROAD AND SH
Facility Detail Report: [110070686407](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	president	DEAN TOMME	
STORM WATER CONSTRUCTION	NPDES	president	DEAN TOMME	

Locations within 0.50 mile of Subject

There are no environmental hazards in our database within this area.

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LOCATION RISK ANALYSIS



Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

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