

FOR SALE

±15 TO ±60 ACRES
PRIME DEVELOPMENT OPPORTUNITY

EDNA, TX
CALL FOR PRICING



±60 ACRES



±15 ACRES

**FOR MORE
INFORMATION
PLEASE CONTACT**

TERENCE MOELLER
361.935.5157
tmoeller@cbharper.com



**COLDWELL BANKER
COMMERCIAL**

**D'ANN HARPER,
REALTORS®**

CBCDANNHARPER.COM

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

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±15 TO ±60 ACRES
Edna, TX



Price:	Call For Pricing
Tract A:	± 15 Acres
Tract B:	± 60 Acres

PRIME DEVELOPMENT OPPORTUNITY | ±15 TO ±60 ACRES EDNA, TX | FUTURE I-69 CORRIDOR

Strategically located in Edna, Texas, this offering presents a rare opportunity to acquire significant acreage with exceptional development potential along the future I-69 corridor.

This property includes two tracts:

Tract A: ±15 acres

Tract B: ±60 acres (*divisible into a ±20-acre tract fronting Highway 59 and a ±40-acre rear tract*)

With frontage on **Highway 59** and **County Road 407**, the site offers **excellent visibility** and is positioned at an **underpass**, providing **direct access from both northbound and southbound traffic** on Hwy 59.

Located in a growth corridor, this property is ideally suited for commercial or mixed-use development. **City utilities are nearby** and may be brought to the site (buyer to verify).

This is a strategic investment opportunity in **Edna, TX**, with strong future connectivity and increasing demand.

For more information, please contact Terence Moeller.

TERENCE MOELLER

361.935.5157

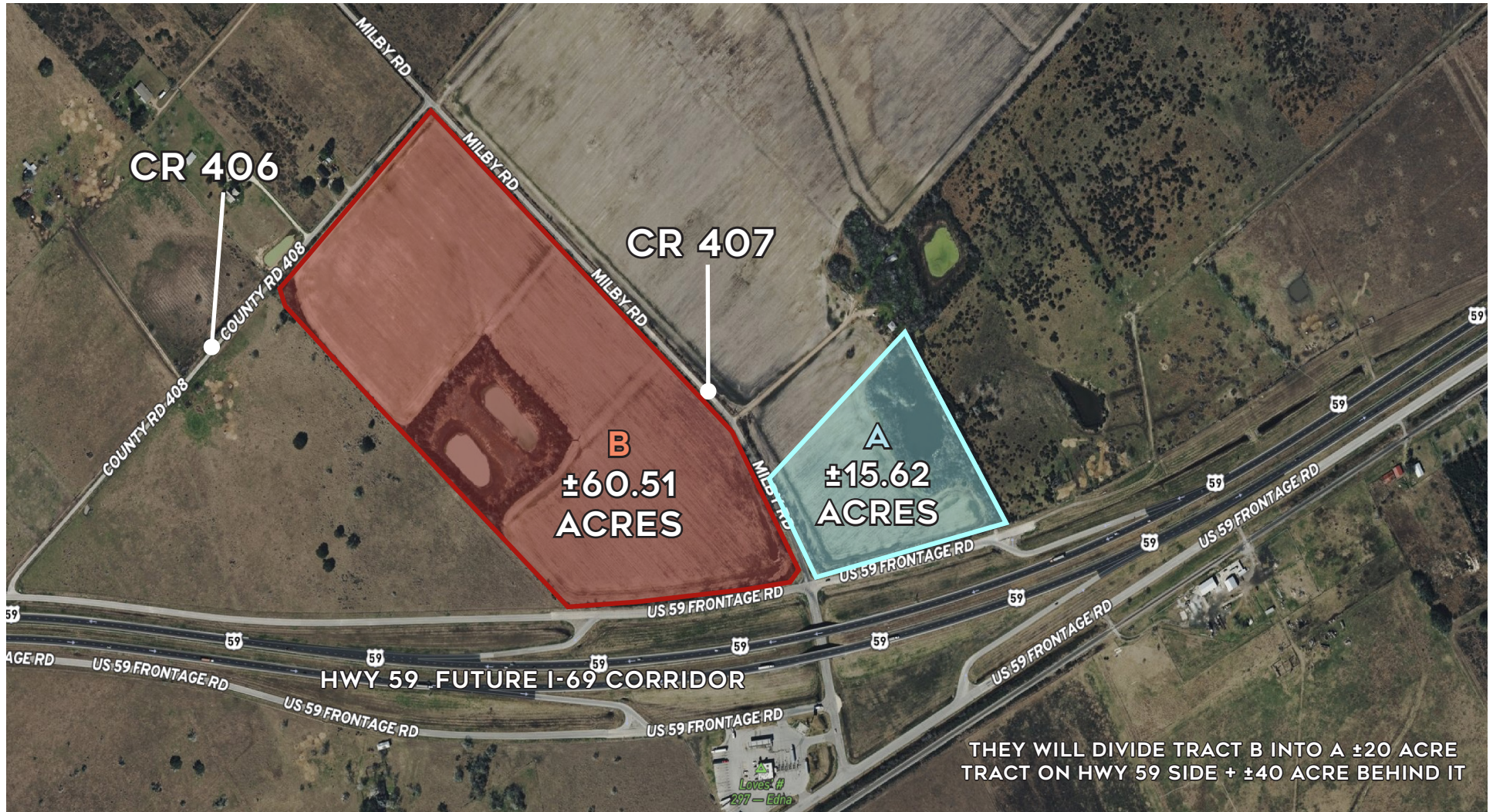
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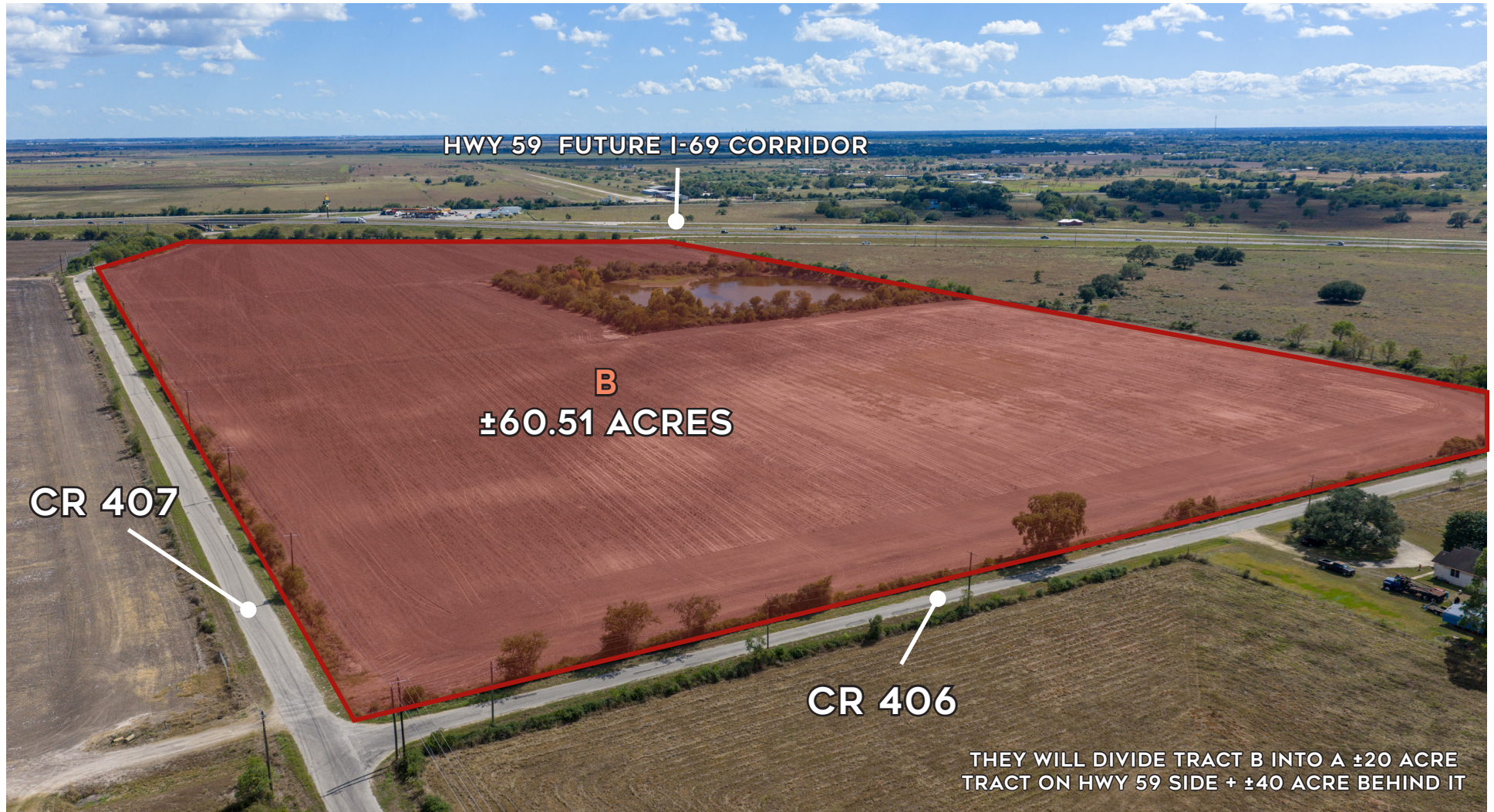
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SURVEY

GRAPHIC SCALE IN FEET

0 200 400

SURVEYOR'S CERTIFICATE

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JANUARY 2008.

DONALD W. DIERINGER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5471

COPYRIGHT 2003 URBAN SURVEYING, INC.

STATE OF TEXAS
COUNTY OF TARRANT
DONALD W. DIERINGER
PROFESSIONAL LAND SURVEYOR
NO. 5471

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN. BEARINGS SHOWN HEREON ARE BASED ON HIGHWAY RIGHT-OF-WAY MAP YKMO08903AG FOR U.S. HIGHWAY 59. REFERENCE IS MADE TO THOSE LEGAL DESCRIPTIONS ACCOMPANYING THIS PLAT.

WATER MCDUGGINS, JR., VOLUME 346, PAGE 77 OFFICIAL RECORDS STYLED PARCEL THREE CALLED .415-BB ACRES (REMAINDER PORTION)

DEED OF GIFT EX SEIDEL and wife CARRIE SEIDEL TO WB.MCCLUNG and wife ERNESTINE MCCLUNG AUGUST ELEVEN VOLUME 37A,PAGE 361 DEED RECORDS STYLED FIRST TRACT CALLED 44AD ACRES (REMAINDER PORTION)

WARRANTY DEED AARON LAWSON and wife LULA LAWSON TO E.H.SEIDEL OCTOBER 5,1899 VOLUME 30A,PAGE 453 DEED RECORDS CALLED IACRE

E.T. ROSE, JR. VOLUME 190, PAGE 179 DEED RECORDS STYLED FIRST TRACT CALLED B-I, 12 ACRES (REMAINDER PORTION)

WARRANTY DEED WATER BLANKLING and wife ERNESTINE MCCLUNG TO WB.MCCLUNG LLC MAY 2,1899 VOLUME 66,PAGE 5H OFFICAL RECORDS STYLED TRACT FOUR CALLED 40VJ ACRES (REMAINDER PORTION)

WARRANTY DEED WATER BLANKLING and wife ERNESTINE MCCLUNG TO WB.MCCLUNG LLC MAY 2,1899 VOLUME 66,PAGE 5M OFFICAL RECORDS STYLED TRACT FIVE CALLED 40VL ACRES (REMAINDER PORTION)

WARRANTY DEED WATER BLANKLING and wife ERNESTINE MCCLUNG TO WB.MCCLUNG LLC MAY 2,1899 VOLUME 66,PAGE 5N OFFICAL RECORDS STYLED TRACT SIX CALLED 40VM ACRES (REMAINDER PORTION)

A. TSAKIRIS FAMILY LIMITED PARTNERSHIP INSTRUMENT #202103183 OFFICAL RECORDS CALLED 143.45 ACRES

POINTS OF BEGINNING
USDA ACRES TRACT

P.C. - CURVE DATA
CHORD BEARING = S 78°21'33" W
CHORD DISTANCE = 743.50'
ARC LENGTH = 744.55'
RADIUS = 5728.65'

C4 - CURVE DATA
CHORD BEARING = N 24°14'21" W
CHORD DISTANCE = 243.02'
ARC LENGTH = 243.50'
RADIUS = 1462.69'

C1 - CURVE DATA
CHORD BEARING = S 24°31'19" E
CHORD DISTANCE = 210.05'
ARC LENGTH = 210.85'
RADIUS = 1382.69'

C2 - CURVE DATA
CHORD BEARING = S 84°53'12" W
CHORD DISTANCE = 846.90'
ARC LENGTH = 841.83'
RADIUS = 3768.83'

SURVEYS 60.51 ACRES

SURVEYS 15.02 ACRES

CP = CORNER POST
I.P.F. = IRON PIPE FOUND
CMF = CONCRETE MONUMENT FOUND
SRF = STEEL ROD FOUND
SRS = STEEL ROD SET WITH YELLOW CAP-STAMPED URBAN SURVEYING, INC.



SHEET 1 OF 1

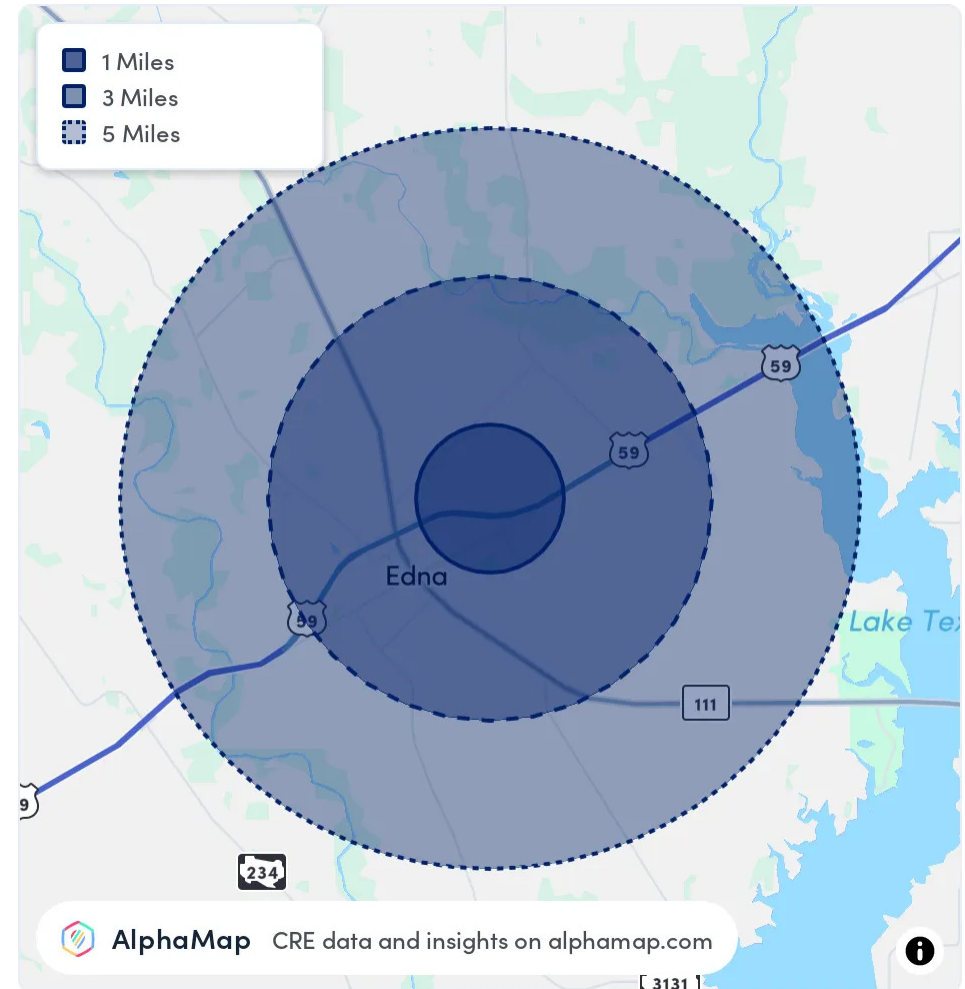
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DEMOGRAPHICS
±15 to ±60 Acres, Edna, TX

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	605	6,551	7,244
Average Age	37	40	40
Average Age (Male)	36	39	39
Average Age (Female)	38	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	215	2,391	2,650
Persons per HH	2.8	2.7	2.7
Average HH Income	\$53,888	\$81,611	\$82,291
Average House Value	\$131,973	\$158,348	\$159,780
Per Capita Income	\$19,245	\$30,226	\$30,478

Map and demographics data derived from AlphaMap



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POINTS OF INTEREST
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Terence Moeller	736079	tmoeller@cbharper.com	3619355157
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date