

0 FM 2764

EAST BERNARD, TX

± 300 ACRES WITH
FARMING LEASE IN PLACE



Cotton Munson

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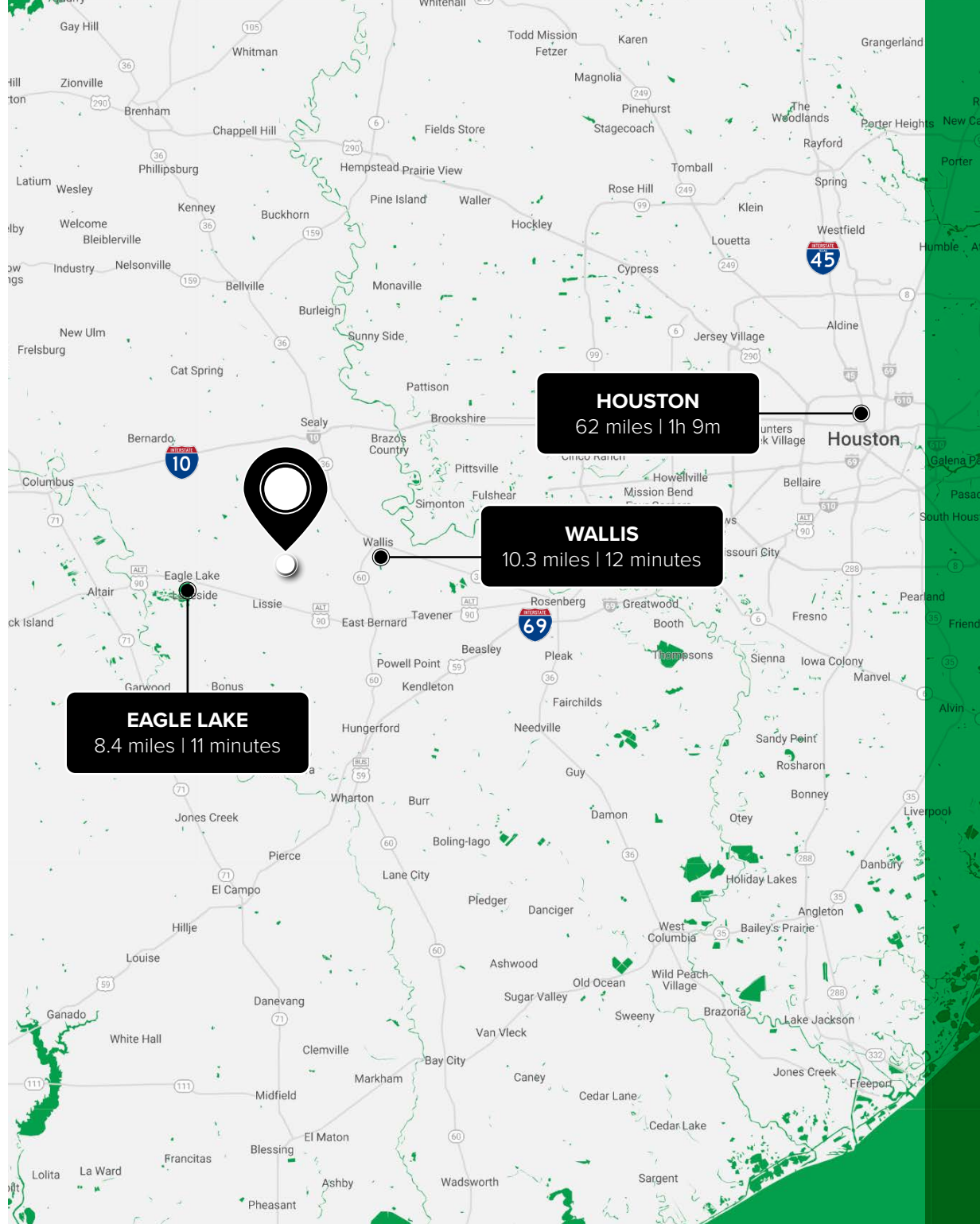


EXECUTIVE SUMMARY

Rockstone Properties is pleased to present an exceptional opportunity to acquire ± 300 acres of versatile agricultural land, ideally located halfway between Eagle Lake and Wallis.

The property is positioned within a region known for its fertile soils and robust agricultural heritage, highlighted by ± 183 acres of rice base, providing an excellent foundation for continued farming operations. **Paved road frontage** and multiple access points enhance the property's accessibility, while the surrounding area benefits from a mix of rural tranquility and growing commercial activity.

- » ± 300 Acres
- » 183 acres of Rice Base
- » Water well on-site negotiable, new water well possible
- » Multiple access points
- » Halfway between Eagle Lake and Wallis
- » Paved road frontage
- » Farming lease in place through 2025



**PLANTED TO:**

183 AC OF RICE BASE

**PRICE:**

CALL BROKER
FOR PRICING

**ACCESS:**

FM 2764 HWY
COUNTY RD 260

**SIZE:**

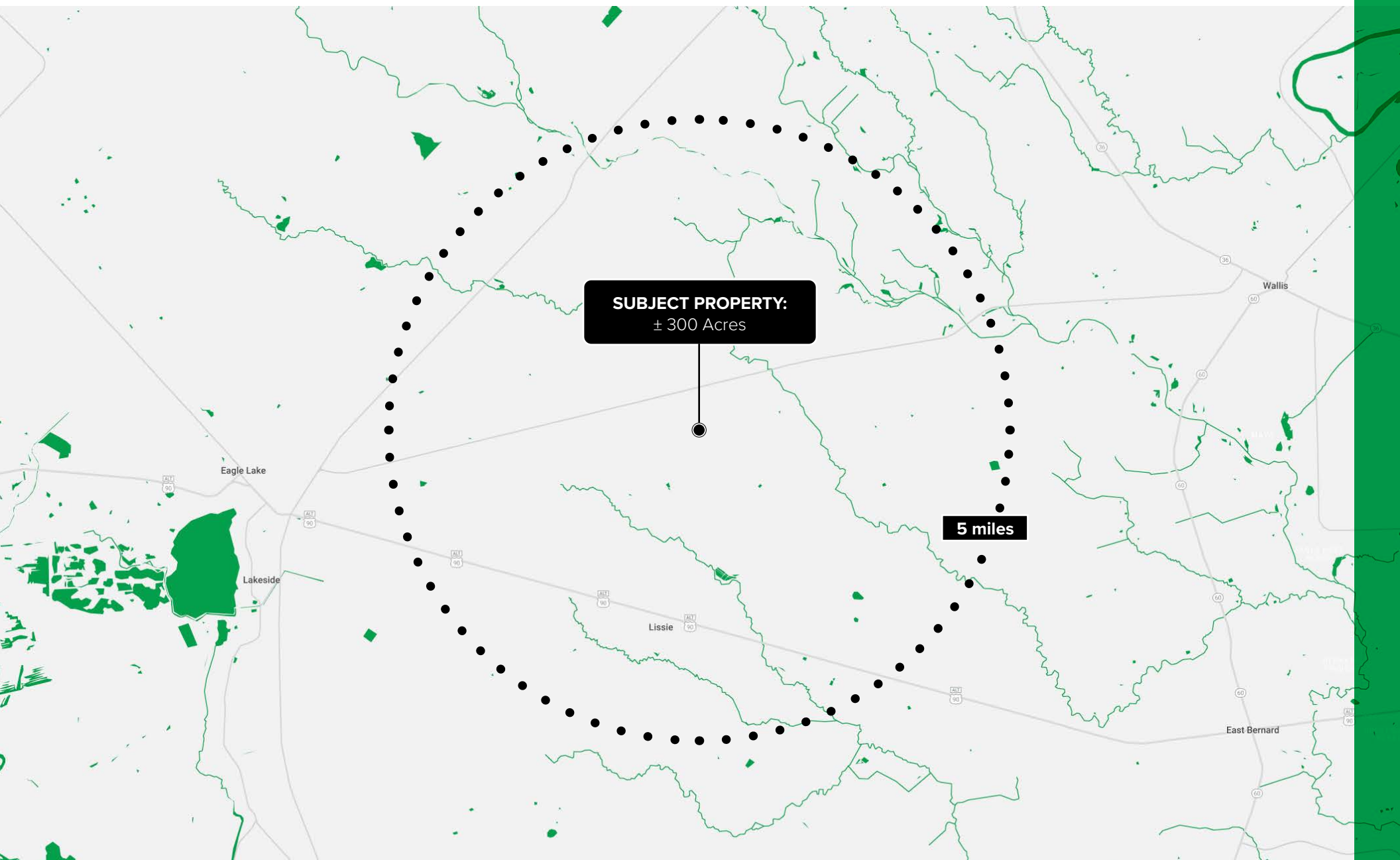
± 300 ACRES

**HIGHWAYS:**

4 MINUTES TO HWY 90
11 MINUTES TO TX-36



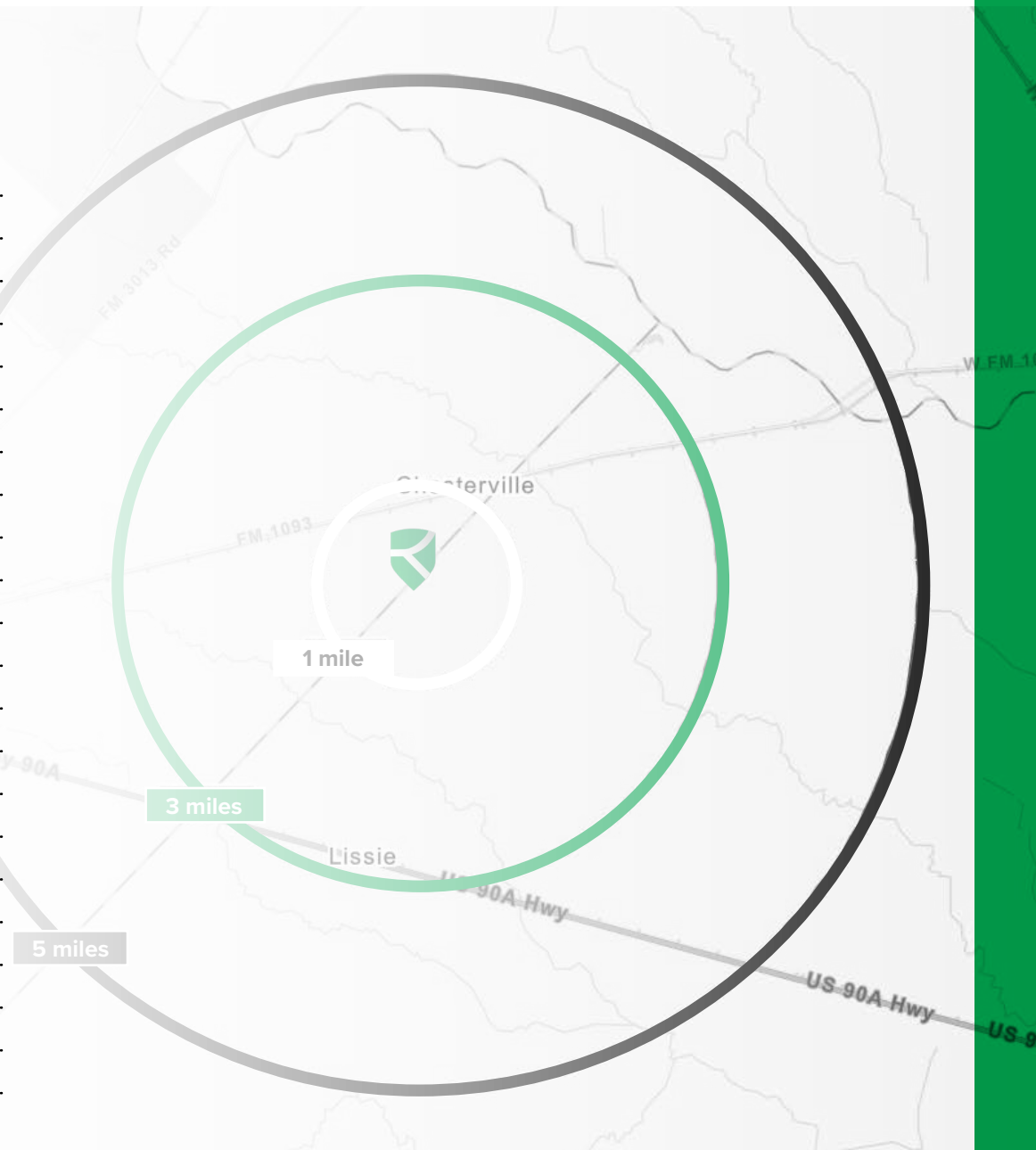
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DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	31	186	425
Households	6	63	131
Families	5	44	93
Average Household Size	5.17	2.94	3.23
Owner Occupied Housing Units	5	52	110
Renter Occupied Housing Units	1	11	21
Median Age	42.5	45.2	45.2
Median Household Income	\$75,000	\$65,588	\$64,907
Average Household Income	\$102,944	\$90,093	\$91,445

2029 Summary	1 Mile	3 Miles	5 Miles
Population	34	194	447
Households	7	66	139
Families	5	46	99
Average Household Size	4.86	2.92	3.20
Owner Occupied Housing Units	6	56	119
Renter Occupied Housing Units	1	10	20
Median Age	46.2	46.0	45.8
Median Household Income	\$85,714	\$75,918	\$76,253
Average Household Income	\$116,977	\$104,990	\$107,150



PRESENTED BY

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