



SILVER OAK
COMMERCIAL REALTY

48.10 ACRES FOR SALE

Baird, TX 79504



LAND

FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

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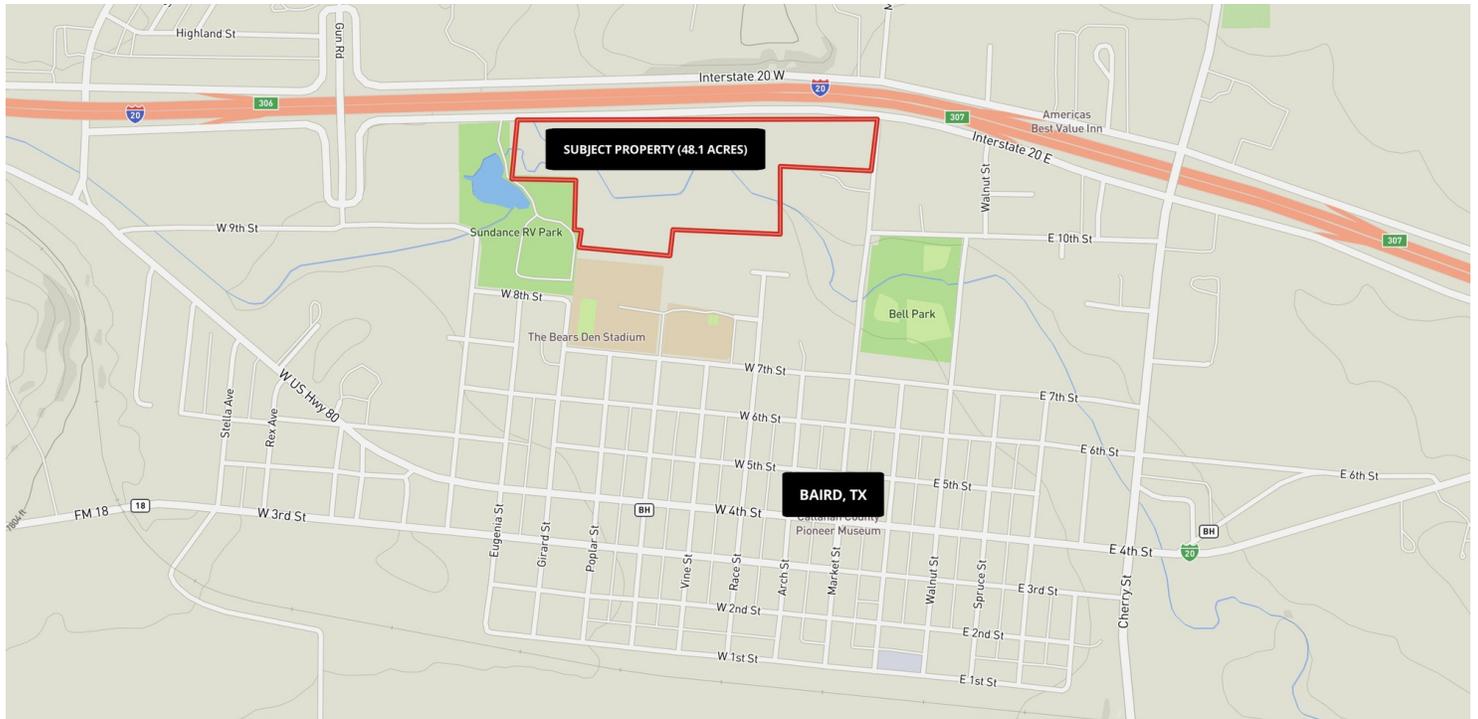
rwebb@silveroakcre.com



48.10 ACRES

LAND FOR SALE

Baird, TX 79504



OFFERING SUMMARY

Sale Price:	\$2,308,800
Lot Size:	48.1 Acres
Price / Acre:	\$48,000

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Baird, TX., Callahan County. The property fronts Interstate 20 for 2,878 feet on the North side of Baird, and lies less than 1 mile West of the intersection of I-20 and US Hwy 283. This property offers exceptional value for land with 100% of seller's wind and solar rights as well as 100% of seller's executive rights and minerals under the above 48.10 acres - believed to be between 69-70%. With potential for a variety of uses, this versatile property presents an enticing prospect for those looking to capitalize on the growing opportunities in this sought-after location. Don't miss the chance to take advantage of this promising investment in an area ripe with potential.

PROPERTY HIGHLIGHTS

- Perfect location between I-20 and Baird High School/City Center of Baird
- 20 minutes to Abilene
- In 2023 an average of 25,553 cars per day on this tract of I-20
- 100% of seller's wind and solar rights
- 100% of seller's executive rights and minerals
- Promising area for growth in Callahan County
- Close proximity to second data center being built in Shackelford County

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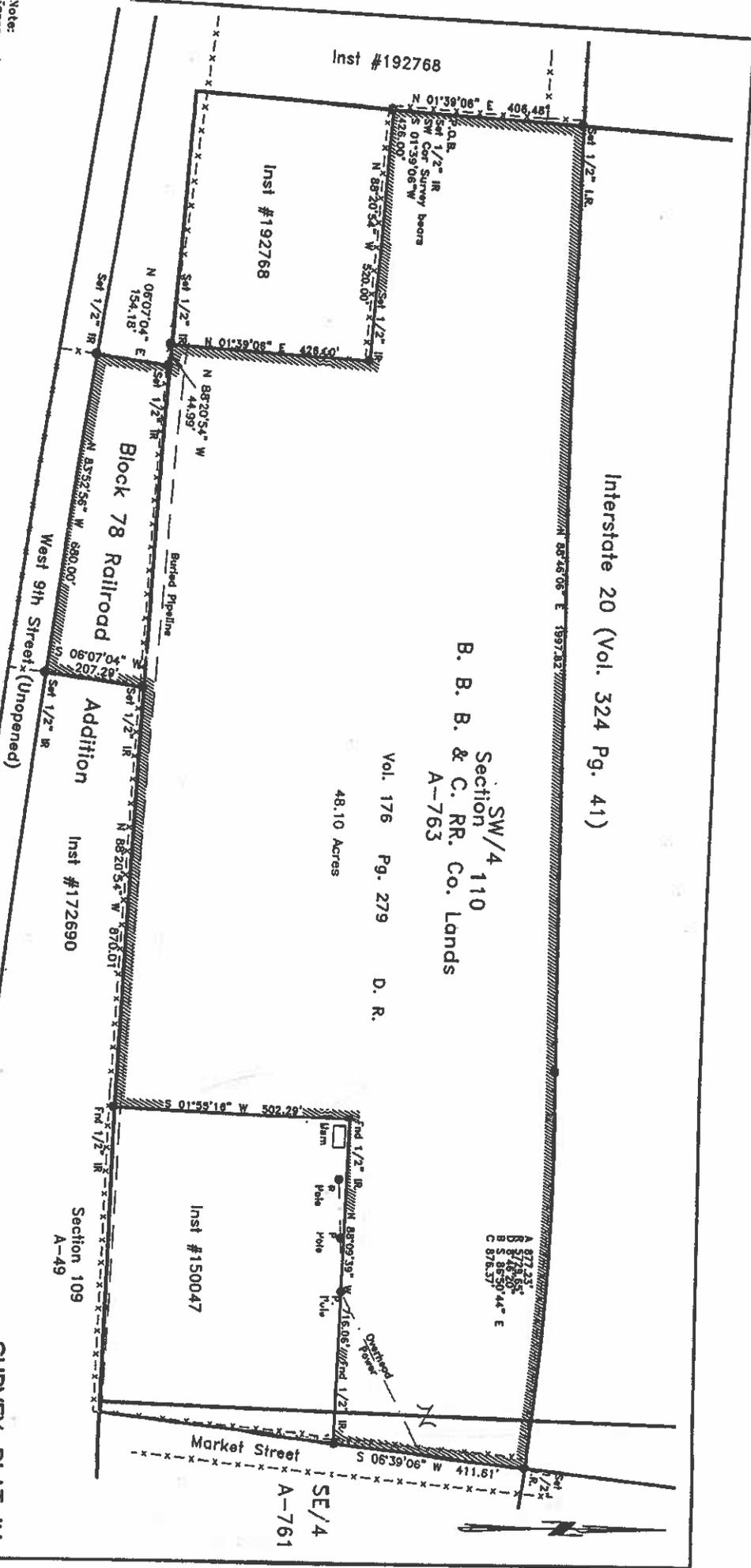


Interstate 20 (Vol. 324 Pg. 41)

Section SW/4 110
B. B. B. & C. R. Co. Lands
A-763

Vol. 176 Pg. 279 D. R.

48.10 Acres



Note:
 - Assessments not shown on plot unless otherwise noted.
 - Bearings based on G.P.S. NAD 83 coordinates
 - See accompanying field notes

SCALE: 1" = 200'
 DATE: 07-01-2021
 BY: DONNELLY TOMMY CALLAHAN CO



I hereby certify that this survey was made on this date and that the plat correctly represents the facts found at the time of the survey.

William K. Heasley
 William K. Heasley
 Registered Professional Land Surveyor #4015
 P.M. #1007500

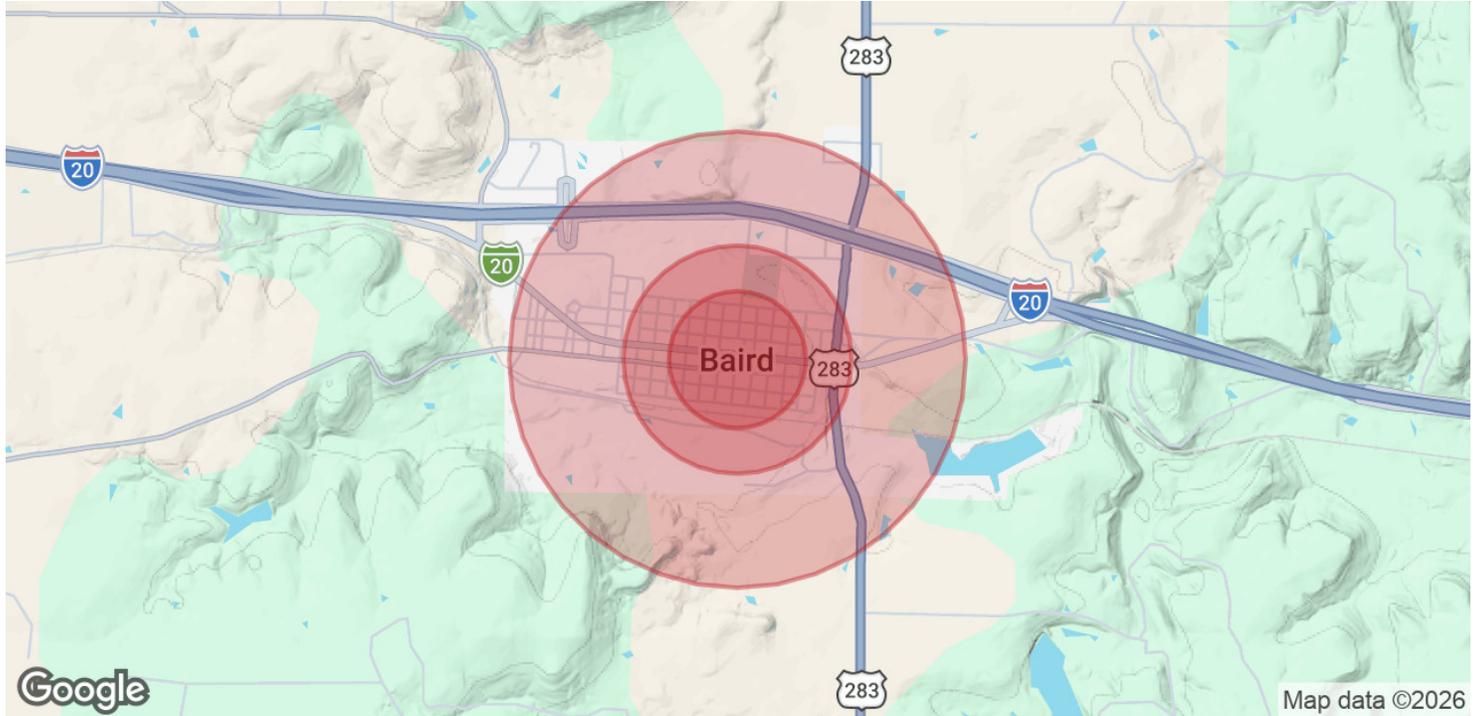
**SURVEY PLAT IN
 CALLAHAN COUNTY
 TEXAS**
HEATLEY SURVEYING
 P.O. BOX 1
 BRECKENRIDGE, TX 76424
 (254) 559-8914
 Print Number: CA-248 B

Q1

BLOCK 78 RAILROAD ADDITION

LAND FOR SALE

Baird, TX 79504



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	344	921	1,446
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	149	390	611
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$88,517	\$86,787	\$86,769
Average House Value	\$140,170	\$131,902	\$131,815

Demographics data derived from AlphaMap

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Silver Oak Commercial Realty, LLC **9000679** **info@silveroakcre.com** **817-849-8282**

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date