

PRIME DEVELOPMENT OPPORTUNITY

CORYELL COUNTY | GATESVILLE, TEXAS



COMPASS

3701 S State Highway 36, Gatesville, Texas 76528



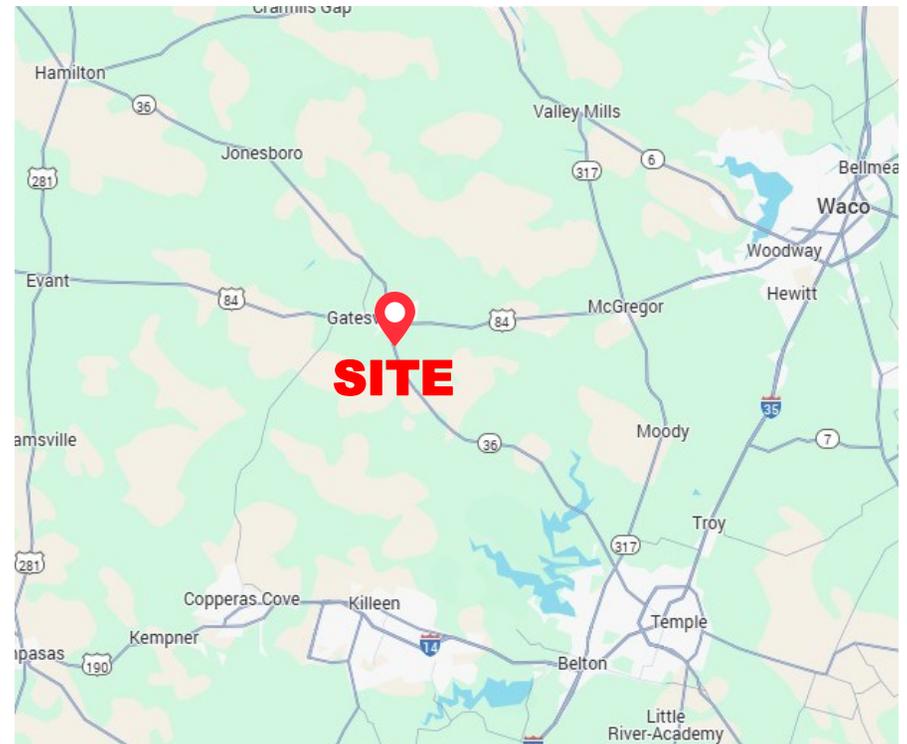
Prime Development Opportunity

Address	3701 S State Highway 36 Gatesville, Texas 76528
3 Separate Land Parcels	± 8.45 acres available [100489] ± 5 acres available [148772] ± 18.70 acres available [100490]
Frontage	Hwy 36 Approximately 1,018' of frontage
Zoning	Commercial or Residential
Utilities	Water & Sewer available
Flood Plain	None
Price	Contact Broker

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Property Details

- Highly visible frontage: Approx. 1,000 feet along Highway 36 for excellent exposure.
- AG Exempt: Enjoy low property taxes with agricultural exemption in place.
- Ideal size: Perfect for boutique development, commercial pad sites, or small residential community.
- Utilities ready: Water and sewer available on-site for streamlined development.
- Prime location: Under 5 minutes to shopping, groceries, schools, and downtown Gatesville.
- Easy commute: Only 32 miles to Scott & White Hospital and downtown Temple.



Prime Development Opportunity

3701 S State Hwy 36, Gatesville, TX



DEMOGRAPHICS

2023 Population	15,848
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2023 Median Age	39.4
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2023 Median Property Value	\$162,000
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2023 Median HH Income	\$54,802
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TRAFFIC COUNTS

S Hwy 36: 10,381 VPD ('23)

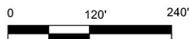


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Surveyor:
Maples & Associates
 420 S. Live oak, Ste 200
 P.O. Box 893
 Lampasas, Texas 76550
 Firm No. 10087700
 Tel (512) 556-2073
 Fax (512) 556-0500



LEGEND	
○	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
■	Concrete Monument Found
○	5/8" Iron Pin Found
+	5/8" Iron Pin Found with cap marked "RPLS 4427"
●	1/2" Iron Pin Found
⊙	1/2" Iron Pin Found with cap marked "MAPLES RPLS 5043"
⊙	3/8" Iron Pin Found
⊕	3" Pipe Post
-x-	Wire Fence
-E-	Overhead Electric
.....	Guy Wire
●	Power Pole
□	Atmos Gas Signage
□	Telephone Pedestal
□	Fiberoptic Vault
- dist.	Distance and direction from fence to deed line.
()	Record Calls

Basis of Bearings:
 Texas State Plane Coordinate System
 NAD83 Texas Central Zone.

The following blanket easements affect this tract:

City of Gatesville
 Doc. No. 115837
 Doc. No. 85702

Hamilton County Electric Cooperative
 Association
 Doc. No. 98521

Fort Gates Water Supply Corporation
 Doc. No. 238696
 Doc. No. 209263

The following easement affects this tract:

0.237 acres utility easement
 City of Gatesville
 Doc. No. 85702

The following easements do not affect this tract:

State of Texas
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0.630 acres utility easement
 City of Gatesville, Texas
 Doc. No. 85702

0.49 acres utility easement
 City of Gatesville, Texas
 Doc. No. 119637

LINE	BEARING	HORIZ DIST
L6	S72°37'37"E	28.70
L7	N56°39'14"E	63.25
L9	S49°23'01"W	20.25

LINE	BEARING	DISTANCE
L1	N18°08'38"E	170.12'
L2	N84°19'37"E	24.14'
L3	N81°02'51"E	16.43'
L4	N77°39'29"E	24.23'
L5	N75°50'31"E	154.81'
L6	S74°28'46"E	28.60'
L7	N54°50'20"E	63.42'
L8	S8°46'48"E	16.91'
L9	S48°09'46"W	20.40'

First American Title Guaranty Company
 GF No. 2023445

LAND TITLE SURVEY

Being 33.89 acres of the Antonio Arocha Survey, Abct. No. 8 in Coryell County, Texas, and being part of a 51.518 acre tract of land described in a deed from Sheri L. Saunders to Bobby Clifton Barnard, Jr., et ux, dated July 23, 2010, recorded as Doc. No. 238696 of the Official Public Records of Coryell County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on January 11, 2024.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition IV Survey.

Paul W. Maples

Paul W. Maples, RPLS
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 Job No. 240106





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