

TBD Interstate 45 Service Road, Alma, TX 75119

17.5 acres available for lease on interstate 45 frontage, consisting of roughly 4.4 acres zoned commercial in the front, and the rest zoned residential. Amount of acreage for lease is flexible. Shorter lease may be available. Deposit required, and restrictions and easements apply. Located in the city of Alma, which is between Ennis to the north and Rice to the south. Further north is the Dallas Fort Worth area, and further south is Corsicana. The land is between Alma Trade Center & Flea Market on one side, and Cowboy Church Of Ennis on the other. Being on highway 45, it's on the route between Dallas and Houston, with northbound traffic being the closest to it. It's about 40 minutes drive to downtown Dallas, and 2 hours and 45 minutes drive to downtown Houston. At the time of this writing the area is showing growth in the form of nearby construction. The land is fairly flat and partly fenced, and is not in a flood zone. It is also being listed for sale, so there may be a change in ownership in the future.

Running underground through the land is a gas pipeline and possibly some active fiberoptic cables, which have easements and restrictions as to what can be put on top and adjacent to. The easements must have access to the land if needed, such as for maintenance and replacement. Although a road, water line, and other lines can intersect over the gas pipeline, generally nothing can be put on top or within a certain distance adjacent to it. The location of the gas pipeline seems visible on the aerial pictures from how the ground looks different where the pipeline is buried through this and nearby properties. At the time of this writing there is no sewage provided for the land, and access to water is handled by the Rice Water Supply & Sewer Service Corporation, which may have some restrictions and limits as to what services they offer. Although efforts were made to provide accurate information, tenant is responsible for verifying all information. The red land borders drawn on the aerial photos, as well as the red and yellow zoning borders drawn on the survey picture, are rough sketches.