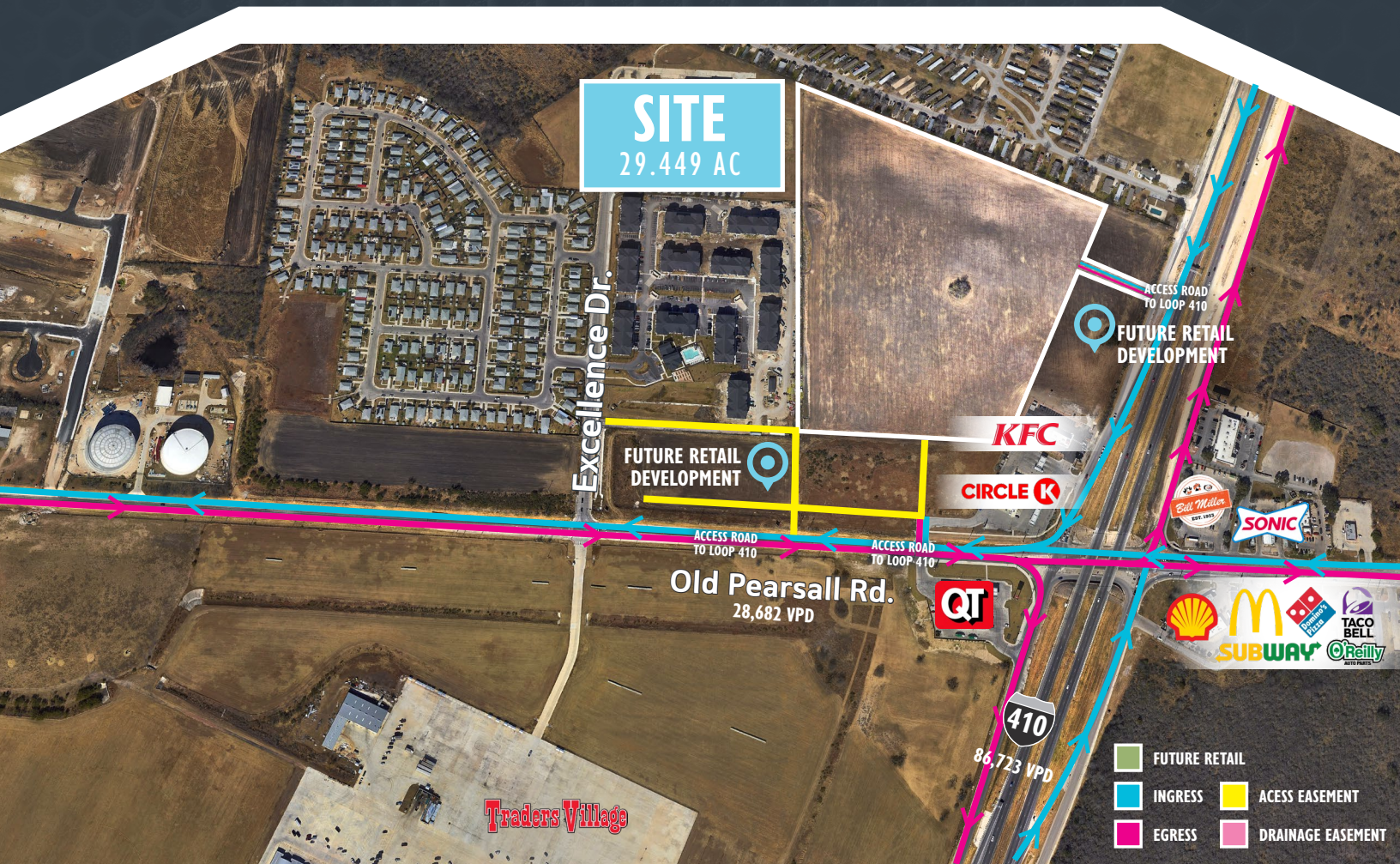


LOOP 410 AND OLD PEARSALL RD.

29.449 ACRES INDUSTRIAL LAND FOR SALE



29.449 ACREAGE



FULLY
PLATTED



ZONED:
INDUSTRIAL-(BP)



DIRECT ACCESS
TO LOOP 410
ACCESS RD. & OLD
PEARSALL RD.



UTILITIES
ON SITE

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PROPERTIES

LOOP 410 AND OLD PEARSALL RD.

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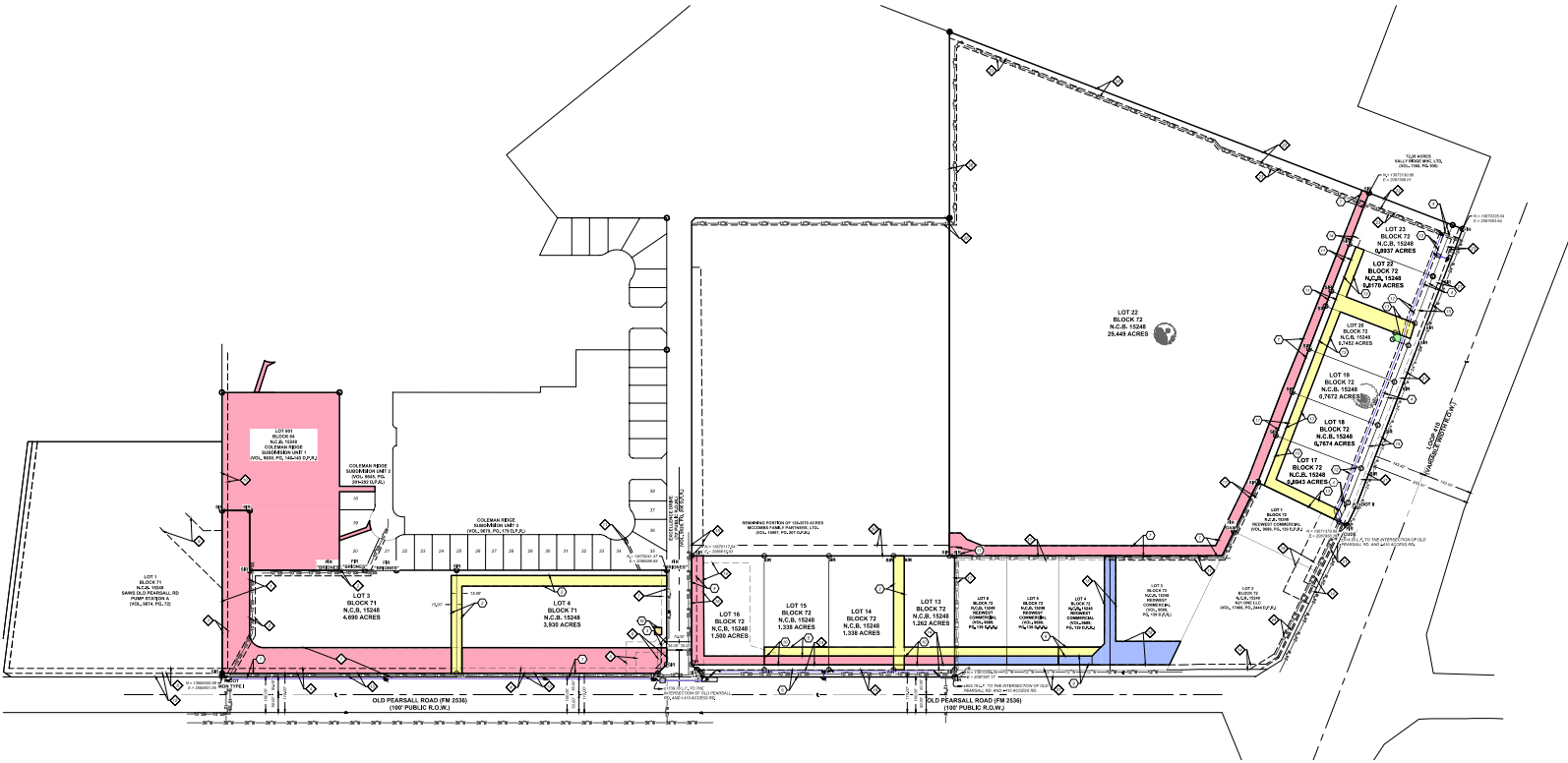
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LOOP 410 AND OLD PEARSALL RD. 29.449 ACRES INDUSTRIAL LAND FOR SALE



KEY NOTES

- | | | | | |
|---|---|--|--|---|
| 1 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 11 9' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9679 PG. 179 D.P.R.) | 21 10' SANITARY SEWER EASEMENT (VOL. 5247 PG. 264 O.P.R.) | 4 14' ELECTRIC, GAS, TELEPHONE & CABLE EASEMENT | 15 VARIABLE WIDTH R.O.W. DEDICATION TO TxDOT 0.5511 ACRES |
| 2 16' SANITARY SEWER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.) | 12 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9674 PG. 72 D.P.R.) | 22 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 5 25' INGRESS/EGRESS EASEMENT | 16 20' X 20' SIGN EASEMENT |
| 3 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.) | 13 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9674 PG. 72 D.P.R.) | 23 10' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 6 20' R.O.W. DEDICATION TO TxDOT 0.3292 ACRES | 17 PUBLIC SANITARY SEWER EASEMENT |
| 4 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 14 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9689 PG. 139 D.P.R.) | 24 12' WATER EASEMENT (VOL. 9689 PG. 139 D.P.R.) | 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT | |
| 5 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.) | 15 PRIVATE OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT PERMEABLE (VOL. 9689 PG. 139 D.P.R.) | 25 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 8 0.2290 ACRES | |
| 6 VARIABLE WIDTH WATER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.) | 16 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 26 20' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 9 OFF-LOT 25' DRAINAGE EASEMENT 0.2218 ACRES | |
| 7 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.) | 17 12' SANITARY SEWER EASEMENT (VOL. 9689 PG. 139 D.P.R.) | 27 RIGHT-OF-WAY DEDICATION TO TxDOT 0.396 ACRES (VOL. 9689 PG. 139 D.P.R.) | 10 25' DRAINAGE EASEMENT | |
| 8 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9674 PG. 72 D.P.R.) | 18 VARIABLE WIDTH ACCESS AND DRAINAGE EASEMENT (VOL. 9689 PG. 139 D.P.R.) | 28 10' R.O.W. DEDICATION TO TxDOT 0.2812 ACRES | 11 20' SANITARY SEWER EASEMENT | |
| 9 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9674 PG. 72 D.P.R.) | 19 OFF-LOT 20' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION PERMEABLE (VOL. 9689 PG. 139 D.P.R.) | 29 30' IRREVOCABLE INGRESS/EGRESS EASEMENT | 12 VARIABLE WIDTH WATER EASEMENT | |
| 10 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.) | 20 30' PRIVATE INGRESS/EGRESS ESMT (VOL. 20001, PG. 2036 D.P.R.) | 30 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE & CABLE EASEMENT | 13 VARIABLE WIDTH INGRESS / EGRESS EASEMENT | |
| | | | 14 25' X 25' SANITARY SEWER TURN AROUND EASEMENT | |

KEY NOTES

- ACCESS EASEMENTS
- DRAINAGE EASEMENTS
- ACCESS & DRAINAGE EASEMENTS
- SCHOOL SIGN EASEMENT
- LOT 25 SIGN LOCATION
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE

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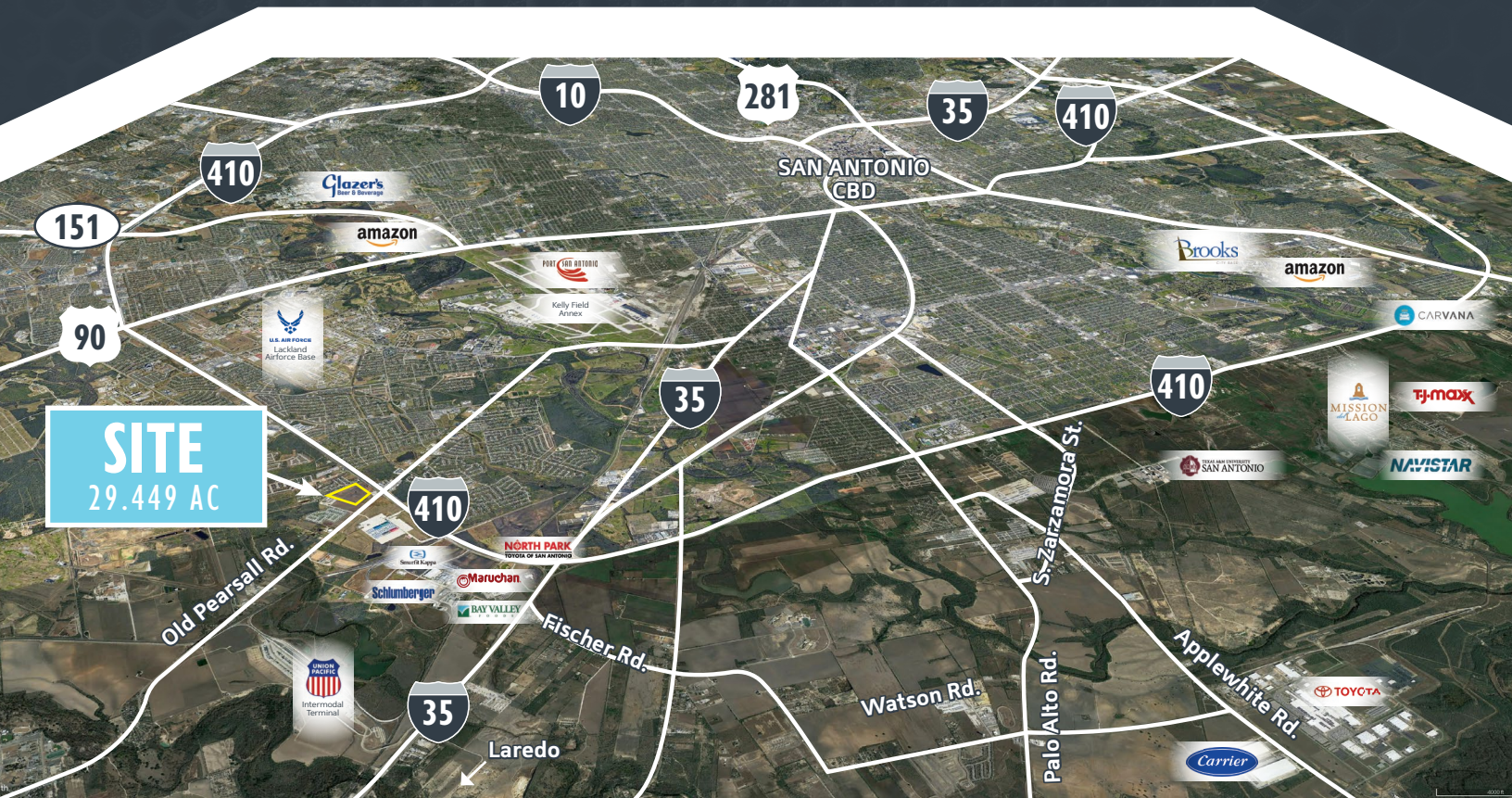
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LOOP 410 AND OLD PEARSALL RD.

29.449 ACRES INDUSTRIAL LAND FOR SALE



DRIVE TIMES

LOOP 410
IMMEDIATE

LOOP 1604
6 MINUTES

I-35
5 MINUTES

US 90
7 MINUTES

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