

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Property Type:	The subject is a ±37.17 acre commercial land tract located along the E/L of CR 411 as well as the N/L of IH-20. Although the tract has a considerable amount of frontage along the N/L of IH-20, there is no access, though it does enjoy excellent visibility from this interstate highway.
Location:	The subject does not yet have an assigned address but is located along the E/L of CR 411, Lindale, Smith County, Texas 75771. Though the subject is located along a county road, the subject has been annexed into the city and has visibility along Interstate 20 as well as being along the path of a proposed commercial roadway that will run east and west through the southern portion of Lindale.
Area Development:	<p>The subject is located in an area of growing development along the IH-20 corridor. Developers in the area are buying land along two roads, Centennial Parkway and Lindale Crossing, that are planned for east-west extensions which will be commercially developed in the future. This includes development tracts that are adjacent and owned by the Lindale Economic Development Corporation. The EDC is actively seeking partnerships to grow this area of Lindale that will include developers building out the aforementioned roadways. Specifically, Lindale Crossing is planned to run along the subject's entire northern boundary and connect to its frontage along CR 411. It was reported that the expectation of Lindale Crossing is to be extended along the subject within the next 10 years, though there can be no exact projected date as the City of Lindale will not be building the road and will rely on area developers to back the project with their capital.</p> <p>Other planned developments in the area include the widening of IH-20 from 4 lanes to 6 lanes as well as adding an IH-20 Access Road between US Hwy 69 and CR 411. However, this project is in its initial development phase. No construction funds are identified at this time, and there is no current timeframe for when right-of-way acquisitions may begin.</p>
Census Tract:	The census tract info for the subject location is located below:

Selected Tract	
MSA/MD Code	46340
State Code	48
County Code	423
Tract Code	0014.08
MSA/MD Name	TYLER, TX
State Name	TEXAS
County Name	SMITH COUNTY

GPS Coordinates:

Latitude	Longitude	Approx. Location
32.471153	-95.429257	NWC of CR 411 frontage
32.469307	-95.428415	SWC of IH-20 frontage
32.469280	-95.420807	SEC of IH-20 frontage

Legal Description:

An approximate 39.93 acre tract out of the John C. White Survey, A-1036; save and except 3 parcels totaling 2.66 acres. (*subject to survey*)

Land Area:

±37.17 acres (*subject to survey*)

Situs Factors

Situs:

Interior site

Configuration:

Irregular shape with an approximate 150' wide neck that extends approximately 235 LF to the bulk of the tract which is generally rectangular in shape.

Frontage:

The tract appears to have a minimal amount of frontage from CR 411. It was stated by the client that it was unclear if the subject has direct frontage onto CR 411, thus it is assumed the subject has direct access from CR 411. A survey is recommended for this reason. It should be noted that the most recent deed conveyance (found in the addenda) references a boundary call that makes a point in the east ditch of CR 411. Additionally, a boundary call from the adjacent tract to the west states its most northern point is 68.7 LF from the subject tract's northwest corner. These two calls imply the subject has access to CR 411, thus it assumed the subject has direct access to CR 411. The subject also has a significant amount of frontage along the N/L of IH-20 but TxDOT does not allow direct access to the subject tract via the interstate highway. This is summarized below:

Front Feet	Boundary	Street/Road	ROW
Approx. 70 LF	W/B	CR 411	E/L
2,397.15 LF	S/B	IH-20	N/L

At the subject, CR 411 is an asphalt paved, two-lane county road with open ditch drainage. IH-20 is an asphalt paved, four-lane interstate highway divided by a concrete barrier and grass median.

Accessibility: Average. Currently, it is assumed the subject has access via the NWC of the subject site only.

Visibility: The subject has good visibility as it has exposure to the main regional east-west thoroughfare for East Texas with very high traffic counts.

Topography: The subject has a rolling to sloping topography with a general slope to the toward the low point of the tract (450' ASL) just west of its eastern boundary. The subject's high point is at its CR 411 frontage at approximately 510' ASL. There is a creek that travels from the subject's western boundary to the centrally located pond with areas of very steep changes in elevation (approximately 20' drop) and then continues east to its low-lying floodplain area. This is considered significantly adverse as a large portion of the tract is essentially separated from the main body of the tract and would require substantial site work to be utilized in commercial development.

Terrain: Mixed with the majority of the wooded area following the creek and in the floodplain area.

Flood Plain: Approximately 15% of the subject site near its east boundary appears to lie within the 100-year floodplain; per:

FEMA Flood Panel	48423C 0225D
Date:	April 15, 2024
Location:	Smith County

Water Feature: The subject property has an approximate 0.75 acre pond located in the central portion of the tract.

Zoning: C-2; Community Regional Commercial. This is a broad zoning class that allows for many commercial uses that is primarily intended for the IH-20 Corridor and Highway 69 Gateway. The district aims to create a complementary mixture of highway-oriented commercial uses that encourage general commercial and retail development.