

## **TBD Interstate 45 Service Road, Alma, TX 75119**

17.5 acres of land for sale on Interstate 45 frontage road, close to Ennis, and about 40 minutes drive to downtown Dallas. 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. Being on interstate 45, it's on the route between Dallas and Houston. The roughly 13.1 acres in the back is zoned commercial, while 4.4 acres in the front is zoned residential. If changes to zoning are desired it must be requested from the city of Alma. Bordering near the back of the land are residential units, while in the front are bordering a business and a non-profit activity, which are Alma Trade Center & Flea Market on the one side, and Cowboy Church Of Ennis on the other side. 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. The end of the land is shaped rectangular to help construction design. It's planted with hay and currently used for agriculture, receiving the agricultural tax benefit, so changing that would require the payment of 3 years rollback taxes. It's also being listed for commercial and residential lease, so current use may change from the time of this writing.

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 land owner must allow easements 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. That part of the land might be a good natural area or park, though everything should be verified with the easement holder(s). 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 provided 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 here, buyer 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. Please make sure to use the most current contact information for this listing, as previous contact info may no longer apply.