

FOR SALE

±165 ACRES INVESTMENT TRACT

8509 CR 330

Jewett, TX 75846

PRESENTED BY:

JOE BURKE MBA, USMC-RETIRED

O: 281.367.2220 x153 | C: 281.750.5347

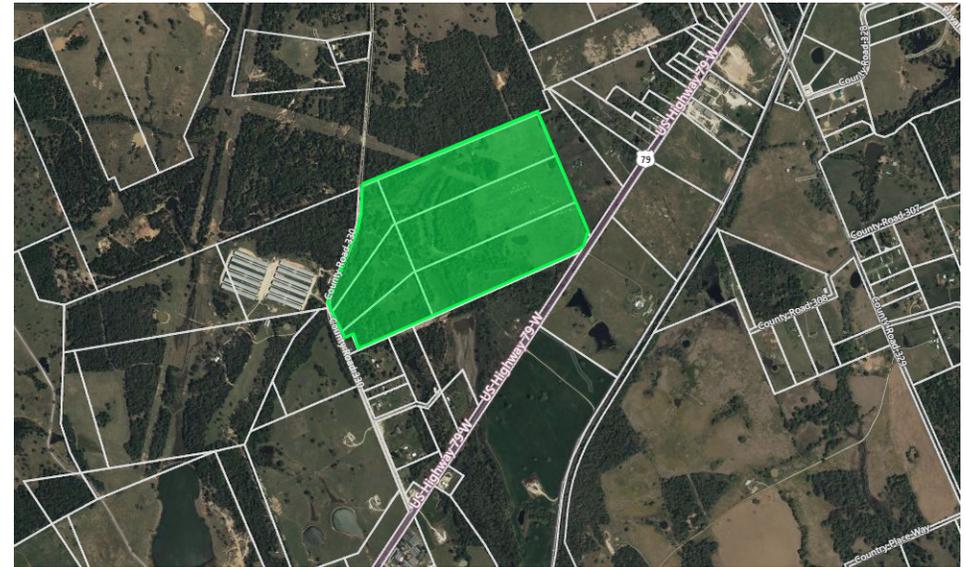
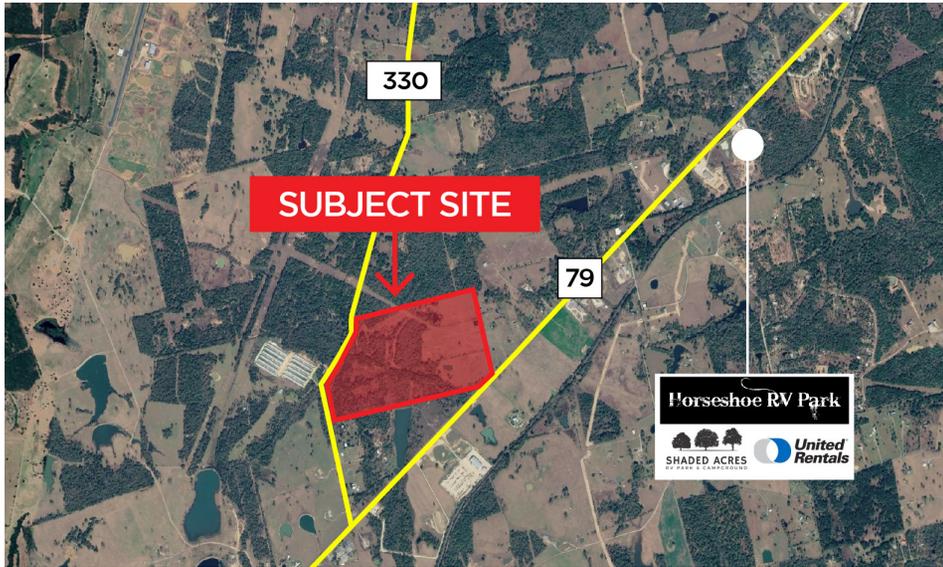
joe.burke@svn.com

ROBERT WHITAKER

O: 281.367.2220 x154 | C: 281.300.0997

robert.whitaker@svn.com





PROPERTY HIGHLIGHTS

- Strategically located between Houston and Dallas
- Short 5 minute drive to Jewett and a 10 minute drive Buffalo
- Frontage on both CR 330 and Hwy 79
- Attractive natural timber and pasture with intermittent creeks
- Buffalo ISD
- Appears to have no floodplain
- Central water from Flo Community Water Supply [CCN 11585]

OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LOT SIZE:	165 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	912	3,326	5,909
TOTAL DAYTIME POPULATION	1,188	4,545	7,510
AVG HOUSEHOLD INCOME	\$63,179	\$66,581	\$72,751

JOE BURKE MBA, USMC-RETIRED
 O: 281.367.2220 x153 | C: 281.750.5347
 joe.burke@svn.com

ROBERT WHITAKER
 O: 281.367.2220 x154 | C: 281.300.0997
 robert.whitaker@svn.com

±165 ACRES - JEWETT, TX

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 2

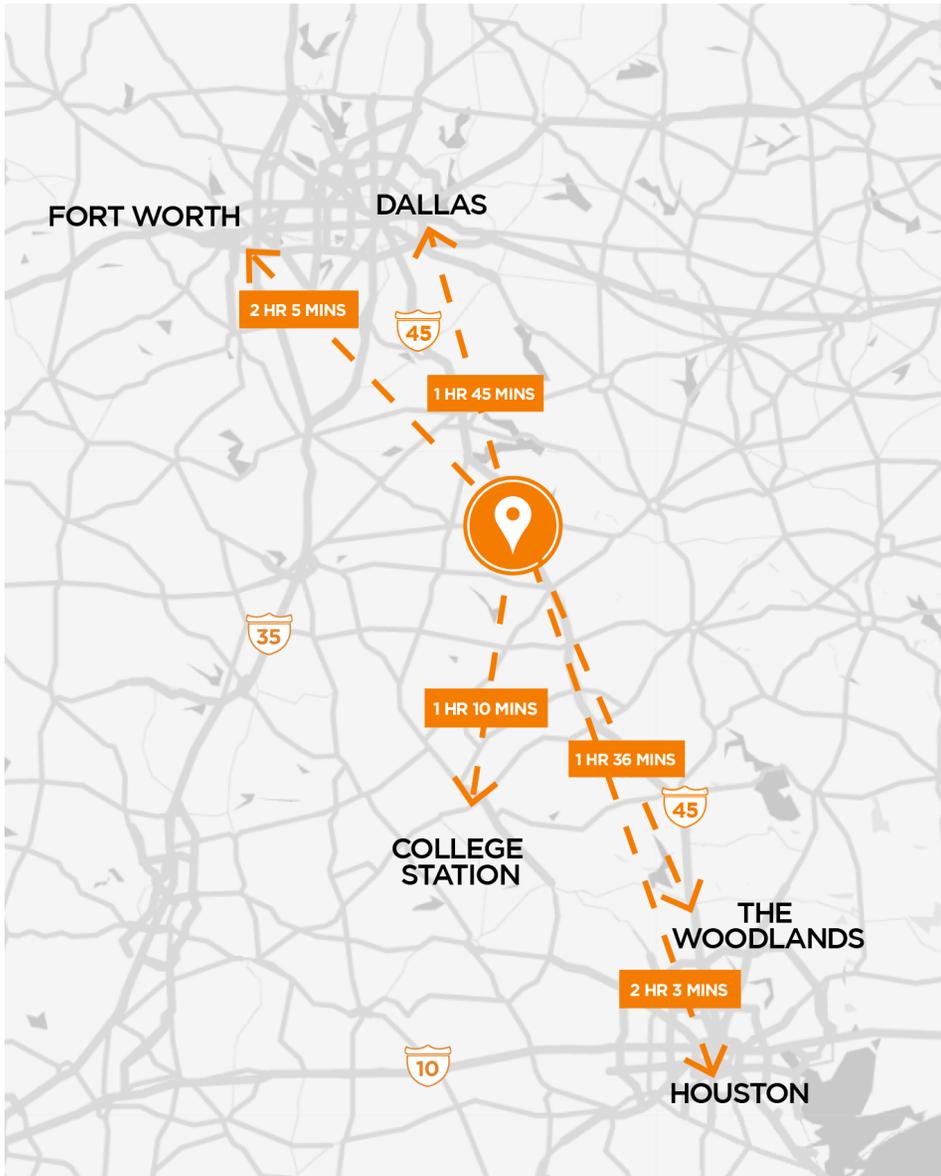


JOE BURKE MBA, USMC-RETIRED
 O: 281.367.2220 x153 | C: 281.750.5347
 joe.burke@svn.com

ROBERT WHITAKER
 O: 281.367.2220 x154 | C: 281.300.0997
 robert.whitaker@svn.com

±165 ACRES - JEWETT, TX

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 3



JEWETT, TX - MARKET OVERVIEW

Jewett, TX is a small rural community located in Leon County, centrally positioned in east-central Texas at the intersection of State Highway 79 and FM 39, offering regional accessibility while preserving a quiet, small town environment.

The city is surrounded by agricultural land, ranches, and energy related activity, with nearby Lake Limestone providing recreational appeal and contributing to quality of life for residents.

Jewett has experienced measurable recent population and employment growth, driven by sectors such as construction, retail, transportation, and energy, reflecting steady economic momentum for a town of its size.

Household income remains modest but improving, and the cost of living is significantly lower than in major Texas metros. The housing market is characterized by affordability, stable inventory levels, and longer days on market, creating a balanced to buyer friendly environment well suited for long term ownership, land investment, or small scale development.

While distinctly rural, Jewett remains within a reasonable driving distance of larger employment centers in Dallas-Fort Worth, Austin, and Houston, positioning the city as an appealing option for residents and investors seeking lower entry costs, available land, and gradual, sustainable growth in a Texas small market setting.

JOE BURKE MBA, USMC-RETIRED
 O: 281.367.2220 x153 | C: 281.750.5347
 joe.burke@svn.com

ROBERT WHITAKER
 O: 281.367.2220 x154 | C: 281.300.0997
 robert.whitaker@svn.com