



REAL  
ESTATE

# ± 10.5 ACRES | PLATTED LOT

Hwy 21 & FM 105 | Caldwell, Texas

## FOR SALE



Google earth

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8700 Crownhill Blvd., Suite 407  
San Antonio, TX 78209  
(210) 290-9624 Phone  
www.RTLRE.com

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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## FEATURES



### Property Overview

**Location:** Approximately 2 miles SW of Caldwell, TX;  
Approximately 0.8 miles from intersection of Hwy 21 & FM 105

**Size:** ± 10.50 acres (platted lot)

**Utilities:** 3 phase power available\*

*\* Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.*

**Other:** Permitted Saltwater Disposal Well on property

**Asking Price:** Call for pricing

### Highlights

- Prime location just outside of Caldwell city limits
- Close to Caldwell Municipal Airport
- St. Joseph Health Burleson Hospital within 5 min drive, approximately 1.6 miles away
- Adjacent to asphalt and concrete batch plant
- Neighboring rail access



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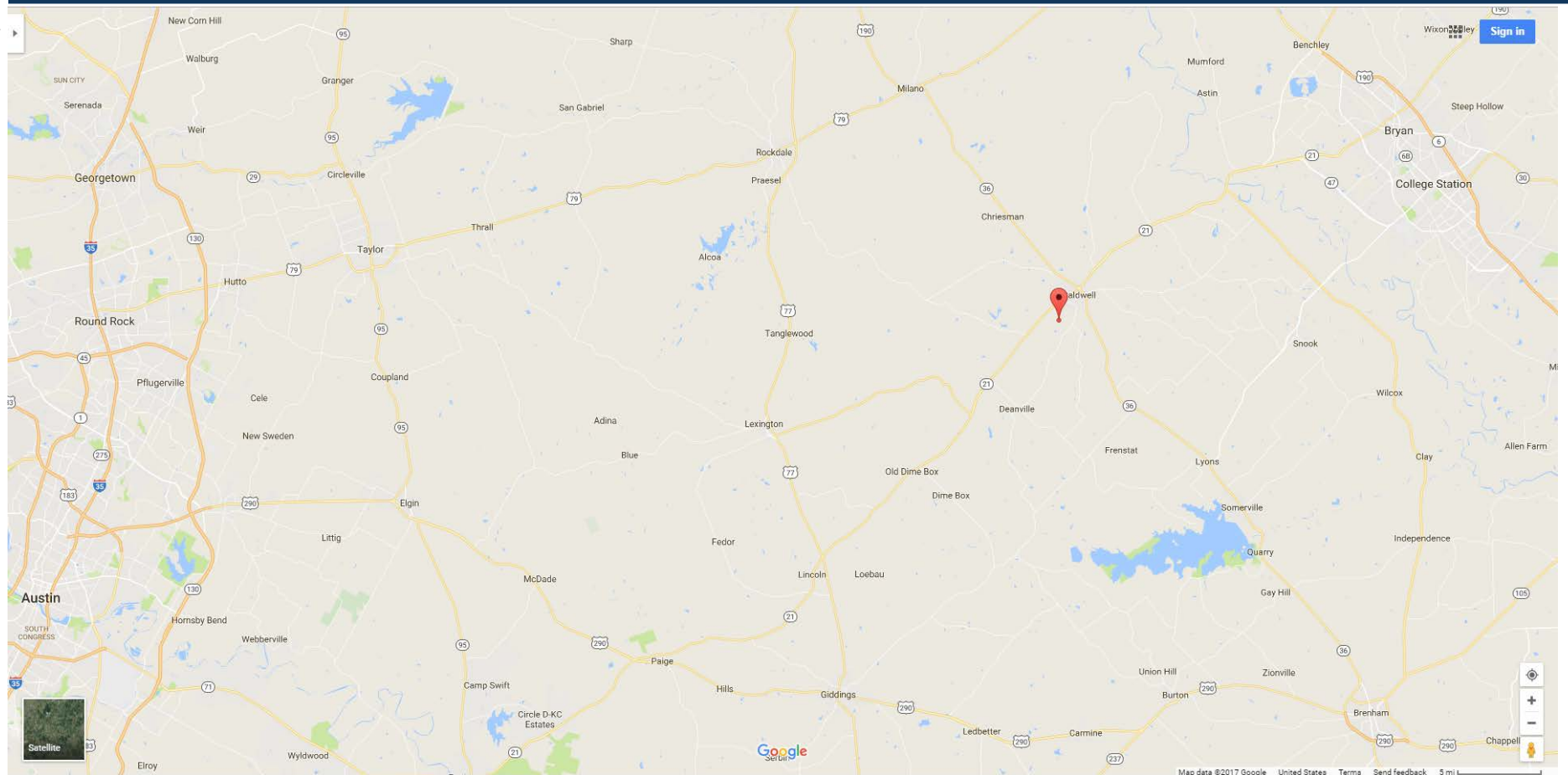


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## LOCATION MAP



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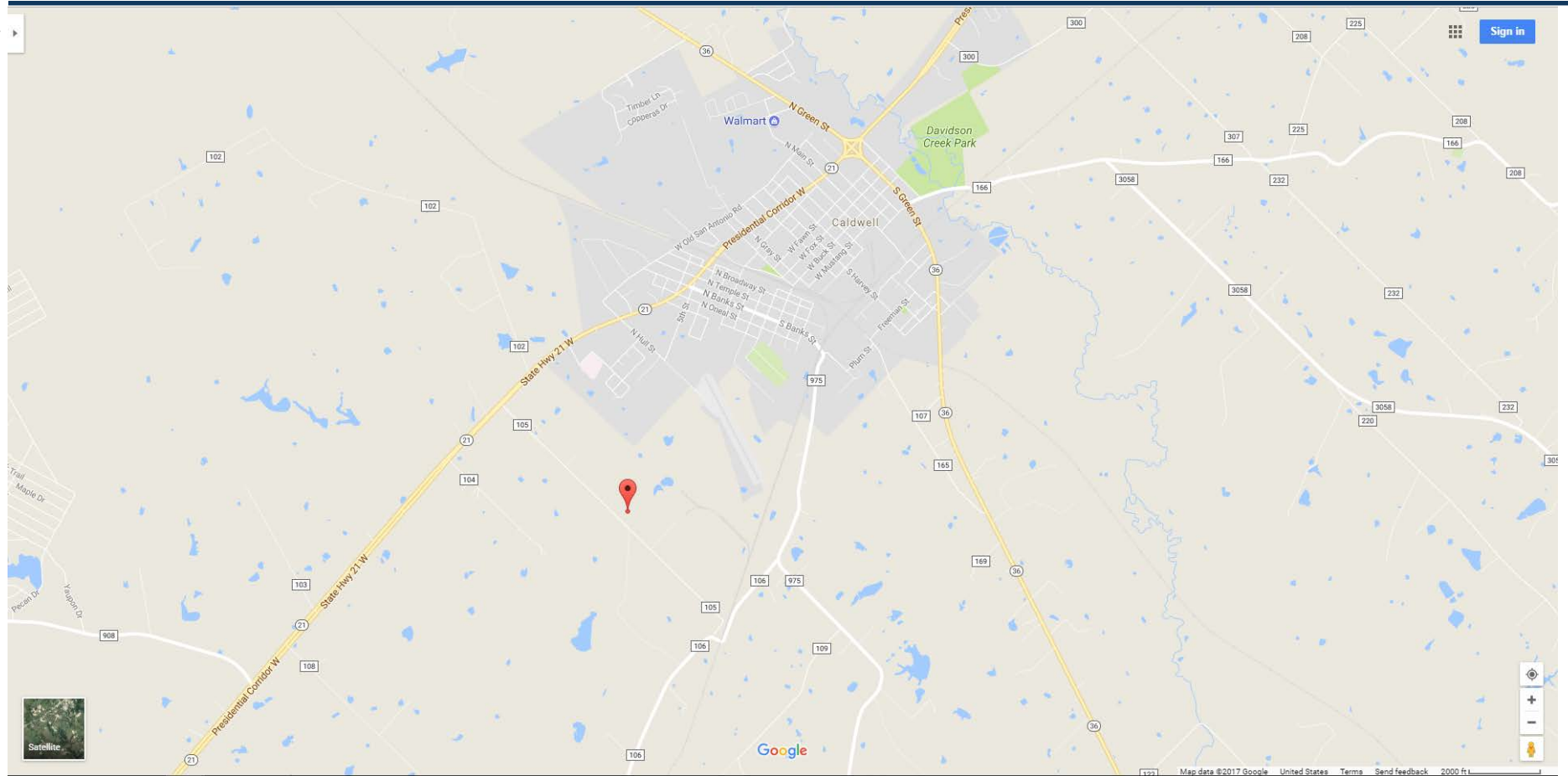


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## AREA MAP



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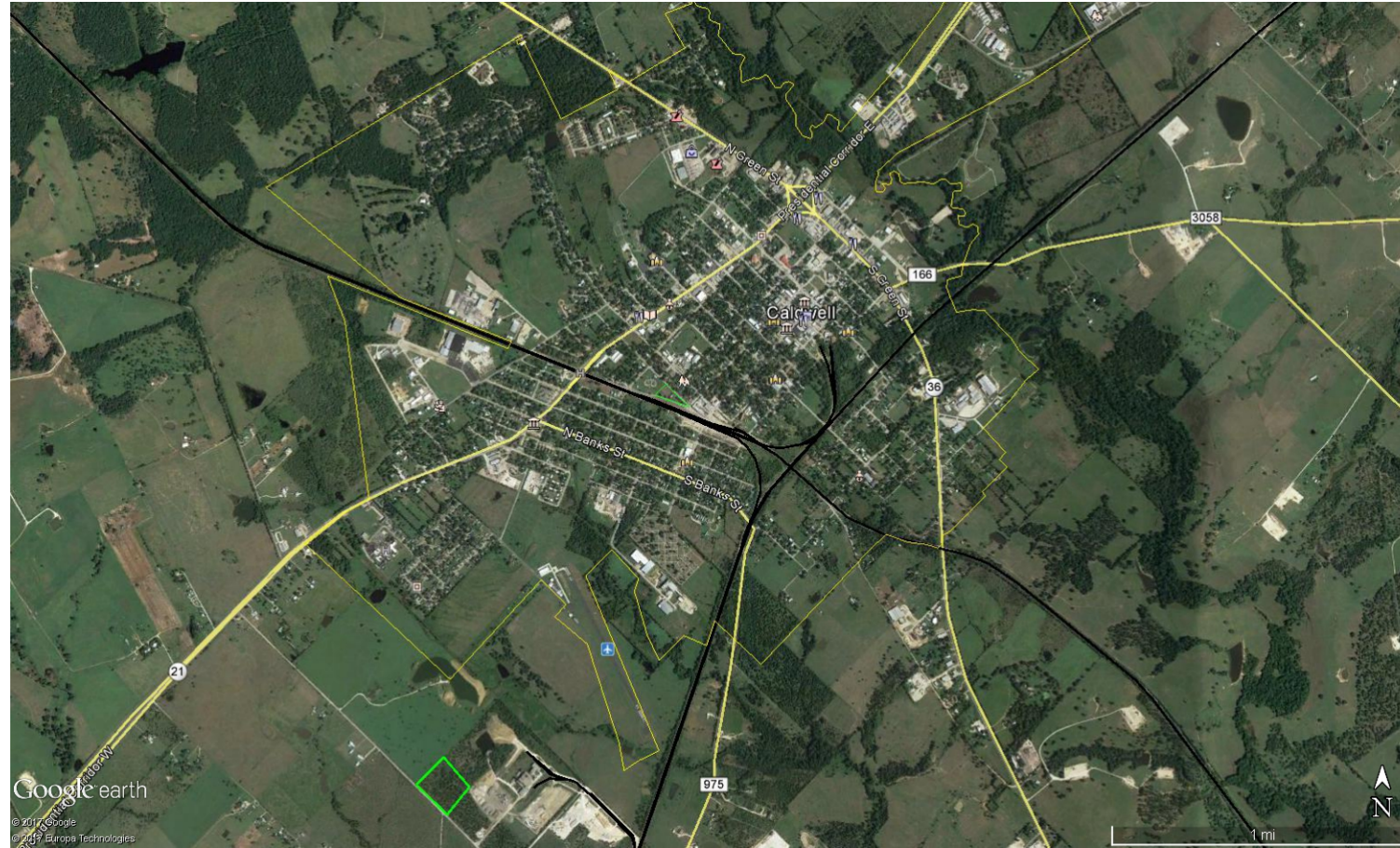


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AERIAL MAP



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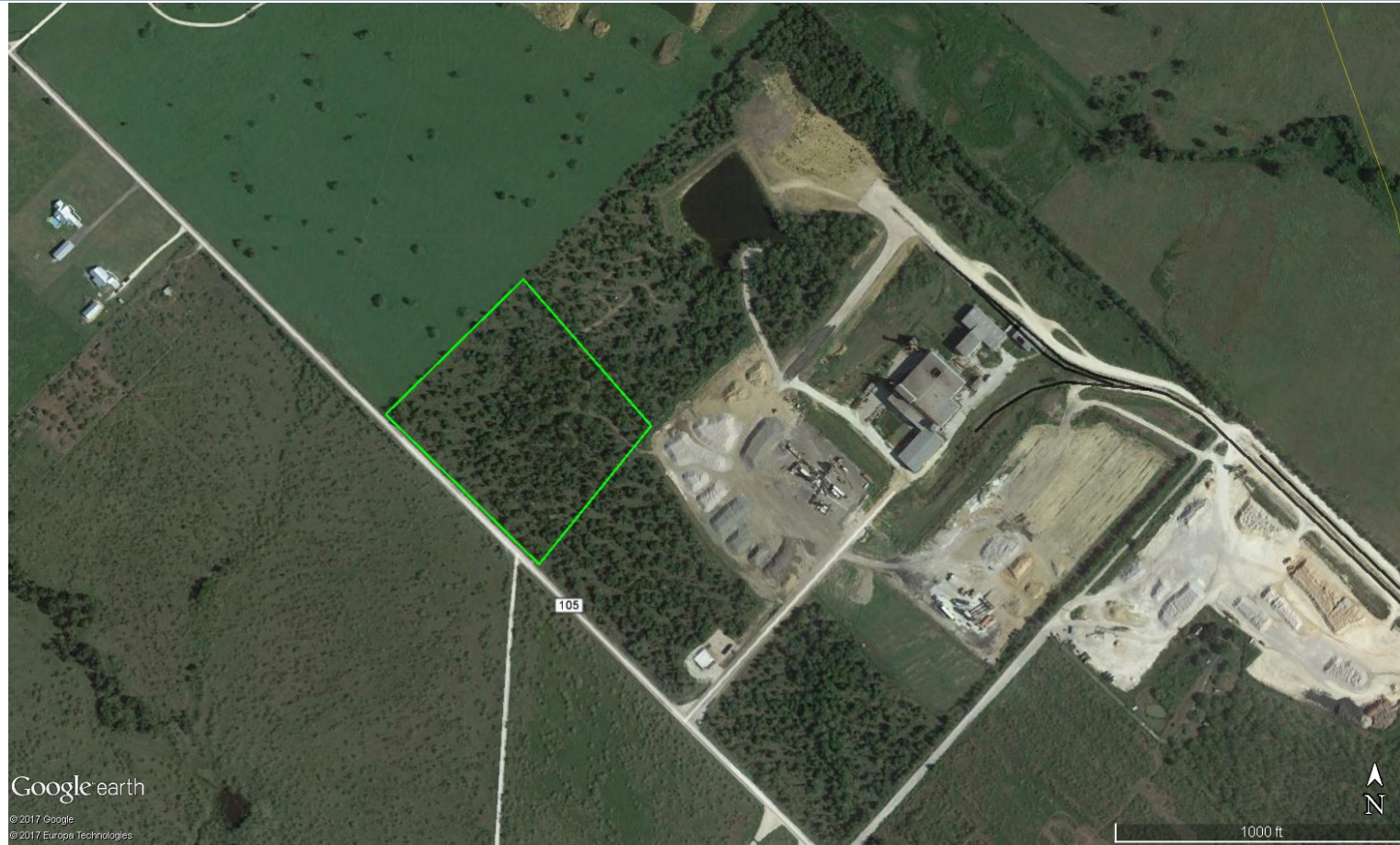


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**SITE MAP**



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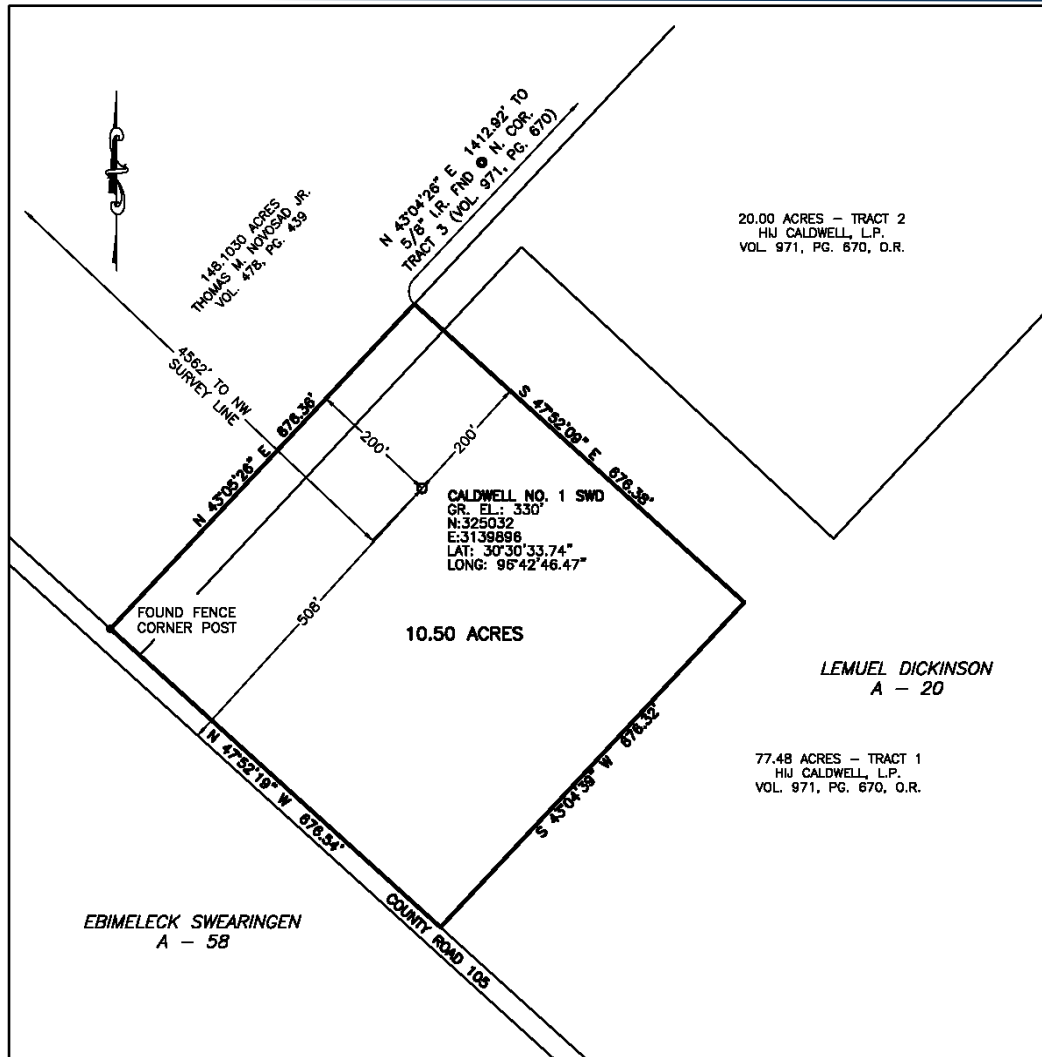


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# SURVEY



20.00 ACRES - TRACT 2  
HIJ CALDWELL, L.P.  
VOL. 971, PG. 670, O.R.

LEMUEL DICKINSON  
A - 20

77.48 ACRES - TRACT 1  
HIJ CALDWELL, L.P.  
VOL. 971, PG. 670, O.R.

EBIMELECK SWEARINGEN  
A - 58

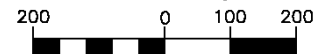
CALDWELL - SWD NO. 1 E: 3139896 N: 325032, Latitude: 30° 30' 33.74"N, Longitude: 96° 42' 46.47"W. Location is located 200' from the northeast lease line and 200' from the northwest lease line and 508' from southwest survey line and 4562' from the northwest survey line; situated approximately 2 miles southwest the town of Caldwell.

There may be existing pipelines not shown on this plat and pipelines shown thereon are for graphic purposes only and may or may not be at the placed location. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

Bearings, distances and coordinates are based on the Texas State Plane Coordinate System, North American Datum of 1927, Central Zone.

Geographic coordinates are based on North American Datum of 1927.

PLAT SHOWING LOCATION MADE FOR  
EAGLE FORD WATER & DISPOSAL, L.L.C.  
CALDWELL SWD NO. 1  
LEMUEL DICKINSON SURVEY, ABSTRACT 20  
BURLESON COUNTY, TEXAS



( IN FEET )

This plat meets the requirements for filing a well location plat with the Texas Railroad Commission and is intended solely for that purpose. This plat is not intended to represent a boundary survey and does not meet the requirements for boundary surveys in the State of Texas, prepared this the 23rd day of January, 2015.



FIRM REG. NO. 10193705  
600 Second Street  
P.O. Box 1284  
Woodsboro, TX 78393  
Phone 361-543-8161  
Fax 361-288-8438



Registered Prof. Land Surveyor  
Registration No. 6198



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## DEMOGRAPHICS

All Topics

Burleson County, Texas

Population estimates, July 1, 2016, (V2016) 17,760

**PEOPLE**

**Population**

Population estimates, July 1, 2016, (V2016) 17,760

Population estimates base, April 1, 2010, (V2016) 17,187

Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016) 3.3%

Population, Census, April 1, 2010 17,187

**Age and Sex**

Persons under 5 years, percent, July 1, 2016, (V2016) 6.3%

Persons under 5 years, percent, April 1, 2010 6.2%

Persons under 18 years, percent, July 1, 2016, (V2016) 22.8%

Persons under 18 years, percent, April 1, 2010 23.5%

Persons 65 years and over, percent, July 1, 2016, (V2016) 19.7%

Persons 65 years and over, percent, April 1, 2010 17.5%

Female persons, percent, July 1, 2016, (V2016) 50.3%

Female persons, percent, April 1, 2010 50.5%

**Race and Hispanic Origin**

White alone, percent, July 1, 2016, (V2016) (a) 83.9%

Black or African American alone, percent, July 1, 2016, (V2016) (a) 13.0%

American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a) 1.1%

Asian alone, percent, July 1, 2016, (V2016) (a) 0.3%

Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a) Z

Two or More Races, percent, July 1, 2016, (V2016) 1.6%

Hispanic or Latino, percent, July 1, 2016, (V2016) (b) 20.8%

White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016) 64.7%

**Population Characteristics**

Veterans, 2011-2015 1,376

Foreign born persons, percent, 2011-2015 6.9%

**Housing**

Housing units, July 1, 2016, (V2016) 8,948

Housing units, April 1, 2010 8,832

Owner-occupied housing unit rate, 2011-2015 80.2%

Median value of owner-occupied housing units, 2011-2015 \$93,100

Median selected monthly owner costs -with a mortgage, 2011-2015 \$1,067

Median selected monthly owner costs -without a mortgage, 2011-2015 \$354

Median gross rent, 2011-2015 \$712

Building permits, 2016 12

**Families & Living Arrangements**

Households, 2011-2015 6,401

Persons per household, 2011-2015 2.67

Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015 87.1%

Language other than English spoken at home, percent of persons age 5 years+, 2011-2015 14.6%

**Education**

High school graduate or higher, percent of persons age 25 years+, 2011-2015 78.2%

Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015 14.9%

**Health**

With a disability, under age 65 years, percent, 2011-2015 10.4%

Persons without health insurance, under age 65 years, percent 21.2%

**Economy**

In civilian labor force, total, percent of population age 16 years+, 2011-2015 58.0%

In civilian labor force, female, percent of population age 16 years+, 2011-2015 50.2%

Total accommodation and food services sales, 2012 (\$1,000) (c) 14,097

Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c) D

Total manufacturers shipments, 2012 (\$1,000) (c) D

Total merchant wholesaler sales, 2012 (\$1,000) (c) D

Total retail sales, 2012 (\$1,000) (c) 293,242

Total retail sales per capita, 2012 (c) \$16,959

**Transportation**

Mean travel time to work (minutes), workers age 16 years+, 2011-2015 27.3

**Income & Poverty**

Median household income (in 2015 dollars), 2011-2015 \$51,821

Per capita income in past 12 months (in 2015 dollars), 2011-2015 \$24,894

Persons in poverty, percent 15.5%

**BUSINESSES**

**Businesses**

Total employer establishments, 2015 331

Total employment, 2015 3,116

Total annual payroll, 2015 (\$1,000) 124,655

Total employment, percent change, 2014-2015 1.7%

Total nonemployer establishments, 2015 1,453

All firms, 2012 1,743

Men-owned firms, 2012 1,012

Women-owned firms, 2012 519

Minority-owned firms, 2012 243

Nonminority-owned firms, 2012 1,445

Veteran-owned firms, 2012 146

Nonveteran-owned firms, 2012 1,462

**GEOGRAPHY**

**Geography**

Population per square mile, 2010 26.1

Land area in square miles, 2010 659.03

FIPS Code 48051



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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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