



REAL
ESTATE

± 10.01 ACRES | PLATTED LOT

Hwy 183 & FM 2067 | Gonzales, Texas

FOR SALE



Google earth

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REAL
ESTATE

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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Hwy 183 & FM 2067, Gonzales, TX 78629

FEATURES



Property Overview

Location: Approximately 12.8 miles SW of Gonzales, TX;
Approximately 3 miles from intersection of Hwy 21 & FM 105

Size: ± 10.01 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: Operating Saltwater Disposal Well on property

Asking Price: Call for pricing

Highlights

- Prime location outside of city limits
- Located centrally between Gonzales, TX and Cuero, TX
- Saltwater disposal well on property generating revenue



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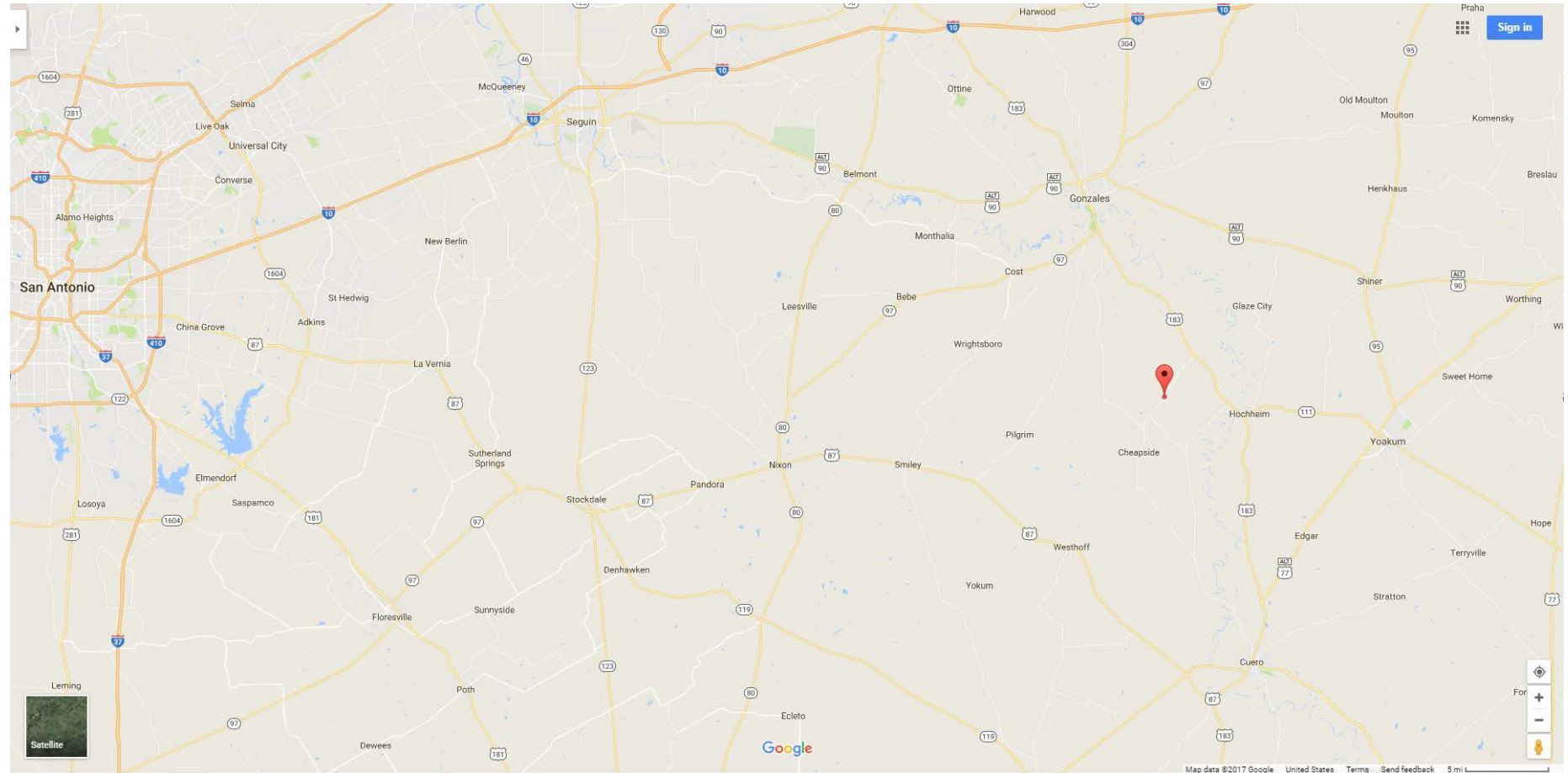


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LOCATION MAP



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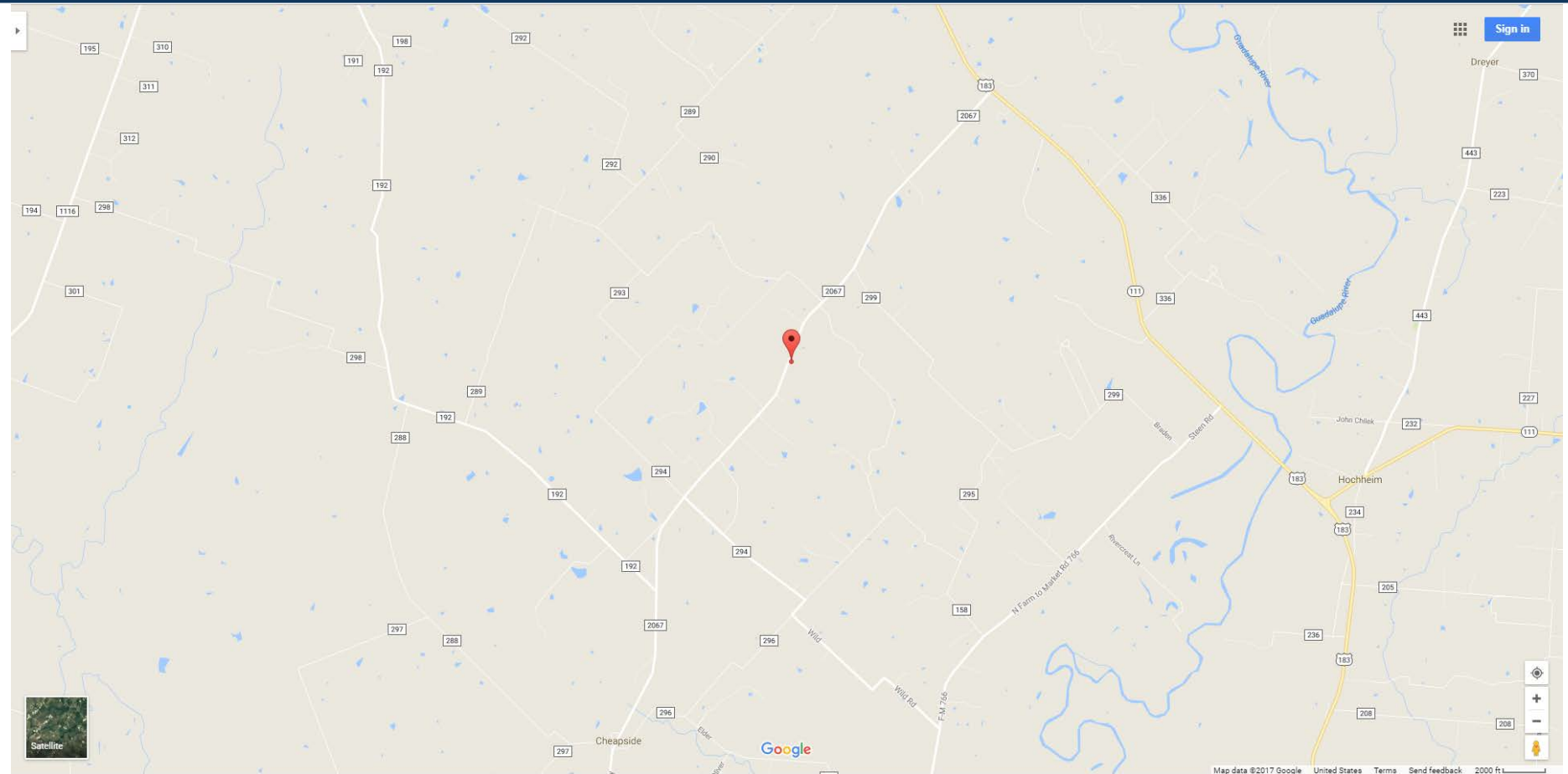


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AREA MAP



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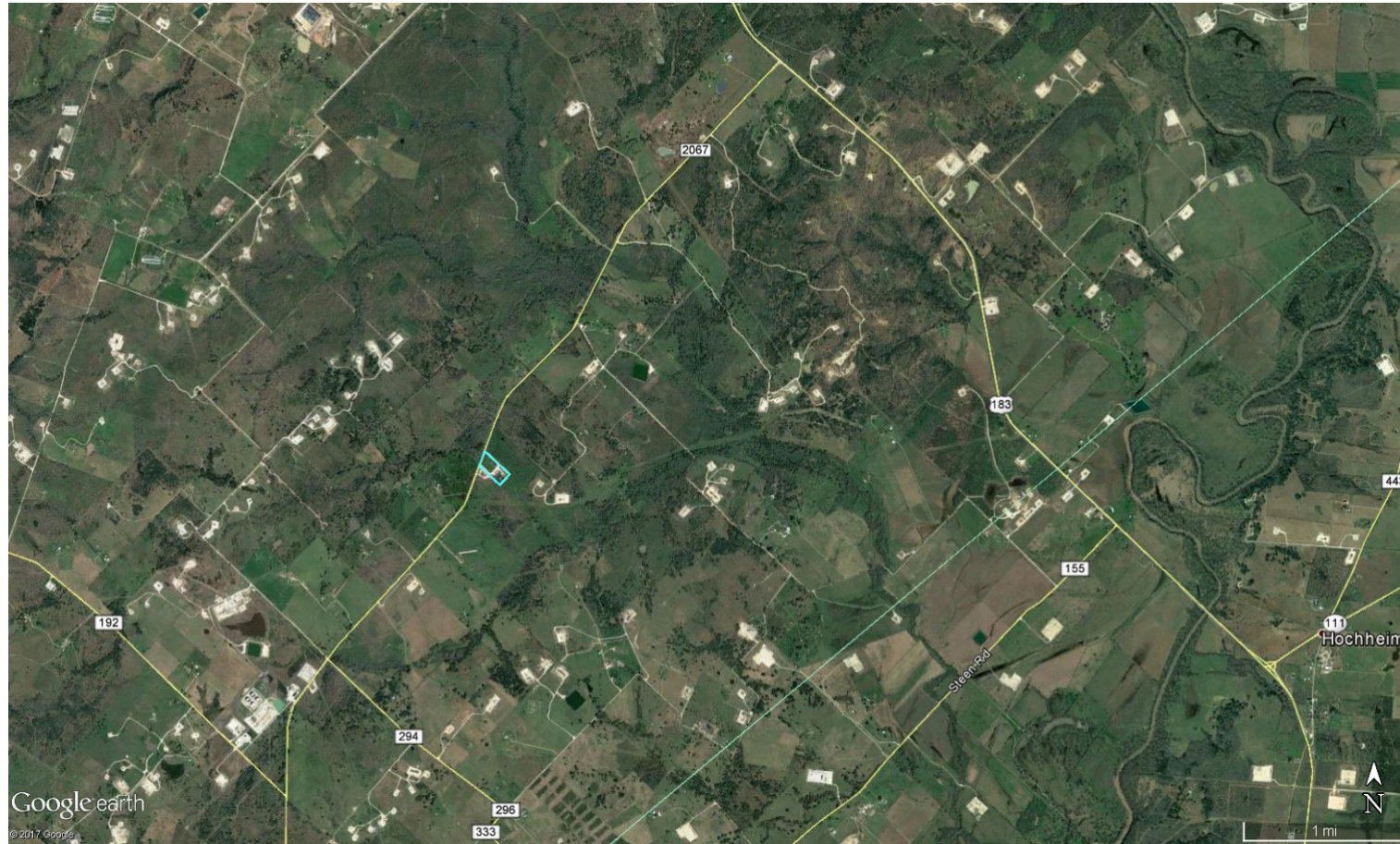


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AERIAL MAP



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SITE MAP



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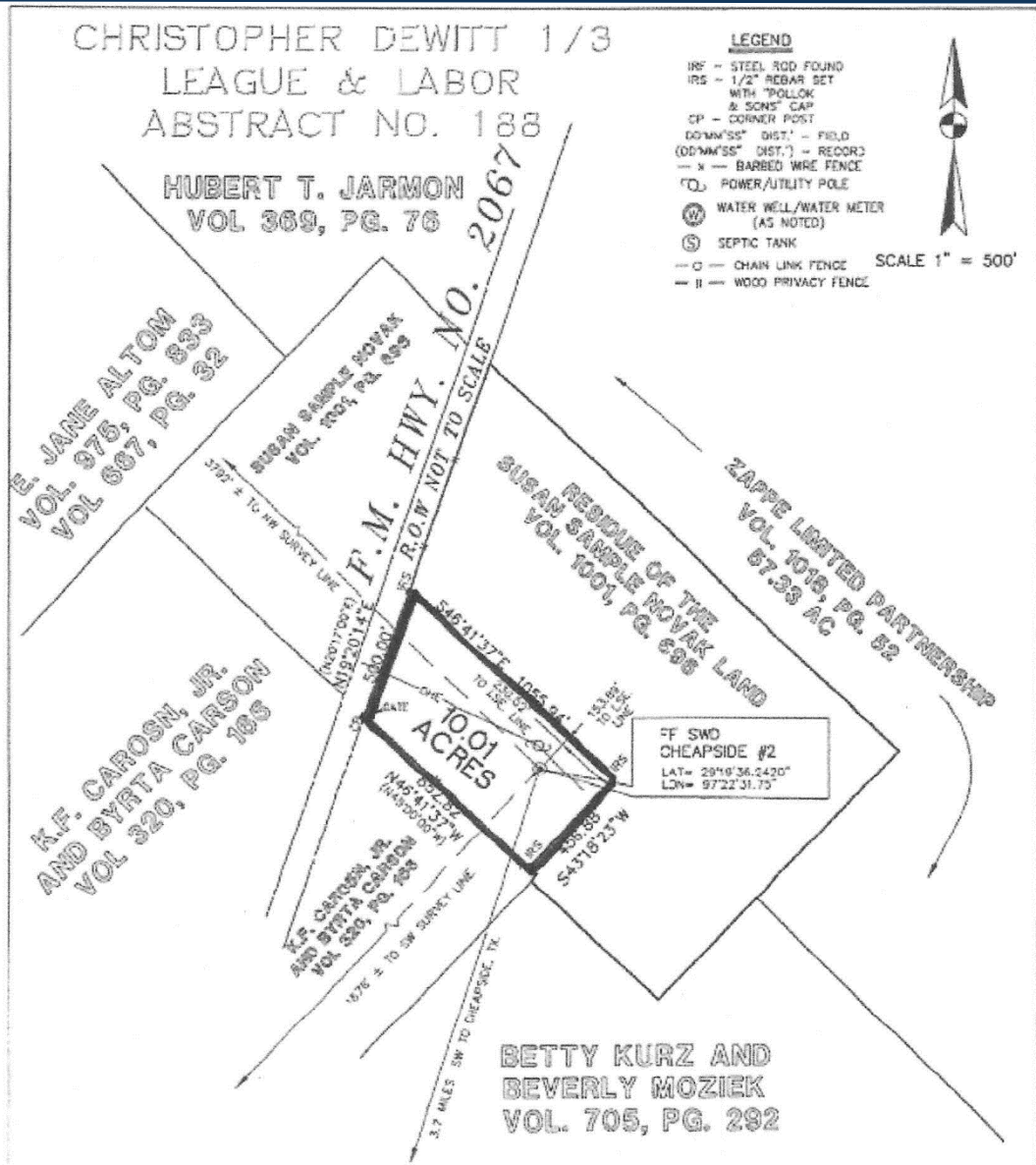


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SURVEY



LEGEND


- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP & SONS' CAP
- CP - CORNER POST
- DDMM'SS" DIST. - FIELD
- DDMM'SS" DIST. - RECORD
- X - BARBED WIRE FENCE
- (P) - POWER/UTILITY POLE
- (W) - WATER WELL/WATER METER (AS NOTED)
- (S) - SEPTIC TANK
- O - CHAIN LINK FENCE
- || - WOOD PRIVACY FENCE

SCALE 1" = 500'



SURVEY PLAT OF 10.01 ACRES OF LAND OUT OF THE CHISTOPHER DEWITT 1/3 LEAGUE & LABOR, ABSTRACT NO. 180 GONZALES COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO SUSAN SAMPLE NOVAK IN VOLUME 1001, PAGE 696 OF THE OFFICIAL RECORDS OF GONZALES COUNTY, TEXAS.

- SURVEYOR NOTES:
- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 - 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
 - 3.) THE BASIS OF THE BEARING SYSTEM IS MAGNETIC.
 - 4.) THIS PLAT WAS PREPARED FOR ZACH POTTS AND JASON ROBERTS. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 - 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

 **POLLOK & SONS SURVEYING, INC.**
FLORESVILLE, TEXAS
(830) 393-4770



STATE OF TEXAS
COUNTY OF GONZALES

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 15TH DAY OF DECEMBER, 2011 A.D.

LARRY J. POLLOK R.P.L.S. NO. 5186

REFERENCE: VOL. 1001, PG. 696 - DEED

© 2011 ALL RIGHTS RESERVED JOB NO. 11-0416 DRAWN BY:



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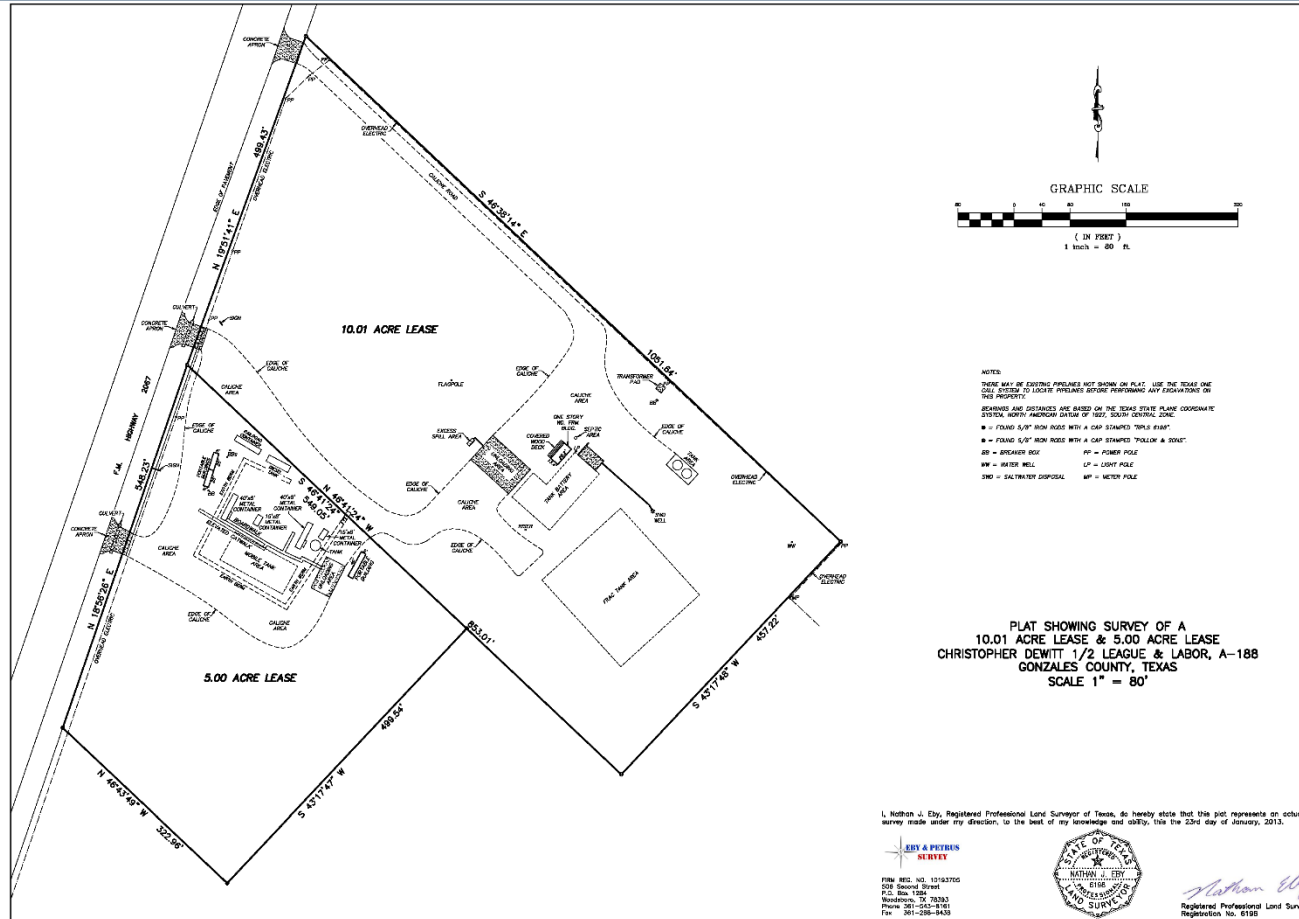


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SURVEY (AS-BUILT)



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DEMOGRAPHICS

All Topics	Q Cuero city, Texas	Q Gonzales city, Texas
Population estimates, July 1, 2016, (V2016)	8,524	7,660
PEOPLE		
Population		
Population estimates, July 1, 2016, (V2016)	8,524	7,660
Population estimates base, April 1, 2010, (V2016)	8,256	7,237
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	3.2%	5.8%
Population, Census, April 1, 2010	6,841	7,237
Age and Sex		
Persons under 5 years, percent, July 1, 2016, (V2016)	X	X
Persons under 5 years, percent, April 1, 2010	8.5%	8.7%
Persons under 18 years, percent, July 1, 2016, (V2016)	X	X
Persons under 18 years, percent, April 1, 2010	27.4%	28.5%
Persons 65 years and over, percent, July 1, 2016, (V2016)	X	X
Persons 65 years and over, percent, April 1, 2010	17.3%	15.0%
Female persons, percent, July 1, 2016, (V2016)	X	X
Female persons, percent, April 1, 2010	53.4%	51.1%
Race and Hispanic Origin		
White alone, percent, July 1, 2016, (V2016) (a)	X	X
Black or African American alone, percent, July 1, 2016, (V2016) (a)	X	X
American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)	X	X
Asian alone, percent, July 1, 2016, (V2016) (a)	X	X
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)	X	X
Two or More Races, percent, July 1, 2016, (V2016)	X	X
Hispanic or Latino, percent, July 1, 2016, (V2016) (b)	X	X
White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	X	X
Population Characteristics		
Veterans, 2011-2015	513	376
Foreign born persons, percent, 2011-2015	1.9%	14.2%

Housing		
Housing units, July 1, 2016, (V2016)	X	X
Housing units, April 1, 2010	2,961	2,814
Owner-occupied housing unit rate, 2011-2015	63.4%	54.7%
Median value of owner-occupied housing units, 2011-2015	\$87,600	\$81,800
Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,145	\$1,083
Median selected monthly owner costs -without a mortgage, 2011-2015	\$412	\$349
Median gross rent, 2011-2015	\$685	\$596
Building permits, 2016	X	X
Families & Living Arrangements		
Households, 2011-2015	2,262	2,260
Persons per household, 2011-2015	2.97	3.16
Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	86.9%	82.4%
Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	16.1%	39.6%
Education		
High school graduate or higher, percent of persons age 25 years+, 2011-2015	78.3%	67.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	16.2%	11.3%
Health		
With a disability, under age 65 years, percent, 2011-2015	10.7%	20.9%
Persons without health insurance, under age 65 years, percent	△ 22.0%	△ 27.7%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2011-2015	58.2%	55.8%
In civilian labor force, female, percent of population age 16 years+, 2011-2015	57.2%	48.3%
Total accommodation and food services sales, 2012 (\$1,000) (c)	17,688	20,218
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	D	44,664
Total manufacturers shipments, 2012 (\$1,000) (c)	D	D
Total merchant wholesaler sales, 2012 (\$1,000) (c)	35,969	D
Total retail sales, 2012 (\$1,000) (c)	156,334	182,558
Total retail sales per capita, 2012 (c)	\$22,449	\$25,001
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2011-2015	16.7	13.4

Income & Poverty		
Median household income (in 2015 dollars), 2011-2015	\$37,000	\$34,271
Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$21,959	\$16,595
Persons in poverty, percent	△ 19.2%	△ 29.4%
BUSINESSES		
Businesses		
Total employer establishments, 2015	X	X
Total employment, 2015	X	X
Total annual payroll, 2015 (\$1,000)	X	X
Total nonemployment, percent change, 2014-2015	X	X
Total nonemployer establishments, 2015	X	X
All firms, 2012	704	708
Men-owned firms, 2012	312	359
Women-owned firms, 2012	265	205
Minority-owned firms, 2012	170	220
Nonminority-owned firms, 2012	483	442
Veteran-owned firms, 2012	49	146
Nonveteran-owned firms, 2012	594	433
GEOGRAPHY		
Geography		
Population per square mile, 2010	1,385.7	1,191.3
Land area in square miles, 2010	4.94	6.08
FIPS Code	4818092	4830116



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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.

11-2-2015



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