



REAL  
ESTATE

# ± 40.6 ACRES | PLATTED LOTS

Hwy 21 & FM 141 | Dime Box, Texas

## FOR SALE



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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## FEATURES



### Property Overview

**Location:** Approximately 14 miles NE of Giddings, TX;

Approximately 2 miles NW of Dime Box, TX

**Size:** 2 lots ± 40.60 acres (platted lots)

One lot is ± 10.6 acres and other lot is ± 30 acres

**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 ± 10.6 acre tract

**Asking Price:** Call for pricing

### Highlights

- Prime location just outside of Dime Box city limits
- Property has access to both Hwy 21 and FM 141
- Approximately 560' of highway frontage on Hwy 21
- Approximately 600' of frontage on FM 141



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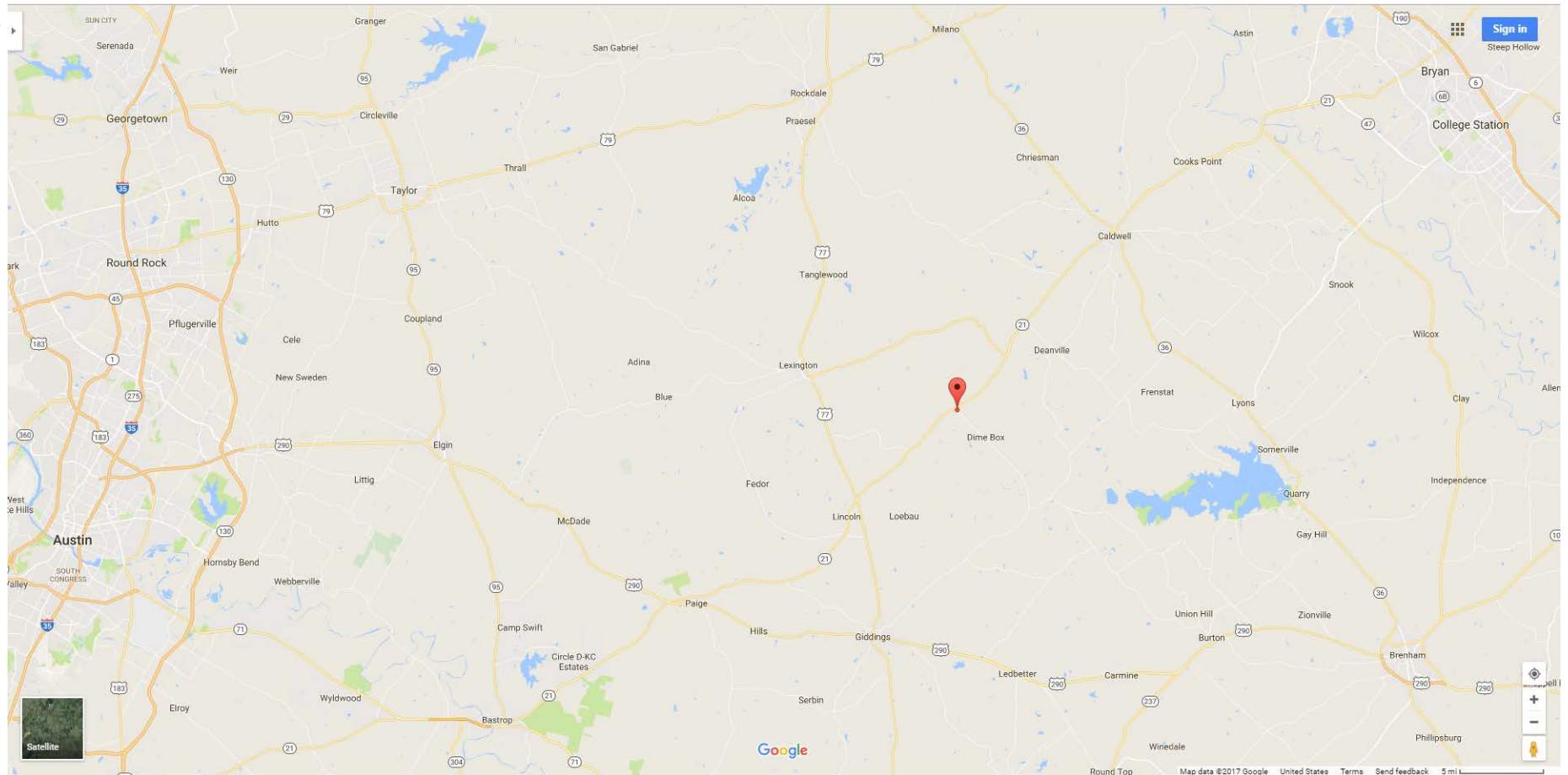


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## LOCATION MAP



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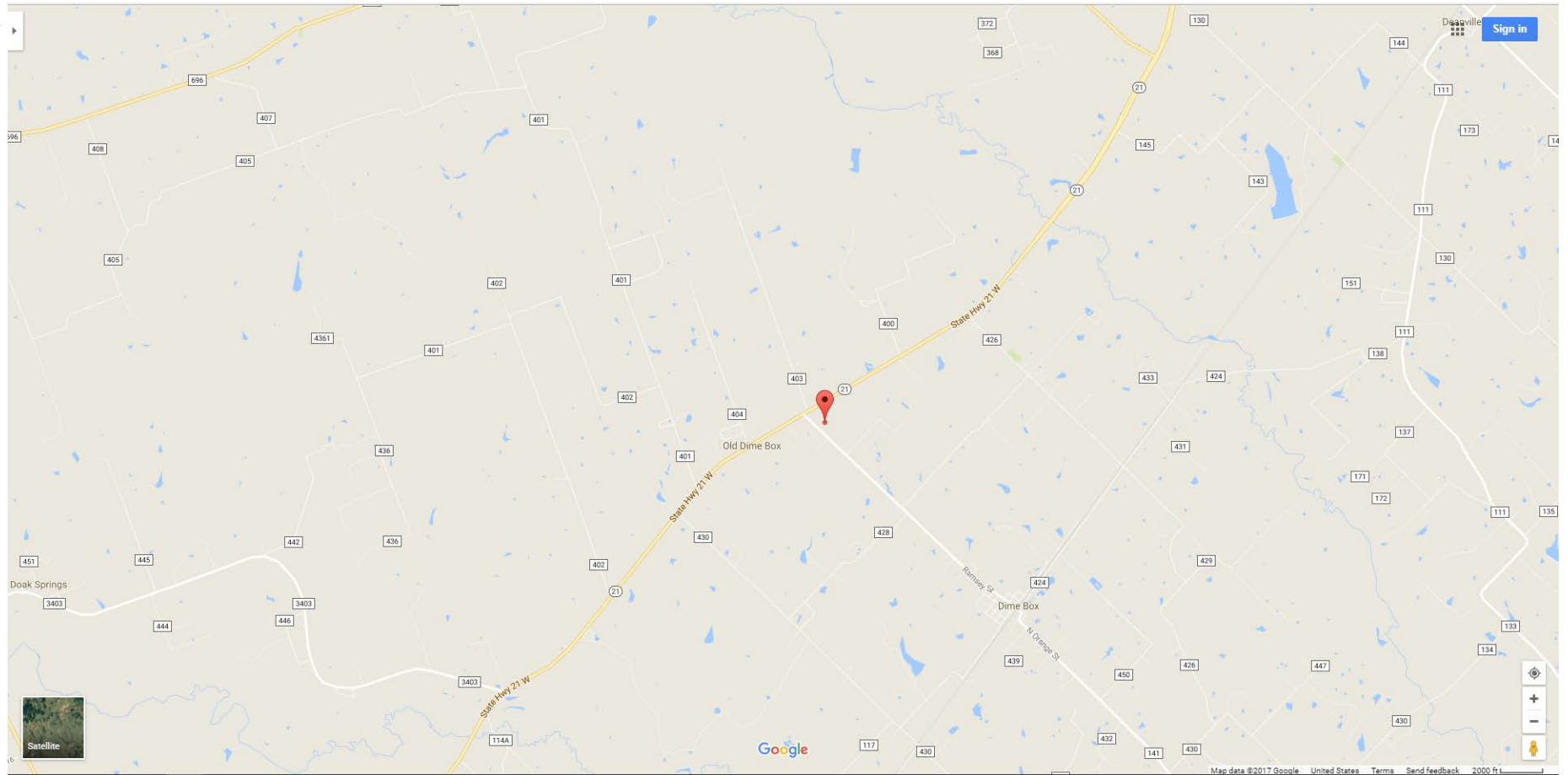


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## AREA MAP



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## AERIAL MAP



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## SITE MAP



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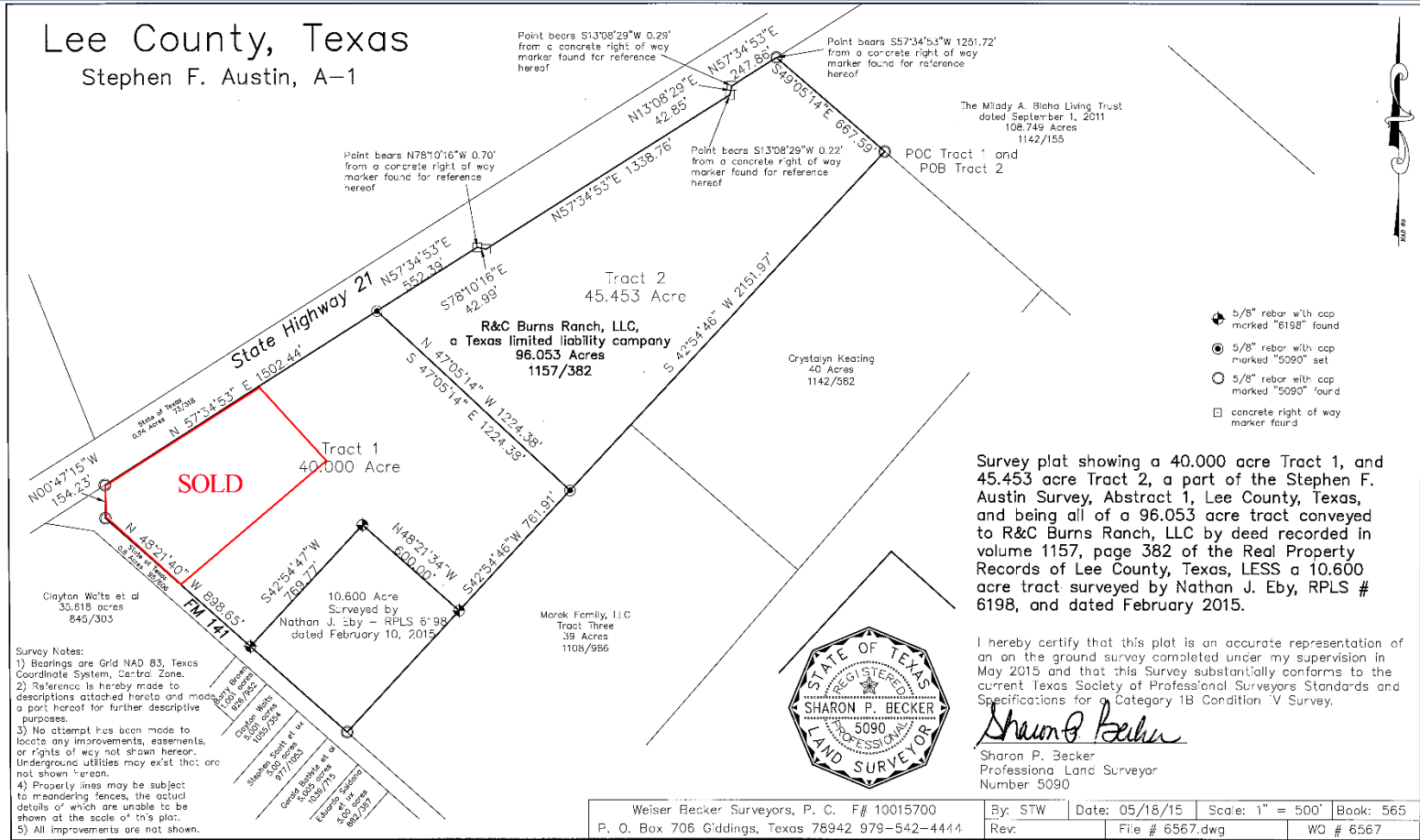


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# SURVEY



\* Sold ± 10 acres on hard corner



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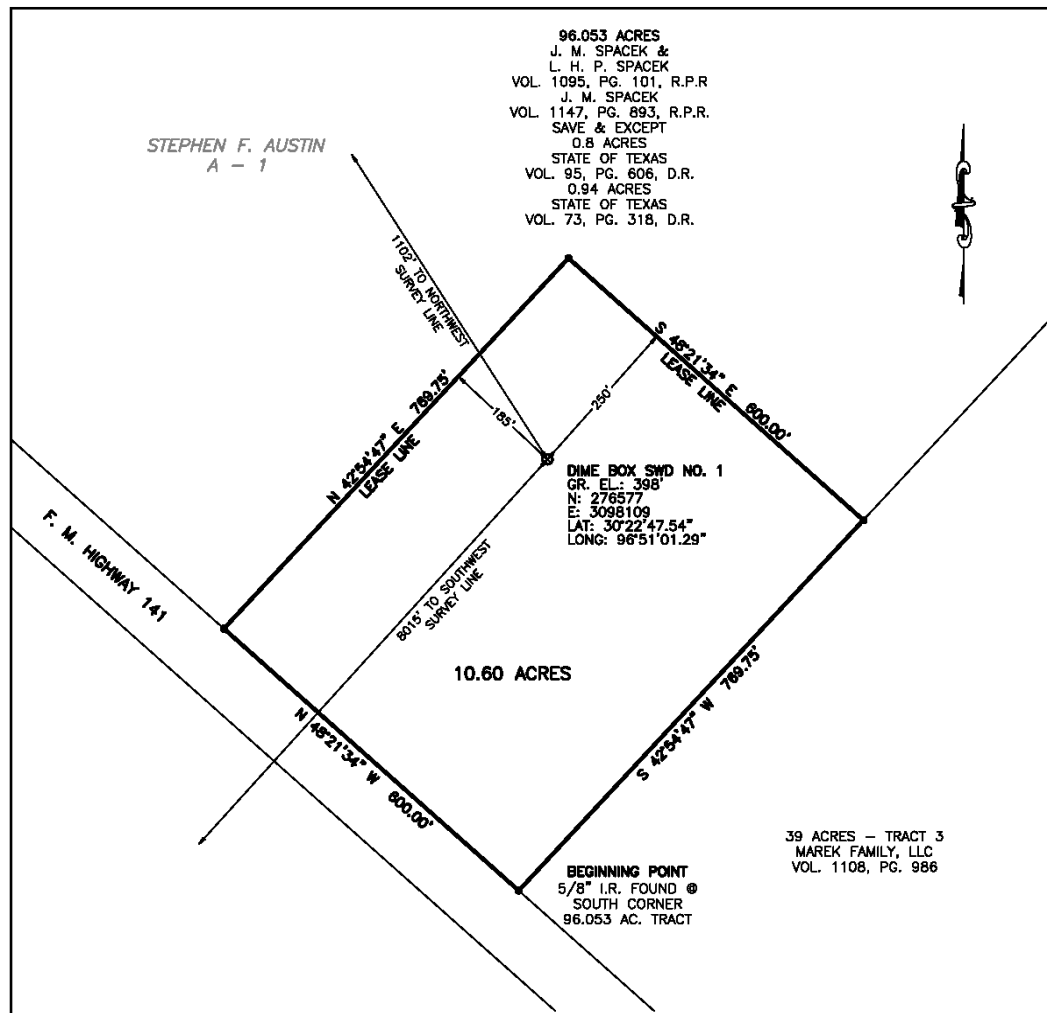


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SURVEY  
(± 10.6 acre tract)



DIME BOX - SWD NO. 1 E: 3098109, N: 276577, Latitude: 30° 22' 47.54"N, Longitude: 96° 51' 01.29"W. Location is located 185' from the northwest lease line and 250' from the northeast lease line and 8015' from the southwest survey line and 1102' from the northwest survey line; situated approximately 14 miles northeast of the town of Giddings.

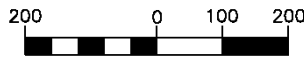
There may be existing pipelines not shown on this plat and pipelines shown thereon are for graphic purposes only and may or may not be at the placed location. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

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.

○ = Set 5/8" iron rods are marked with a cap stamped "RPLS 6198".

PLAT SHOWING LOCATION MADE FOR  
EAGLE FORD WATER & DISPOSAL, L.L.C.  
DIME BOX SWD NO. 1  
STEPHEN F. AUSTIN, ABSTRACT 1  
LEE 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 10th day of February, 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		Lee County, Texas			
Population estimates, July 1, 2016, (V2016)		17,055			
<b>PEOPLE</b>					
<b>Population</b>					
Population estimates, July 1, 2016, (V2016)		17,055			
Population estimates base, April 1, 2010, (V2016)		16,610			
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)		2.7%			
Population, Census, April 1, 2010		16,612			
<b>Age and Sex</b>					
Persons under 5 years, percent, July 1, 2016, (V2016)		6.1%			
Persons under 5 years, percent, April 1, 2010		6.5%			
Persons under 18 years, percent, July 1, 2016, (V2016)		22.2%			
Persons under 18 years, percent, April 1, 2010		26.2%			
Persons 65 years and over, percent, July 1, 2016, (V2016)		18.1%			
Persons 65 years and over, percent, April 1, 2010		15.8%			
Female persons, percent, July 1, 2016, (V2016)		49.7%			
Female persons, percent, April 1, 2010		49.4%			
<b>Race and Hispanic Origin</b>					
White alone, percent, July 1, 2016, (V2016) (a)		85.1%			
Black or African American alone, percent, July 1, 2016, (V2016) (a)		11.3%			
American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)		1.1%			
Asian alone, percent, July 1, 2016, (V2016) (a)		0.5%			
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)		0.2%			
Two or More Races, percent, July 1, 2016, (V2016)		1.8%			
Hispanic or Latino, percent, July 1, 2016, (V2016) (b)		23.6%			
White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)		63.4%			
<b>Population Characteristics</b>					
Veterans, 2011-2015		1,313			
Foreign born persons, percent, 2011-2015		7.0%			
<b>Housing</b>					
Housing units, July 1, 2016, (V2016)		7,628			
Housing units, April 1, 2010		7,499			
Owner-occupied housing unit rate, 2011-2015		74.5%			
Median value of owner-occupied housing units, 2011-2015		\$115,800			
Median selected monthly owner costs -with a mortgage, 2011-2015		\$1,234			
Median selected monthly owner costs -without a mortgage, 2011-2015		\$449			
Median gross rent, 2011-2015		\$760			
Building permits, 2016		13			
<b>Families &amp; Living Arrangements</b>					
Households, 2011-2015		5,996			
Persons per household, 2011-2015		2.69			
Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015		88.1%			
Language other than English spoken at home, percent of persons age 5 years+, 2011-2015		18.4%			
<b>Education</b>					
High school graduate or higher, percent of persons age 25 years+, 2011-2015		83.1%			
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015		17.2%			
<b>Health</b>					
With a disability, under age 65 years, percent, 2011-2015		10.6%			
Persons without health insurance, under age 65 years, percent		20.4%			
<b>Economy</b>					
In civilian labor force, total, percent of population age 16 years+, 2011-2015		61.4%			
In civilian labor force, female, percent of population age 16 years+, 2011-2015		57.9%			
Total accommodation and food services sales, 2012 (\$1,000) (c)		15,928			
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)		20,830			
Total manufacturers shipments, 2012 (\$1,000) (c)		108,640			
Total merchant wholesaler sales, 2012 (\$1,000) (c)		D			
Total retail sales, 2012 (\$1,000) (c)		151,643			
Total retail sales per capita, 2012 (c)		\$9,135			
<b>Transportation</b>					
Mean travel time to work (minutes), workers age 16 years+, 2011-2015		25.3			
<b>Income &amp; Poverty</b>					
Median household income (in 2015 dollars), 2011-2015		\$53,902			
Per capita income in past 12 months (in 2015 dollars), 2011-2015		\$25,006			
Persons in poverty, percent		12.4%			
<b>BUSINESSES</b>					
<b>Businesses</b>					
Total employer establishments, 2015		412			
Total employment, 2015		5,710			
Total annual payroll, 2015 (\$1,000)		256,398			
Total employment, percent change, 2014-2015		13.5%			
Total nonemployer establishments, 2015		1,395			
All firms, 2012		1,819			
Men-owned firms, 2012		940			
Women-owned firms, 2012		530			
Minority-owned firms, 2012		369			
Nonminority-owned firms, 2012		1,377			
Veteran-owned firms, 2012		83			
Nonveteran-owned firms, 2012		1,636			
<b>GEOGRAPHY</b>					
<b>Geography</b>					
Population per square mile, 2010		26.4			
Land area in square miles, 2010		629.02			
FIPS Code		48287			



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