

± 40.6 ACRES | PLATTED LOTS

Hwy 21 & FM 141 | Dime Box, Texas

FOR SALE

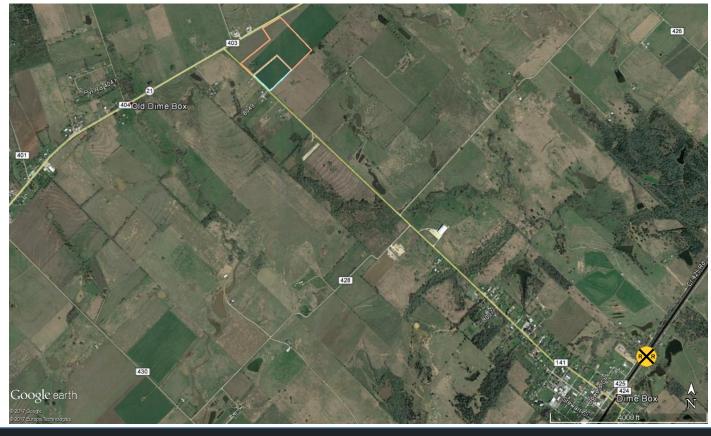


REAL ESTATE

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.





Property Overview

Location: Approximately 14 miles NE of Giddings, TX; Approximately 2 miles NW of Dime Box, TX

Size: $2 lots \pm 40.60 acres$ (platted lots)

One lot is \pm 10.6 acres and other lot is \pm 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 \pm 10.6 acre tract Asking Price: Call for pricing

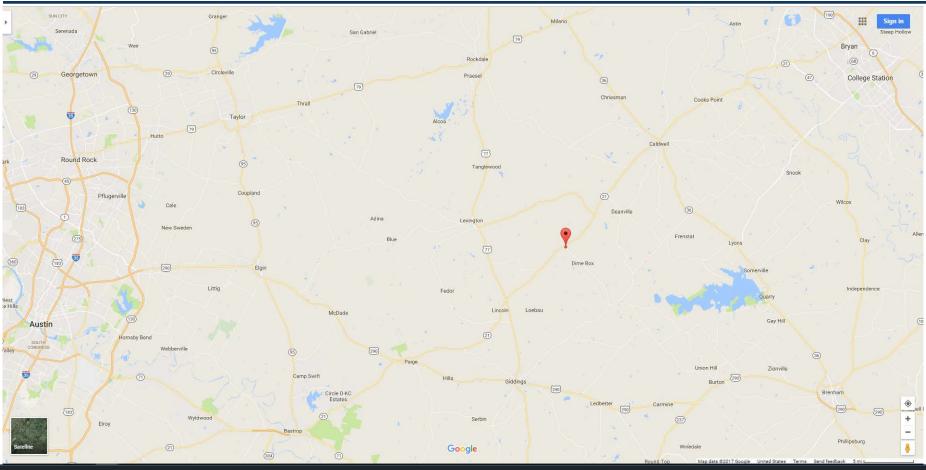
Highlights

- 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





LOCATION MAP



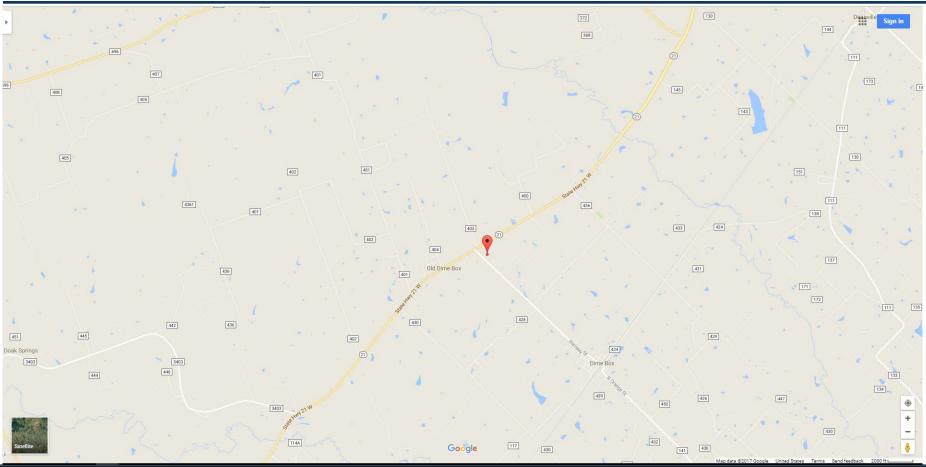




\pm 40.6 ACRES

Hwy 21 & FM 141, Dime Box, TX 77853

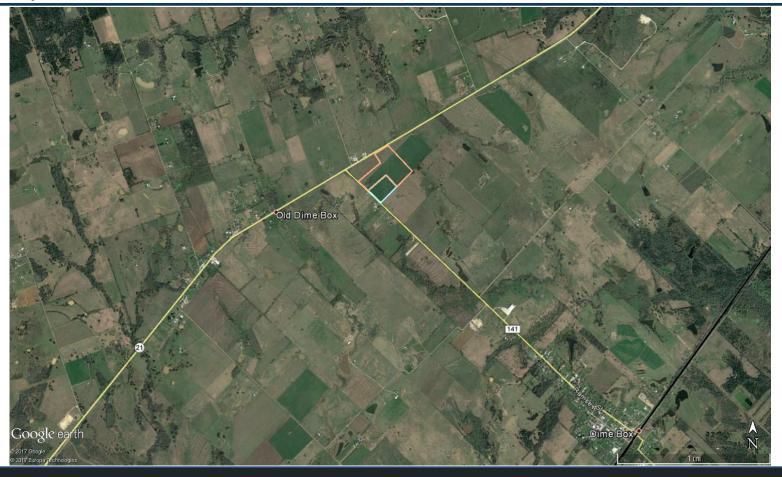
AREA MAP







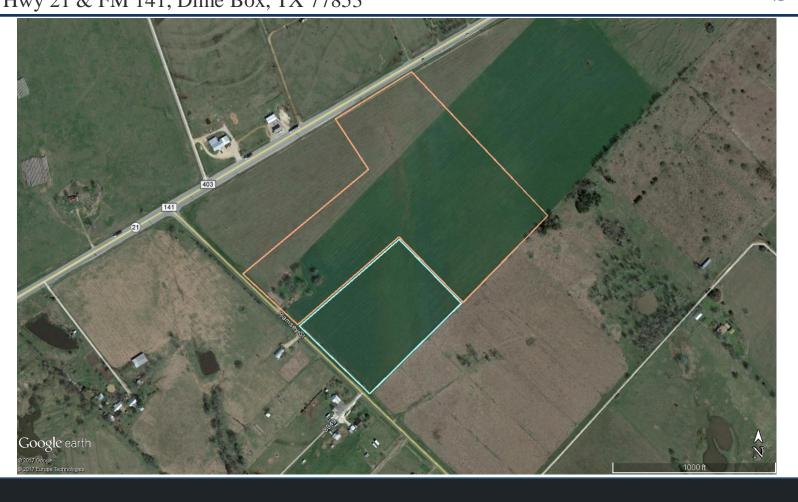
AERIAL MAP







SITE MAP



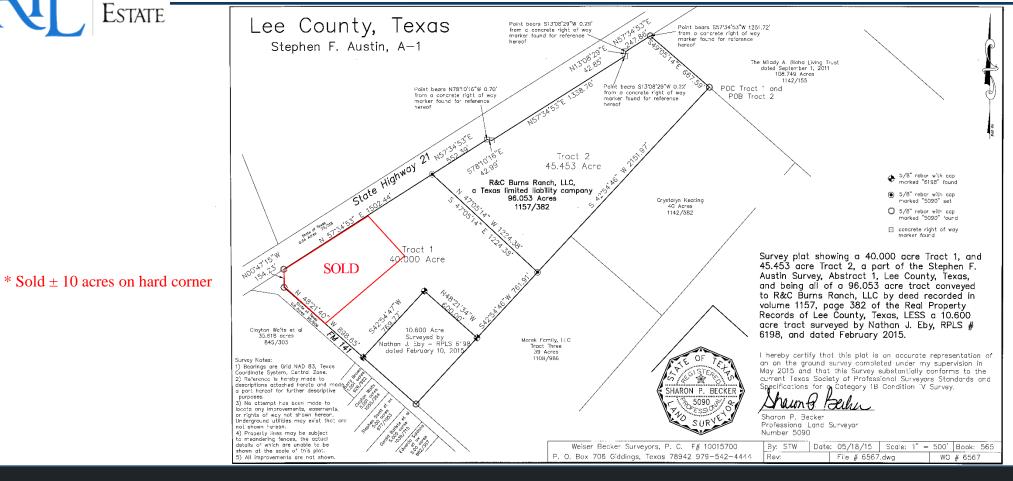




\pm 40.6 ACRES

Hwy 21 & FM 141, Dime Box, TX 77853

SURVEY





(± 10.6 acre tract)



96.053 ACRES

J. M. SPACEK &
L. H. P. SPACEK &
VOL 1989 N. P. R.P.R.
VOL 1147, P.R. 9893, R.P.R.
STEPHEN F. AUSTIN

STEPHEN F. AUSTIN

DIME BOX SMD NO. 1

R. EG. 377

P. EG. 378

VOL 73, P.G. 318, D.R.

DIME BOX SMD NO. 1

R. EG. 377

P. SO 318, D.R.

10.60 ACRES

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

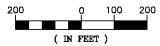
There may be existing pipelines not shown on this plat and pipelines shown thereon are for graphic purposes only and may or may not be at the placed location. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

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.

0 = 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



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 Woodeboro, TX 78393 Phone 361-543-8161 Fax 361-288-8438



Nathan Ely

Registered Prof. Land Surveyor Registration No. 6198





\pm 40.6 ACRES

REAL Hwy 21 & FM 141, Dime Box, TX 77853
ESTATE

DEMOGRAPHICS

					-	
			Housing		Income & Poverty	
All Topics 🔻	Q Lee County, Texas		1 Housing units, July 1, 2016, (V2016)	7,628	Median household income (in 2015 dollars), 2011-2015	\$53,902
	10/100		1 Housing units, April 1, 2010	7,499	Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$25,006
1 Population estimates, July 1, 2016, (V2016)		17,055	Owner-occupied housing unit rate, 2011-2015	74.5%	Persons in poverty, percent	△ 12.4%
▲ PEOPLE			Median value of owner-occupied housing units, 2011-2015	\$115,800	BUSINESSES	
Population			Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,234	Businesses	
Population estimates, July 1, 2016, (V2016)		17,055	Median selected monthly owner costs -without a mortgage, 2011-2015	\$449	1 Total employer establishments, 2015	412
Population estimates base, April 1, 2010, (V2016)		16,610		\$760		5,710
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)		2.7%	Building permits, 2016	13	1 Total annual payroll, 2015 (\$1,000)	256,398
Population, Census, April 1, 2010		16,612	Familiae & Living Arrangements		1 Total employment, percent change, 2014-2015	13.5%
Age and Sex			① Households, 2011-2015	5,996		1,395
Persons under 5 years, percent, July 1, 2016, (V2016)		6.1%	Persons per household, 2011-2015	2.69		1,819
Persons under 5 years, percent, April 1, 2010		6.5%	A Living in same house 1 year ago, percent of persons age 1 year+ 2011-2015	88.1%		940
Persons under 18 years, percent, July 1, 2016, (V2016)		22.2%	A Language other than English snoken at home ingreent of persons are 5 years+ 2011-2015	18.4%		530
Persons under 18 years, percent, April 1, 2010		26.2%	Education		Minority-owned firms, 2012	369
Persons 65 years and over, percent, July 1, 2016, (V2016)		18.1%	High school graduate or higher, percent of persons age 25 years+, 2011-2015	83.1%		1,377
Persons 65 years and over, percent, April 1, 2010		15.8%	Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	17.2%		83
Female persons, percent, July 1, 2016, (V2016)		49.7%	Health		Nonveteran-owned firms, 2012	1,636
Female persons, percent, April 1, 2010		49.4%	With a disability, under age 65 years, percent, 2011-2015	10.6%		
Race and Hispanic Origin		4	Persons without health insurance, under age 65 years, percent	△ 20.4%		
White alone, percent, July 1, 2016, (V2016) (a)		85.1%	Economy		Geography	
Black or African American alone, percent, July 1, 2016, (V2016)		11.3%	n civilian labor force, total, percent of population age 16 years+, 2011-2015	61.4%		26.4
American Indian and Alaska Native alone, percent, July 1, 2016, (V2016)		1.1%	n civilian labor force, female, percent of population age 16 years+, 2011-2015	57.9%	1 Land area in square miles, 2010	629.02
Asian alone, percent, July 1, 2016, (V2016) (a)		0.5%	1 Total accommodation and food services sales, 2012 (\$1,000) (c)	15,928	1 FIPS Code	48287
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016)		0.2%	1 Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	20,830		
1 Two or More Races, percent, July 1, 2016, (V2016)		1.8%	1 Total manufacturers shipments, 2012 (\$1,000) (c)	108,640		!
Hispanic or Latino, percent, July 1, 2016, (V2016) (b)		23.6%	Total merchant wholesaler sales, 2012 (\$1,000) (c)	D		!
White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)		63.4%	1 Total retail sales, 2012 (\$1,000) (c)	151,643		,
Population Characteristics	4		1 Total retail sales per capita, 2012 (c)	\$9,135		1
Veterans, 2011-2015	Á	1,313	Transportation		A .	



Foreign born persons, percent, 2011-2015



Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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/Tei	nant/Seller/Landlord Initials	 Date	