



± 30.84 ACRES | PLATTED LOT
IH-35 & Vegara Road | Dilley, Texas

FOR SALE



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.



REAL
ESTATE

± 30.84 ACRES

IH-35 & Vegara Rd., Dilley, TX 78017

FEATURES



Property Overview

Location: Approximately 2.2 miles S of Dilley, TX

Size: ± 30.84 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.*

Asking Price: Call for pricing

Highlights

- Prime location just outside of Dilley city limits
- Land borders IH-35 Frontage and easy access to IH-35
- Rail Access (Southern Pacific Railroad runs parallel with property)
- 30' access easement to Vegara Rd.
- Adjacent to saltwater disposal well



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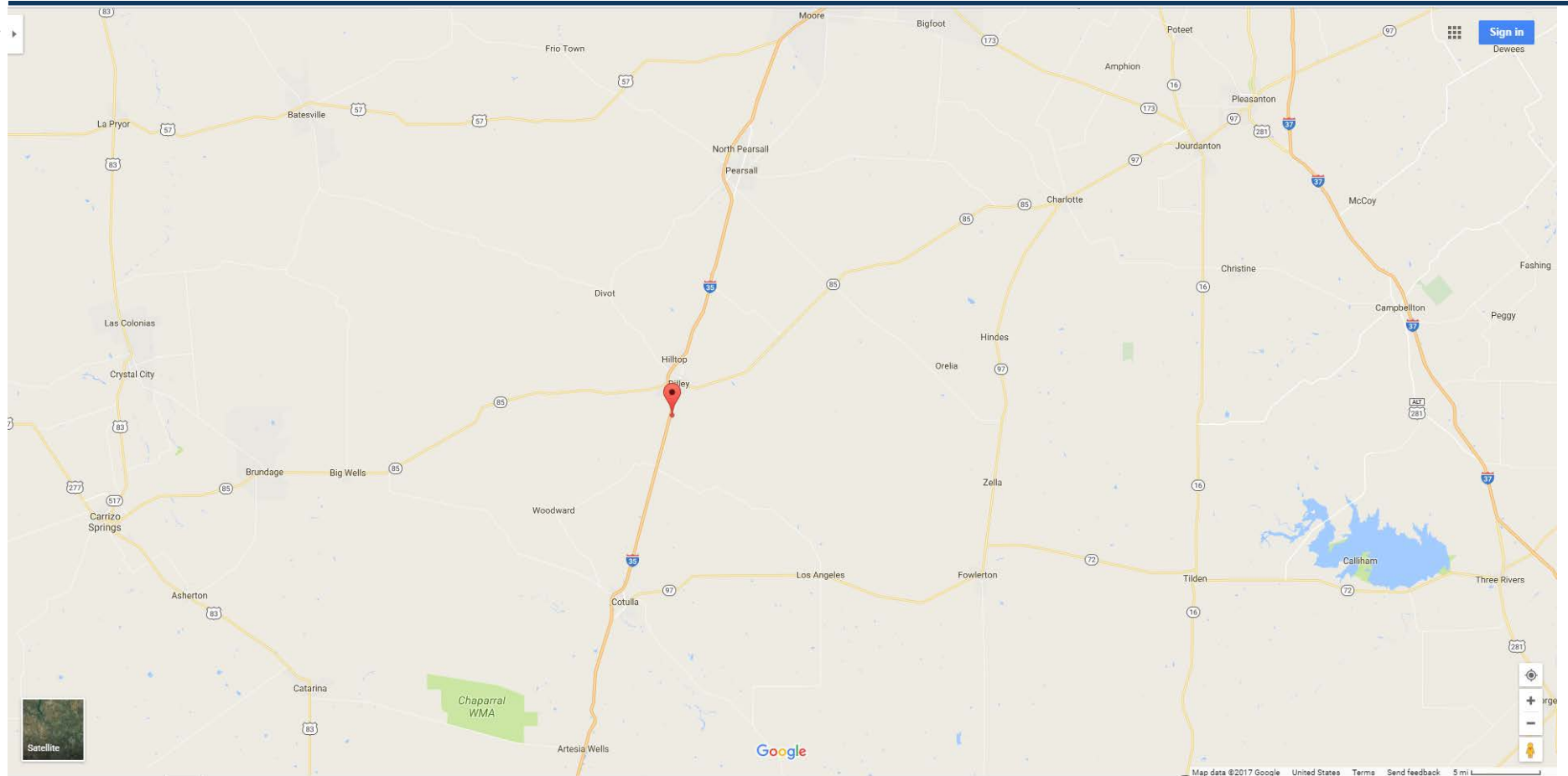


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LOCATION MAP



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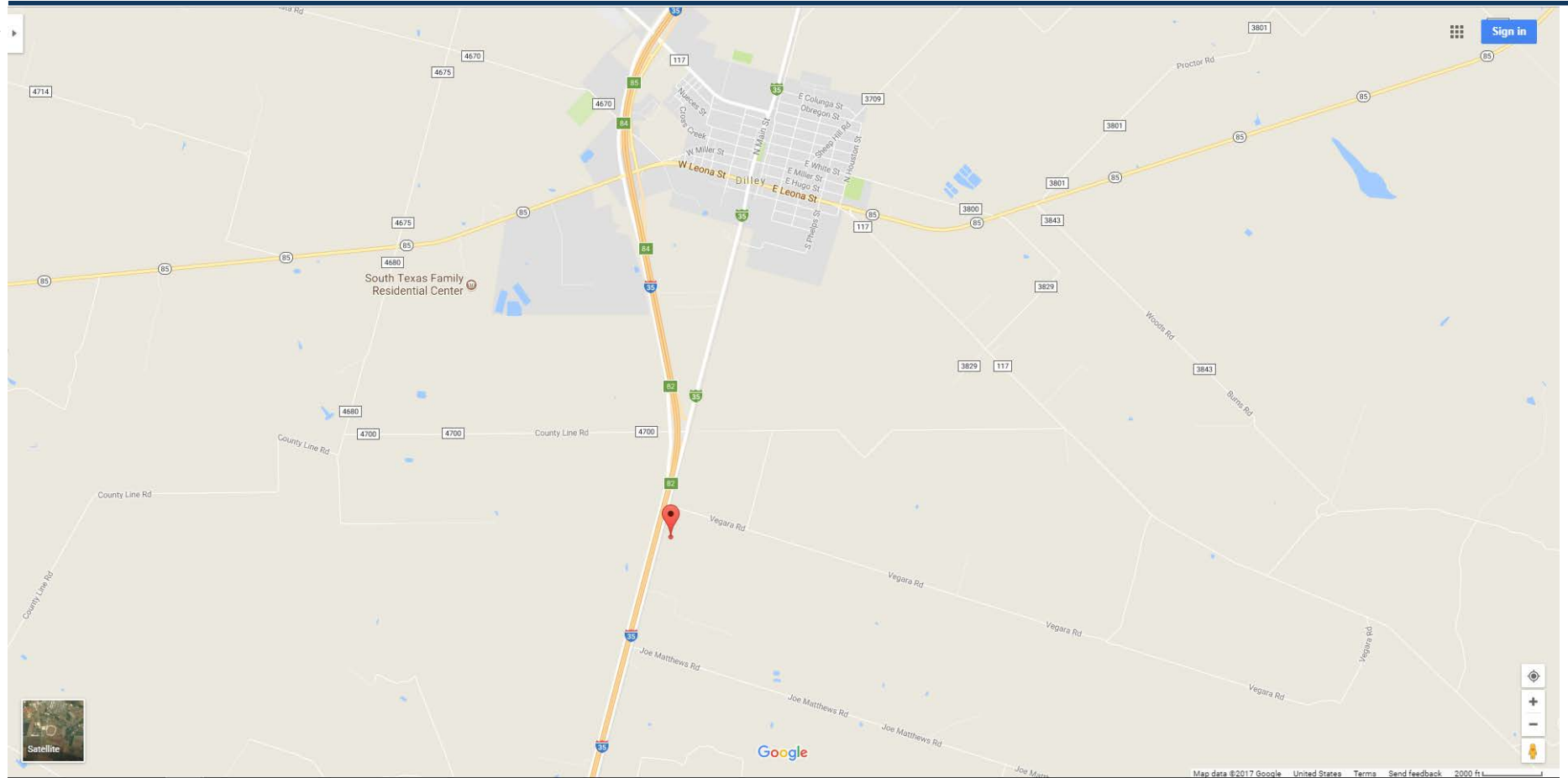


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AREA MAP



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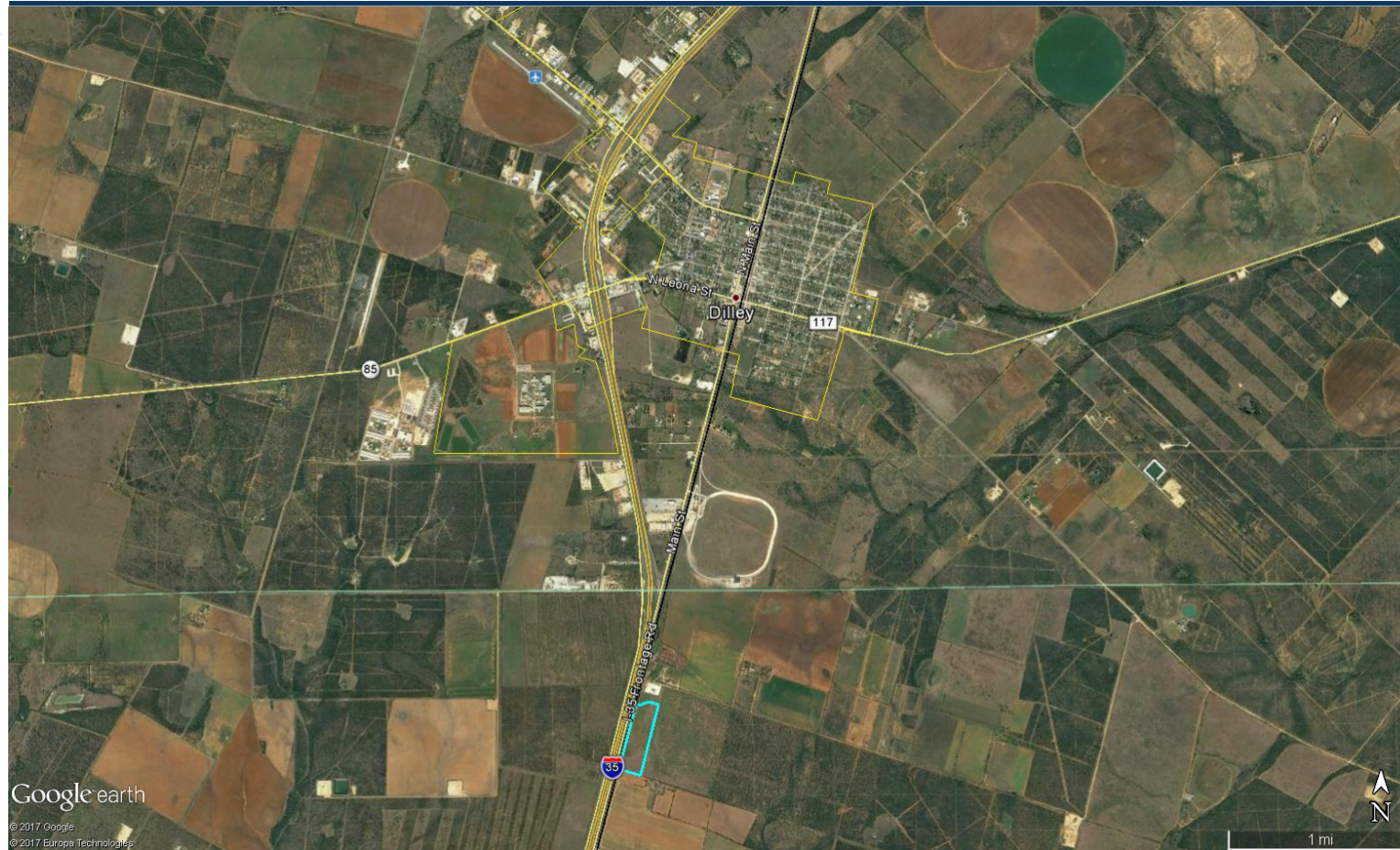


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AERIAL MAP



Google earth
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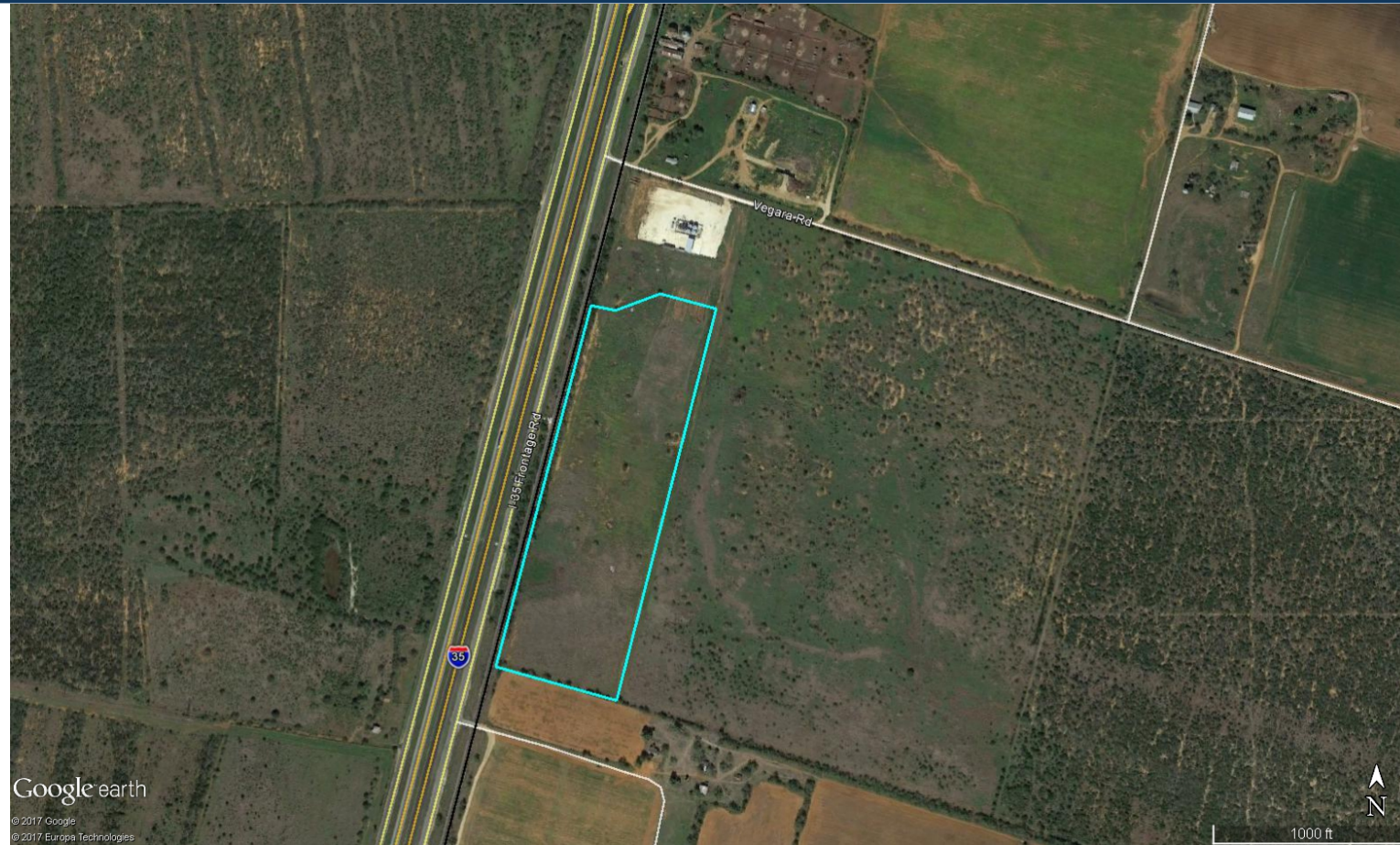


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SITE MAP



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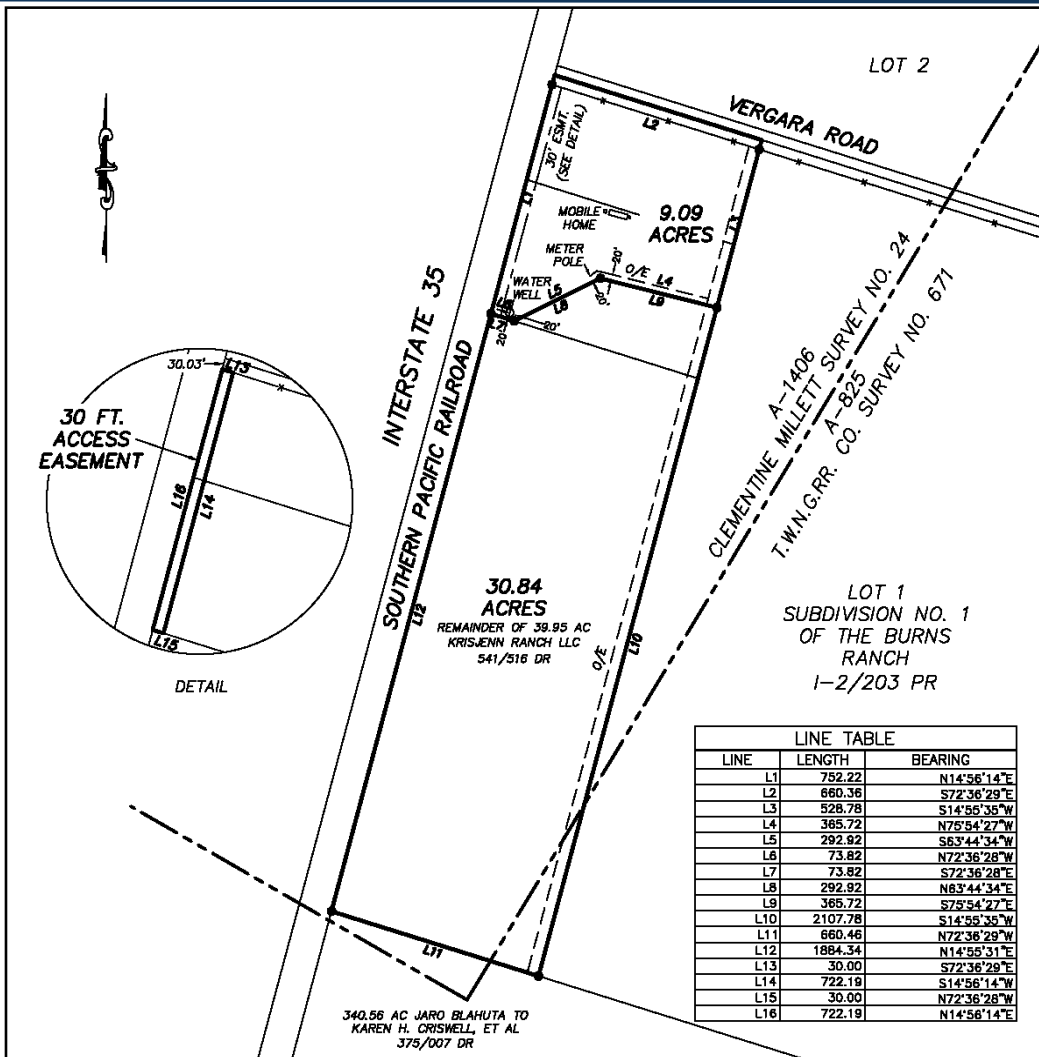


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SURVEY



NOTES:

THERE MAY BE EXISTING PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE.

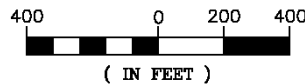
A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

○ = SET 5/8" IRON RODS ARE MARKED WITH A CAP STAMPED "RPLS 6198" (UNLESS OTHERWISE NOTED).

● = FOUND 1/2" IRON RODS.

O/E = OVERHEAD ELECTRIC

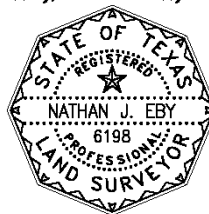
**PLAT SHOWING SURVEY OF A
9.09 ACRE TRACT, 30.84 ACRE TRACT
AND A 30 FT. ACCESS EASEMENT
LASALLE COUNTY, TEXAS**



I, Nathan J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction, to the best of my knowledge and ability, this the 1st day of September, 2016.



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



Registered Professional Land Surveyor
Registration No. 6198



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DEMOGRAPHICS

All Topics		La Salle County, Texas			
Population estimates, July 1, 2016, (V2016)		7,613			
PEOPLE					
Population					
Population estimates, July 1, 2016, (V2016)		7,613			
Population estimates base, April 1, 2010, (V2016)		6,886			
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)		10.6%			
Population, Census, April 1, 2010		6,886			
Age and Sex					
Persons under 5 years, percent, July 1, 2016, (V2016)		6.2%			
Persons under 5 years, percent, April 1, 2010		6.0%			
Persons under 18 years, percent, July 1, 2016, (V2016)		20.6%			
Persons under 18 years, percent, April 1, 2010		21.7%			
Persons 65 years and over, percent, July 1, 2016, (V2016)		13.9%			
Persons 65 years and over, percent, April 1, 2010		12.4%			
Female persons, percent, July 1, 2016, (V2016)		40.7%			
Female persons, percent, April 1, 2010		40.6%			
Race and Hispanic Origin					
White alone, percent, July 1, 2016, (V2016) (a)		96.9%			
Black or African American alone, percent, July 1, 2016, (V2016) (a)		1.3%			
American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)		0.7%			
Asian alone, percent, July 1, 2016, (V2016) (a)		0.4%			
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)		0.7%			
Two or More Races, percent, July 1, 2016, (V2016)		86.0%			
Hispanic or Latino, percent, July 1, 2016, (V2016) (b)		12.4%			
White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)					
Population Characteristics					
Veterans, 2011-2015		148			
Foreign born persons, percent, 2011-2015		8.8%			
Housing					
Housing units, July 1, 2016, (V2016)		2,925			
Housing units, April 1, 2010		2,746			
Owner-occupied housing unit rate, 2011-2015		70.4%			
Median value of owner-occupied housing units, 2011-2015		\$70,100			
Median selected monthly owner costs --with a mortgage, 2011-2015		\$1,093			
Median selected monthly owner costs --without a mortgage, 2011-2015		\$337			
Median gross rent, 2011-2015		\$433			
Building permits, 2016		3			
Families & Living Arrangements					
Households, 2011-2015		1,971			
Persons per household, 2011-2015		3.19			
Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015		82.2%			
Language other than English spoken at home, percent of persons age 5 years+, 2011-2015		68.5%			
Education					
High school graduate or higher, percent of persons age 25 years+, 2011-2015		61.4%			
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		11.7%			
Persons without health insurance, under age 65 years, percent		18.6%			
Economy					
In civilian labor force, total, percent of population age 16 years+, 2011-2015		46.7%			
In civilian labor force, female, percent of population age 16 years+, 2011-2015		43.9%			
Total accommodation and food services sales, 2012 (\$1,000) (c)		D			
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)		D			
Total manufacturers shipments, 2012 (\$1,000) (c)		0			
Total merchant wholesaler sales, 2012 (\$1,000) (c)		33,926			
Total retail sales, 2012 (\$1,000) (c)		134,422			
Total retail sales per capita, 2012 (c)		\$18,909			
Transportation					
Mean travel time to work (minutes), workers age 16 years+, 2011-2015		20.8			
Income & Poverty					
Median household income (in 2015 dollars), 2011-2015		\$37,292			
Per capita income in past 12 months (in 2015 dollars), 2011-2015		\$22,127			
Persons in poverty, percent		27.9%			
BUSINESSES					
Businesses					
Total employer establishments, 2015		150			
Total employment, 2015		3,331			
Total annual payroll, 2015 (\$1,000)		177,772			
Total employment, percent change, 2014-2015		54.6%			
Total nonemployer establishments, 2015		589			
All firms, 2012		657			
Men-owned firms, 2012		426			
Women-owned firms, 2012		171			
Minority-owned firms, 2012		412			
Nonminority-owned firms, 2012		221			
Veteran-owned firms, 2012		F			
Nonveteran-owned firms, 2012		611			
GEOGRAPHY					
Geography					
Population per square mile, 2010		4.6			
Land area in square miles, 2010		1,486.69			
FIPS Code		48283			



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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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