



FOR SALE

**COMMERCIAL
REAL ESTATE**

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Location: Located in the northeast quadrant of Highway 287 and Blue Mound Rd. West. Property is approximately 3.48 miles from I-35 and 1.3 miles from FM 156. (MAPSCO 19C)

Size: Approximately 128 acres.

Frontage: Property has approximately 1,589' of frontage along Blue Mound Rd. East.

Zoning: Industrial

Utilities: Water will be available and sites will use aerobic septic system.

Price: See attached table for exact tract sizes and prices.

Comments: The site has been subdivided into parcels ranging from 5 to 30 acres (5 acre sites have 3 usable acres) with a common access drive along the eastern and western property lines. Along the western property line, owners will construct a paved access drive

There are no mineral interests available and no additional wells can be drilled.



CALL DON PHIFER

817.427.9545

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LOCATION & TRACT INFORMATION



<u>Tract #</u>	<u>Gross Acreage</u>	<u>Net Acreage</u>	<u>Comments</u>	<u>Price Per Sq. Ft.</u>	<u>Total Sales Price</u>
1	29.050	29.050		\$ 1.70	\$2,151,210.60
2	19.803	19.803		\$ 1.90	\$1,638,975.49
3	13.716	13.716		\$ 2.10	\$1,254,684.82
4	5.735	3.669	Net of gas well	\$ 2.25	\$359,598.69
5	9.819	9.819		\$ 2.10	\$898,202.84
6	5.276	3.21	Net of gas well	\$ 2.40	\$335,586.24
7	7.884	7.884	SOLD	\$ 2.15	\$738,368.14
8	8.582	8.582		\$ 2.20	\$822,430.22
9	10.230	10.230		\$ 1.90	\$846,675.72
10	5.113	3.047	Net of gas well	\$ 5.00	\$663,636.60
11	7.529	7.529		\$ 4.50	\$1,475,834.58
12	5.455	3.389	Net of gas well	\$ 5.00	\$738,124.40



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