**8 Acres - Site 20 – David Barr**



David Barr

NOLANVILLE, TX

8.acres

0 Jackrabbit Road

Nolanville, TX 76513

(Description of location)

[www.bellcad.org](http://www.bellcad.org), Property ID:

[254.526.](tel:(254)%20534-1886)2277

david.barr@davidbarrproperties.com

**Notes:** 2 lots for commercial or Industrial use. WCID # 3 water is available. No sewer. Septic required. The property is outside of the Nolanville City limits, but it will be annexed when the water line is extended. WCID #1 water line easement is across the back sides of the lots, but cannot be tapped. E. on CTE to Nolanville. Exit Paddy Hamilton Rd. & go over the overpass. Turn left & turn right on Jackrabbit Rd. The property starts at the corner of Foxworth Galbrarth's Fence.

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**Property**

|  |  |
| --- | --- |
| **Total Acreage**: 8 acres | [**Map**: Bell County Appraisal District](https://www.kappamapgroup.com/pc-16822-554-dallas-tx-street-guide.aspx)  Parcel ID |

**Location**

|  |  |
| --- | --- |
| **City**: Nolanville | **County**: Bell |

**Address/Directions**:

|  |  |
| --- | --- |
| **Within City Limits**: Yes | **Distance from City Limits**: Within City Limits |

**Distance to Interstate Highway(s)**: **Distance to US Highway(s)**:

# General Site Information

**Previous Use of Site**: **General Condition**: **Dimensions**:

|  |  |
| --- | --- |
| **Soil Composition (based upon USDA, Soil Conservation Service,** [**Soil Survey, Kaufman and Rockwall Counties, TX612)**: http:// websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx](http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx) | **Shrink/Swell Capacity**: |

**Adjoining Acreage Can Site Be Divided**: **Lot Size(s)**: **Zoning**:

**Available**:

|  |  |  |
| --- | --- | --- |
| **Improvements** | |  |
| **Rail Served**: No | | **Name of “nearest” Railroad**: |
| **Proximity to Port(s)**: Approximately 3.5 hours to Port of Houston | | **Other Improvements**: TXDoT daily traffic counts along I-14 were \_\_\_\_\_\_\_\_\_ cars per day (both directions) in (year). |
| **Fenced**: | **Landscaped**: | |
| **Located within an Industrial Park**: | **Type of Business Park, if applicable**: | |
| **Deed Restrictions**: | **Covenants**: | |
| **Utilities** |  | |
| **Water/Wastewater**: 439 Water Supply  (254-939-8203) and Bell County WCID #3 (254-698-6885) | **Water, size of nearest line**:  **Wastewater, size of nearest line**:  **and pressure**: | |
| **Electric**: | **Phone**: **Facs**: **Email**: | |
| **Natural Gas**: Atmos Gas, (Contact Name, Phone, Email) | **Size of Nearest Line**: **Pressure**: | |
| **Telecommunications**: (Name, Company,  Phone #)  **Or (Ex. AT&T, Suddenlink)** **Phone**: | | **Email**: |
| **Solid Waste Disposal**: (Contact Name),  Texas Disposal Systems  **Phone**: 512-421-1300 | | **Email**: |