Interstate 30 Frontage, New Boston, Texas

I-30 Frontage New Boston, Texas



Details

Just south of New Boston's most prevalent interchange, Texas Highway 8 & Interstate-30.

Approximately 75.3 acre lot

Anchored by Walmart retail development, inclusive of Cato Shoes, Subway, Guaranty Bond bank, and Christus St. Michael Quick Care Center.

Directly abuts New Boston Independent School District.

Just east of Bowie County Courthouse

Bulk Land Pricing available upon request.

Area Attractions



Richard Reynolds - RichardHReynoldsJr@gmail.com Skylar Rogers - BlakeSkylarRogers@gmail.com

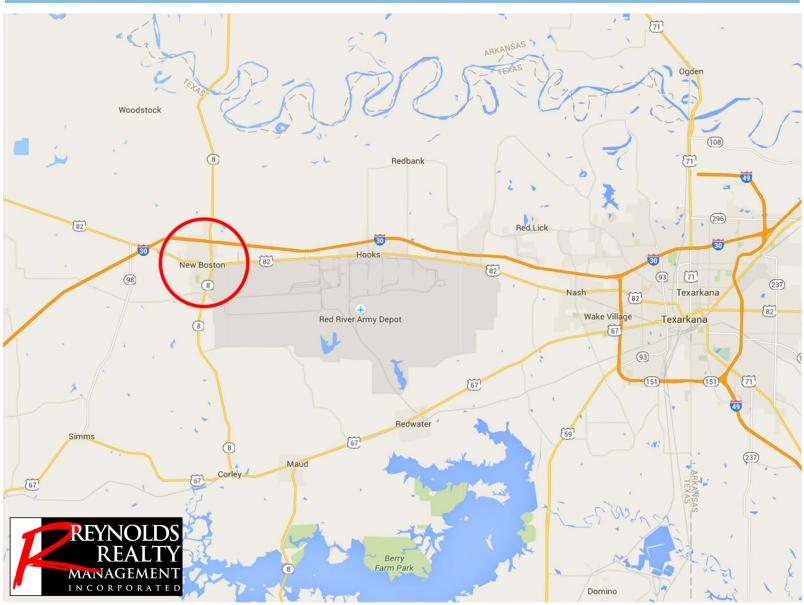
REYNOLDS REALTY MANAGEMENT IN CORPORATED

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Demographics

Traffic Counts

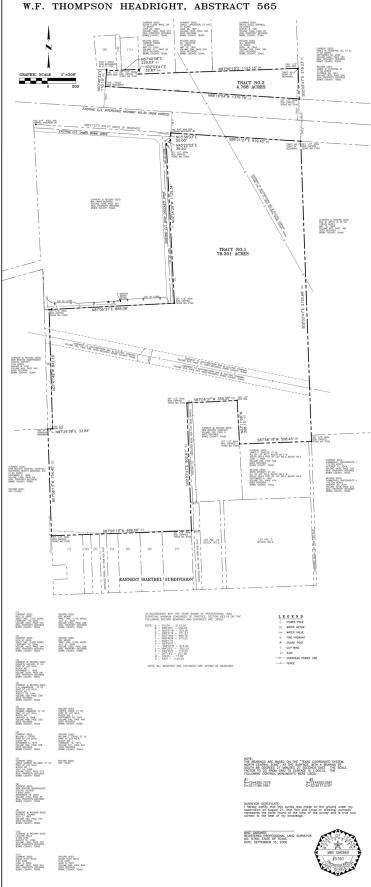
	New Boston, Texas	Bowie County	INTERSTATE	
Est. Population	4,550	92,565	30	26,359 VPD (TxDOT)
Median HH Income	\$30,652	\$41,883	•	
Total Housing Units	2,206	39,238	8	7,218 VPD (TxDOT)
Median Home Value (O/C)) \$187,367	\$99,800		

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Tract No.1 Property Description 78.301 Acres Bowie County, Texos

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soo usemethory: TRORE South B7 depress 04 minutes 13 seconds with a distorge of 355.55 feet offers the South like of the solid 104.78 area freed, test 8 onth like of the solid cometry, generally and particity denois a ferse to a 1/2 fan hit non cost after a comer cospect ferse MG 3760, an inside el comer of the solid 104.78 area freed subdension.

Subdivision: THORTS South C2 despress 0.3 minutes 41 seconds Exat a distance of 902.61 for along the Exat line of the soid 104.78 over treat ond the West line of the soid Bod to a 1/2 minute in or dist for a cover cogoed Teace MD 2790, the movie distance of the south of the south of the south of the soid of their ortain treat of load described as 200 sovers in the deel to Jumes Executive Williams, at uncented in Volume 2227, Poge 11 of the Red Treaty MD 201 of the dest to 1, builting the south of the dest to Jumes 14 of the bod exerts in the dest to 1, builting 4 our recorded in Volume 222, Poge 14 of the bod exerts of the dest body, lensor.

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THENCE North 87 degrees 29 minutes 36 seconds East a distance of 33.84 feet along the South line of the said 0.5560 are fract and generally along a fence to a 5/8 inch iron rod found for a corner, the Southeast corner of the said 0.5560 are tract:

ULDBD acre tract: IENDEX havin 01 degrees 41 minutes 49 seconds West a distance of 842,16 fe along the East line of the sold 0.8540 once tract, generatly and porticity along a fores to a 12 funch into no degree for a correct copped Teasu 85 p5700, the generation of the sold of the the West-Mart Addison, occording to the joint recorded in Volume 4598, Page 241 of the Reid Property Records of Beels County, resol THENCE North 87 degrees 05 minutes 31 seconds East a distance of 886.08 feet origing the South line of the sold Wol-Mert Addition and the South right-of-way line of Davy Crackett Drive to a 1/2 Inch Iron rod set for a corner copped Texas MG 5760;

THENCE North 02 degrees 54 minutes 29 seconds West a distance of 1125.34 feet along the East right-of-way line of the sold Davy Crockett Drive to a 1/2 inch iron rod set for a corner capped Texes NG 5750, at an angle point; THENCE North 45 degrees 22 minutes 02 seconds East a distance of 39,83 feet slong the East right-of-way line of the said Davy Crockett Drive to a 1/2 inch inch not sate for a correr Copped Texas MS 5760, jiving in the interaction of the East right-of-way line of the said Davy Crockett Drive and the South right-of-way line of James Bowie Drive;

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Tract No.2 Property Description 4.768 Acres Bowie County, Texos

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Property records of bower councy, resus; PERECE Sould D2 degrees 0.0 minutes 41 seconds East a distance of 32 feet along the East line of the soid 4.71 acre tract and the West line of the soid 1.000 ourse tract to a 1.72 inch line no rd set for a corner capped Texes MG 5760, on inside el corner of the soid 4.71 acre tract, the Southwast corner of the soid 10.00 acre tract;

the Southwest comer of the sold 10.00 errer troot: TROCK thick for segments 58 minutes in Seconds East a distance of 123.11 Serie along the both line of the and 4.01 poor troot, the fixed of the second second second second second second fixed of the decords of 10.00 poor in the decid buy sheet Longents of Bound County, Twome, aren on the second buy sheet Longents of Bound County, Twome, aren the fixed to sheet Longents of Bound County, Twome, aren the second buy sheet Longents of Bound County, The decid to ML Multice, recorded in Volume 30.00 and 10.00 occurs in the decid to ML Multice, recorded in Volume 30.00 the sold 23.00 occurs toot, generative and participations of feed to the bound of degiting and countients 47.50 occurs of the second second second part of degiting and countients 47.50 occurs of the second second second part of degiting and countients 47.50 occurs of the second second second part of degiting and countients 47.50 occurs of the second seco This description is based on the survey and plat made by Mike Gardner, Registered Professional Land Surveyor No. 5760, on August 21, 2006.



