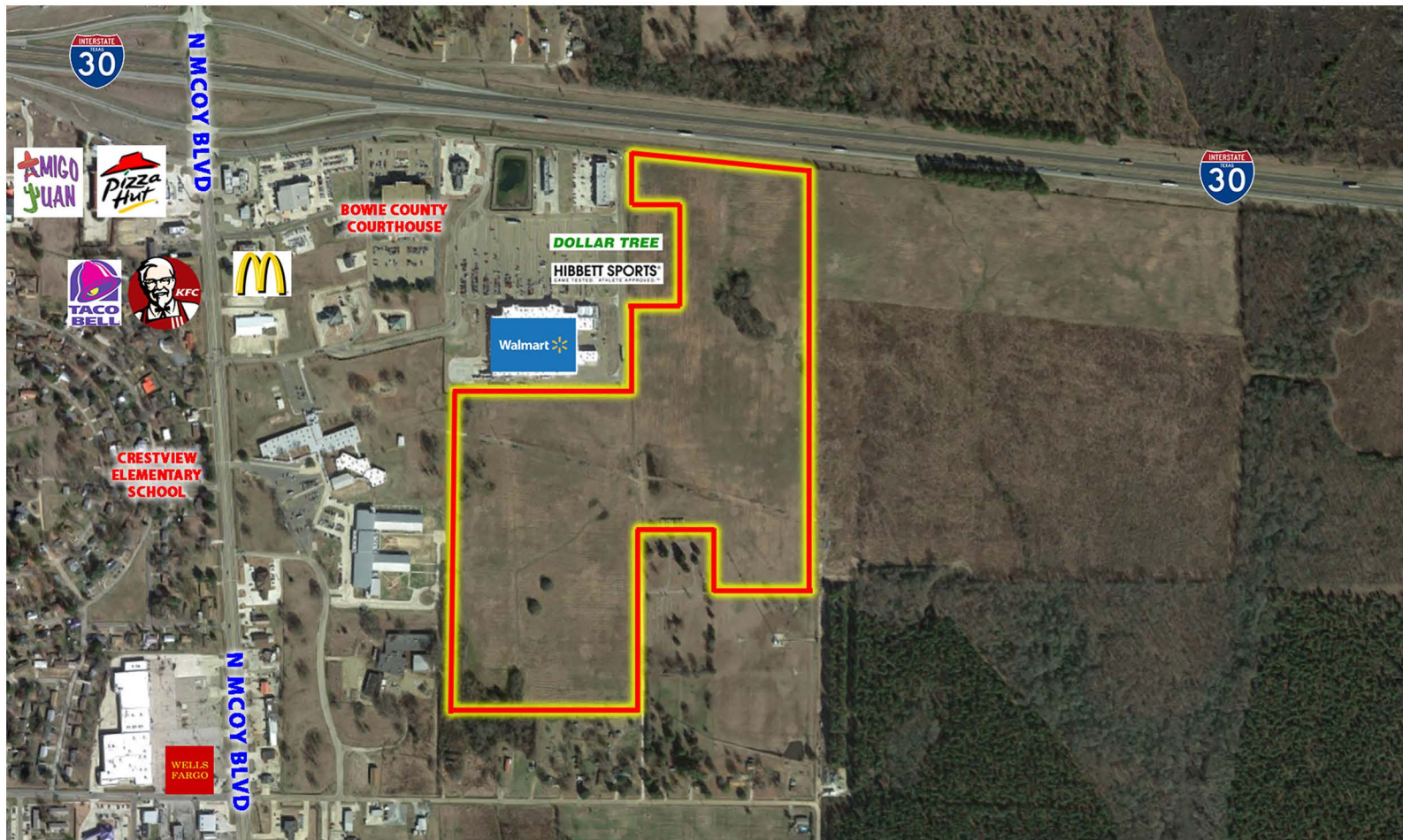


# Interstate 30 Frontage, New Boston, Texas

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



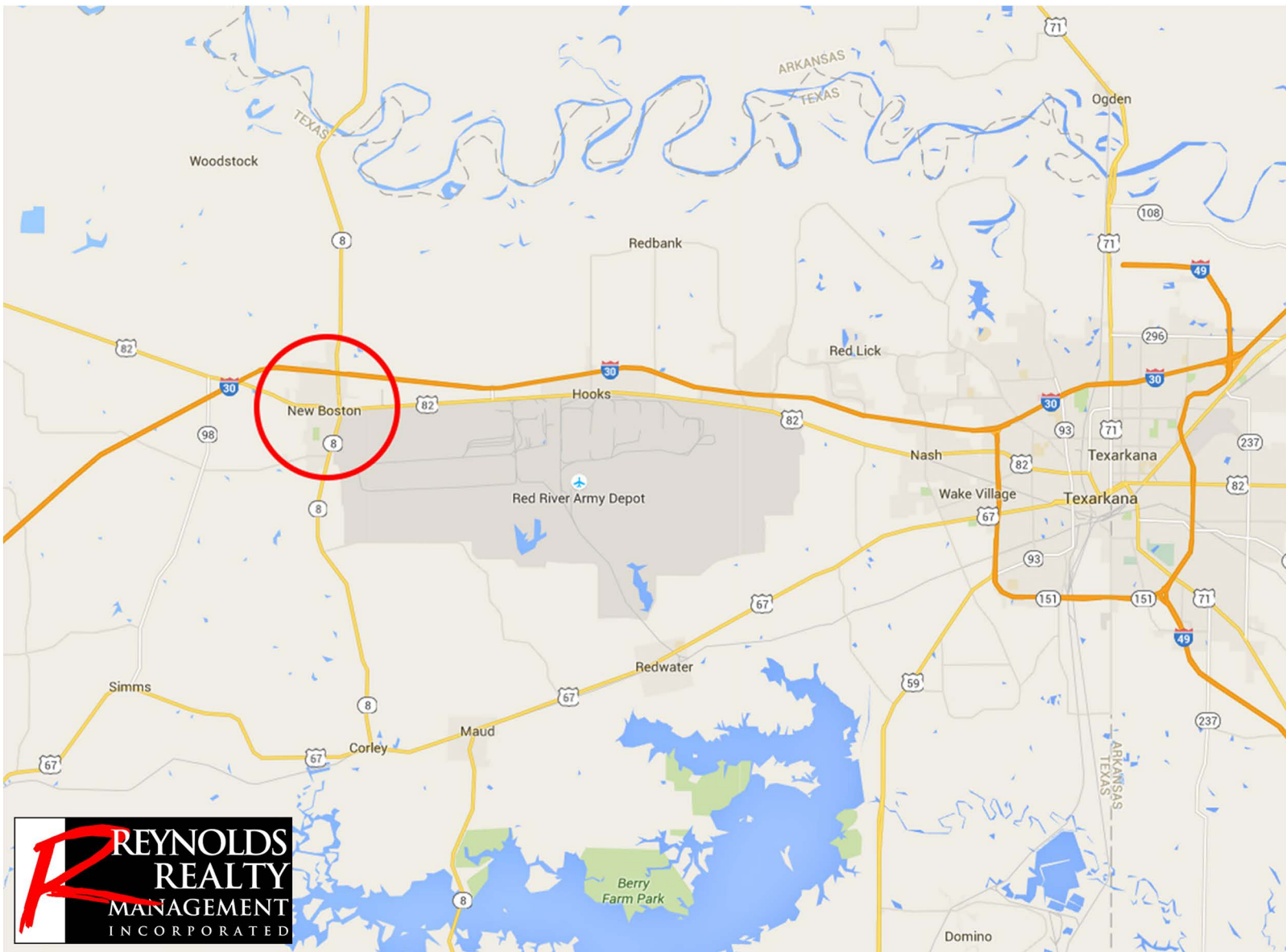
**Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com**

The information contained herein was obtained from sources deemed to be reliable. However, Reynolds Realty Management, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



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## Demographics

	<u>New Boston, Texas</u>	<u>Bowie County</u>
<b>Est. Population</b>	4,550	92,565
<b>Median HH Income</b>	\$30,652	\$41,883
<b>Total Housing Units</b>	2,206	39,238
<b>Median Home Value (O/O)</b>	\$187,367	\$99,800

## Traffic Counts



**26,359 VPD (TxDOT)**



**7,218 VPD (TxDOT)**

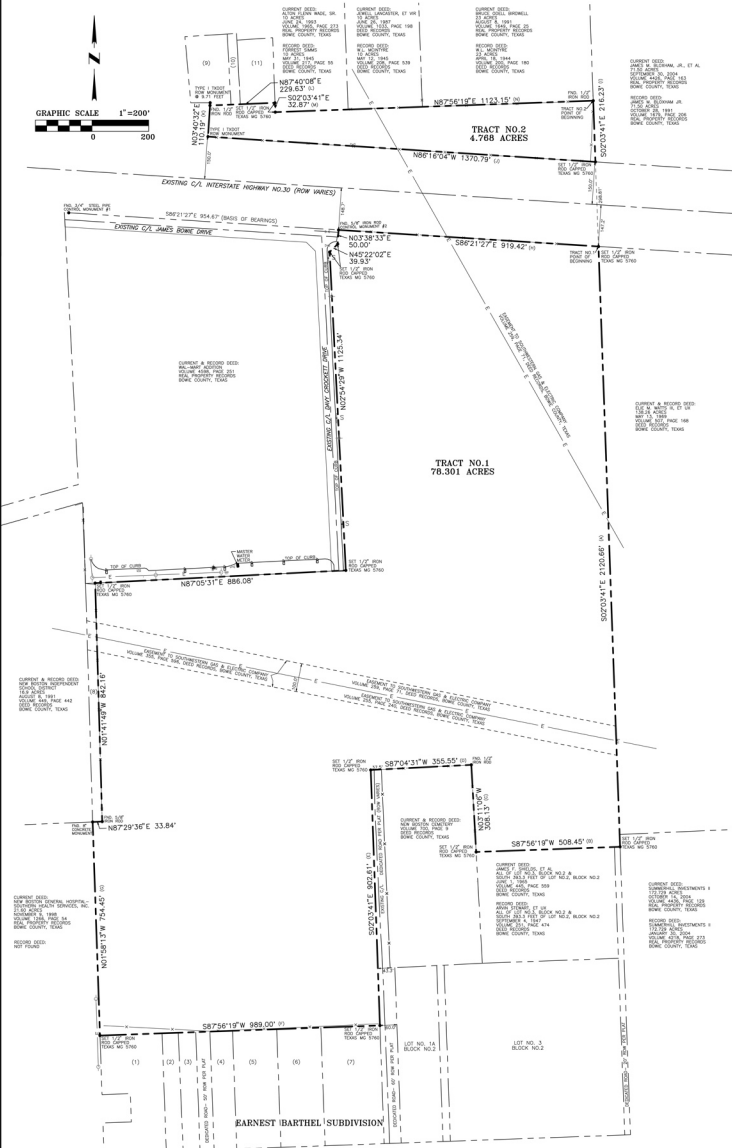
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## W.F. THOMPSON HEADRIGHT, ABSTRACT 565



IN ACCORDANCE WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING MINIMUM STANDARDS OF PRACTICE, SECTION 663.19 (A) THE FOLLOWING RECORD BEARINGS AND DISTANCES ARE LISTED:

NOTE:	A = 500° 2' 21.250"
	B = 589° 3' 21" = 564.55"
	C = N00° 51' W = 355.56"
	D = 589° 31' W = 371.23"
	E = 500° 19' W = 499.76"
	F = N89° 46' E = 973.22"
	G = N02° 1' E
	H = 58° 59' E
	I = 504° 07' W = 214.00"
	J = N84° 25' E = 1,352.53"
	K = N05° 35' E = 110.33"
	L = 58° 14' E = 231.00"
	M = SOUTH = 17.00"

$$N = 0.51 = 11.25\%$$

**LEGEND**

	POWER POLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GUARD POST
	GUY WIRE
	SIGN

[illegible]

This description is based on the survey and plot made by Mike Gardner

Trot No.2  
Property Description[illegible]

THENCE South 02 degrees 03 minutes 41 seconds East a distance of 67 feet along the East line of the said 4.71 acre tract and the West line of the said 1.55 acre tract to the Southeast corner of the said 4.71 acre tract; thence South 89 degrees 21 minutes 27 seconds East (basis of bearings) a distance of 1874.09 feet and North 02 degrees 03 minutes 41 seconds West a distance of 298.25 feet to the Northwest corner of the said 4.71 acre tract (control monument), the Northwest corner of that certain tract so described as Tract 1, with 104.78 acres in the deed from H.B. Prange, dated July 30, 1971, recorded in Volume 3228, Page 118 of the Real Property Records of Bexar County, Texas; thence bearing North 04 degrees 04 minutes 30 seconds East a distance of 104.78 feet to the Northeast corner of the said 4.71 acre tract; thence North 04 degrees 04 minutes 30 seconds East a distance of 104.78 feet to the Northeast corner of the said 4.71 acre tract.

Records of Bowie County, Texas;

**THENCE** North 86 degrees 16 minutes 04 seconds West a distance of feet along the South line of the said 4.71 acre tract, the North line of the said Interstate Highway No. 30, and generally along a fence to the East of right-of-way of said Interstate Highway No. 30, to the Southeast corner of the said 4.71 acre tract, an inside old corner of the said Interstate Highway No. 30;

**THENCE** North 03 degrees 40 minutes 32 seconds East a distance of feet along the West line of the said 4.71 acre tract, the East right-of-way line of said Interstate Highway No. 30, and generally partially along a fence to a 1/2 inch iron rod found for a corner, the Northwest corner of the said 4.71 acre tract, the most Southerly corner of the said 4.71 acre tract, a distance of 9.21 feet from the S.E. corner of the deed to Beatrice Cooney, recorded in Volume 483, Page 279 of the Deed Records of Bowie County, Texas; said corner bears South 53 degrees 02 minutes 42 seconds East a distance of 100 feet to the N.W.

THENCE North 87 degrees 40 minutes 08 seconds East a distance of 229.63 feet along the North line of the said 4.71 acre tract, the South line of said 4.71 acre tract, the South line of the said 10.00 acre tract and the East line of said 10.00 acre tract to a point of land described as 0.189 acres in the deed to Lusten, Mills, record in Volume 1520, Page 235 of the Real Property Records of Bowie County, Texas; and thence North 87 degrees 40 minutes 08 seconds East a distance of 0.64 acres in the deed to Velma Ruth Mills, recorded in Volume 4320, Page 254 of the Real Property Records of Bowie County, Texas; to a point of land set as the corner corner Texas MD 2760, outside the corner of the said 4.71 acre tract, and lying in the West line of that certain tract of land described as 10.00 acres in the deed to Afan J. J. Jr., recorded in Volume 1565, Page 273 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 03 minutes 41 seconds East a distance of feet along the East line of the said 4.71 acre tract and the West line

of the said 10.00 acre tract to a 1/2 inch iron rod set for a corner capped Texas NO 3760, on inside corner of the said 4.71 acre tract the Southwest corner of the said 10.00 acre tract;

THENCE North 87 degrees 56 minutes 19 seconds East a distance of 1123.15 feet along the North line of the said 4.71 acre tract, the South line of the said 10.00 acre tract, the South line of that certain 10.00 acre tract known as the "Jewell" tract, to Jewell's corner set at vr, recorded in Volume 1033, Page 198 of the Real Property Records of Bowie County, Texas, some being that certain tract of land described as 10.00 acres in the deed to W.L. McIntyre, recorded in Volume 208, Page 539 of the Deed Records of Bowie County, Texas, the South line

This description is based on the survey and plot made by Mike Gordin, Registered Professional Land Surveyor No. 5760, on August 21, 2006.

BOUNDARY SURVEY	
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78.301 & 4.768 ACRES IN THE  
W.F. THOMPSON HRS, A-565  
BOWIE COUNTY, TEXAS  
FOR: EUE WATTS

FOR: ELIE WATTS	
Date	Revision/Description

Open By	Checked By	Project No.	Orig. Date	File No.
JW	MG	062062	9/3/06	

**MTG**  
*engineers*  
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105 SOWELL LANE | P.O. BOX 378  
TEXARKANA TEXAS 75601  
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