

Industrial Tract Carrizo Springs, Texas

PRICE REDUCED!

Subject: 40 +/- acres near Carrizo Springs, Texas formerly used as a storage/staging yard and man camp.

Location: Approximately 2.5 miles South of Carrizo Springs – 200 Egg Road.

Salient Facts: The tract is regular in shape being approximately 1050' wide and 1660' feet deep. The location is approximately two and a half miles south of Carrizo Springs 1000' off of US Highway 83 at the end of an unpaved road.

Improvements: An 8' perimeter fence and security gate, water well with extensive storage and pressure tanks, two aerobic septic systems, three phase electricity, overhead security lighting on approximately 40% of the property.

Highest and Best Use: This tract is perfectly suited for service or supply companies working throughout the region in the current Eagle Ford Play. The presence of the solid infrastructure will allow the new owner to move quickly with utilization of the property.

Asking Price: Reduced to \$990,000



12 offices serving the entire state

RANCH INVESTMENTS

800.447.8604 • WWW.RANCHINVESTMENTS.COM

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UNKNOWN

FM 1558

Mimosa Dr

VALLEJO,
LEE

MARTINEZ,
ALEJANDRO

GARZA,
JUSTO R

GUERRERO,
RICARDO

BC ACQUISITIONS
LLC

VALDEZ,
ELSA

COMANCHE
MAVERICK
RANCH LLC

CARRIZO
SPRINGS
CITY OF

John Ed Stepan

687.2 ft

N 28° 29' 48.154"
W 89° 49' 46.391"

561.2 ft
N 28° 29' 47.334"
W 99° 49' 54.391"

John Ed Stepan



CARLIZO
SPRINGS
CITY OF

COMANCHE
MAVERICK
RANCH LLC

DIMIT
COUNTY IN
TRUST

TREVINO,
MARIO

VALDEZ
ELSA

UNKNOWN

UNKNOWN

UNKNOWN

GUERRERO
RICARDO

BC ACQUISITIONS