



BAECKER-KILGORE

96±ACRES

GOLIAD COUNTY



LISTING PRICE \$772,880

WELCOME TO BAECKER - KILGORE RD

This highly desired property in Schroeder is now available. Located in Goliad County this property boasts over 96 acres, two ponds with partial perimeter barbed fencing. The property is undeveloped and does not have water, septic, or electricity. The seller is selling surface only, no Minerals will convey. Deed Restrictions do not allow for subdividing property or manufactured homes.

PROPERTY FEATURES

- 96.610 Acres
- Paved road
- Two ponds
- Deed Restricted
- Mix of open pasture, Oak Motts, Live Oak, and Huisache Trees
- Wooded areas perfect for wildlife activity
- Partial barbed fenced exterior
- Fencing will be required between the existing barbed fencing
- Goliad School District



96±ACRES



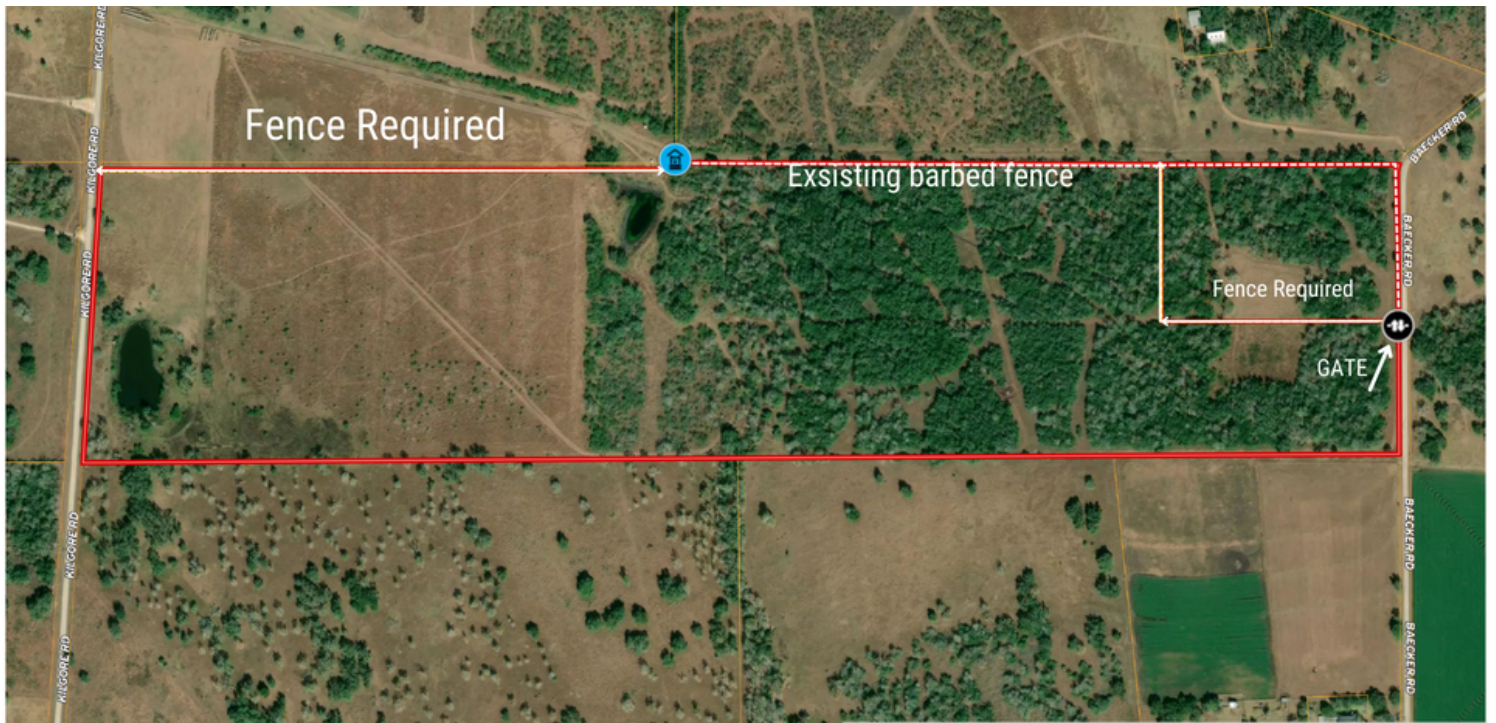








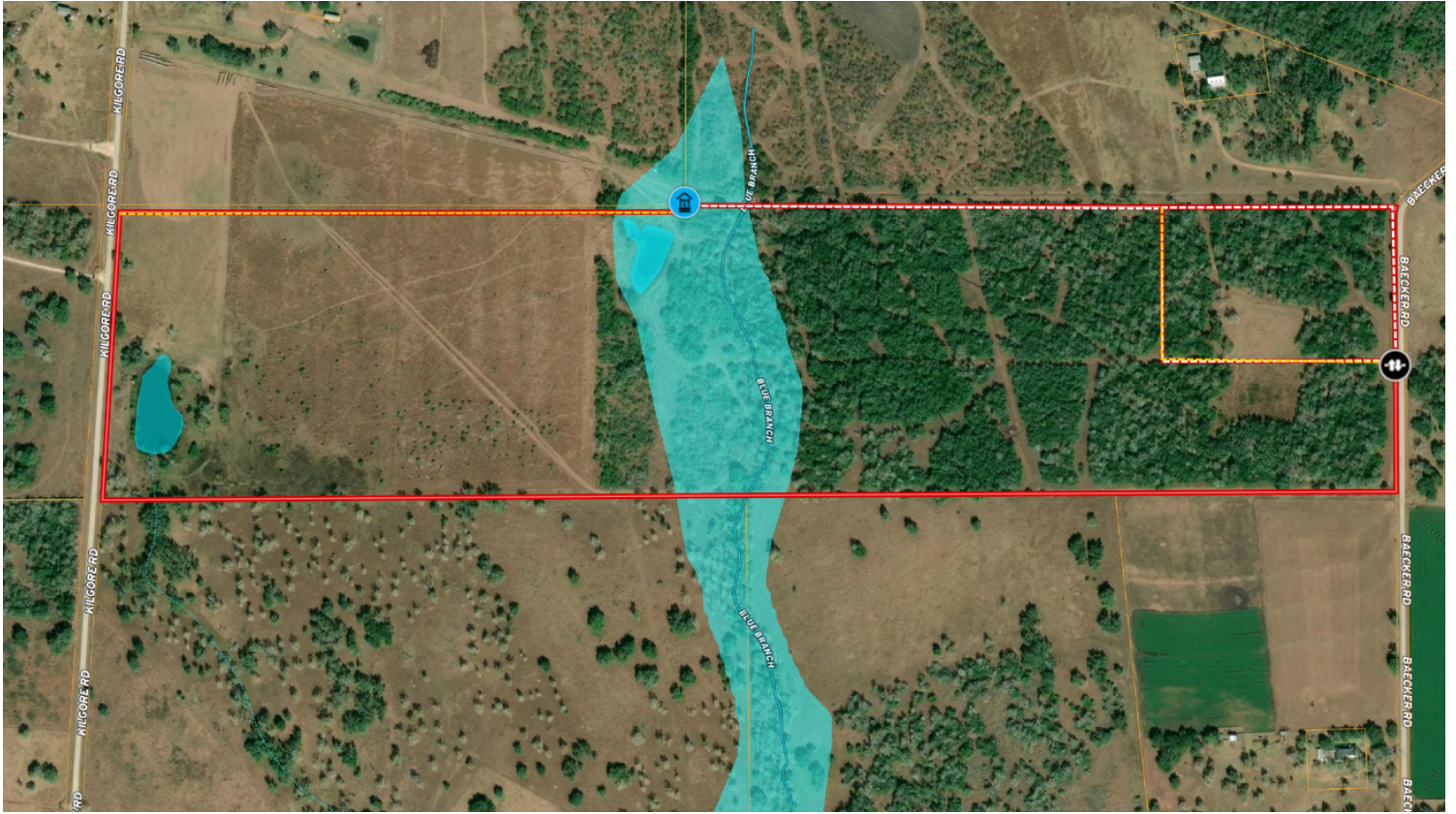
NOTATIONS



- The entrance to the property is on Beacker Rd.
- Road frontage on Beacker and Kilgore Rd.
- Fencing will be required between the existing barbed fencing to separate the property lines.
- The corner 10-acres are not included.
- No minerals will convey - surface rights only.
- No water, septic, or electricity.
- Listing Agent must be present for showings (24-hour notice recommended)



FEMA FLOODPLAIN



Flood maps show how likely it is for an area to flood. Any place with a 1% chance or higher chance of experiencing a flood each year is considered to have a high risk. Those areas have at least a one-in-four chance of flooding during a 30-year mortgage.

PROPERTY IS OUT OF THE 500-YEAR FLOOD PLAIN



REGIONAL SNAPSHOT

ALAMO

REGION

The 19-county Alamo region covers about 18,000 square miles in south central Texas, stretching from Fredericksburg and Kerrville in the Hill Country to Port Lavaca on the Gulf Coast.

The region includes two metropolitan statistical areas (MSAs): the San Antonio-New Braunfels MSA, which includes Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson counties, and the Victoria MSA, including Calhoun, Goliad and Victoria counties.

THIS ANALYSIS PREDATES THE COVID-19 CRISIS AND THE ECONOMIC IMPACTS THAT FOLLOWED. IT IS OFFERED AS AN OVERVIEW OF THE ALAMO REGIONAL ECONOMY AND A RESOURCE FOR COMPARATIVE PURPOSES.

ALAMO REGION COUNTIES:

ATASCOSA	DEWITT	GUADALUPE	LAVACA
BANDERA	FRIIO	JACKSON	MEDINA
BEXAR	GILLESPIE	KARNES	VICTORIA
CALHOUN	GOLIAD	KENDALL	WILSON
COMAL	GONZALES	KERR	

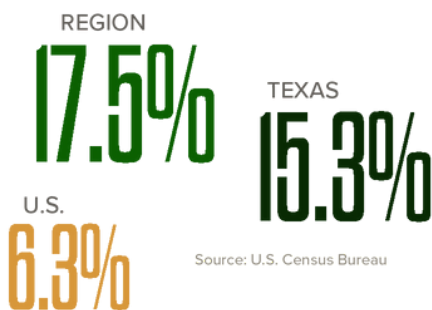
TOP 10 INDUSTRIES BY LOCATION QUOTIENT

1. PIPELINE TRANSPORTATION
2. SUPPORT ACTIVITIES FOR MINING
3. NATIONAL SECURITY AND INTERNATIONAL AFFAIRS
4. OIL AND GAS EXTRACTION
5. FISHING, HUNTING AND TRAPPING
6. DATA PROCESSING, HOSTING AND RELATED SERVICES
7. LEATHER AND ALLIED PRODUCT MANUFACTURING
8. INSURANCE CARRIERS AND RELATED ACTIVITIES
9. RENTAL AND LEASING SERVICES
10. HEAVY AND CIVIL ENGINEERING CONSTRUCTION

Source: JobsEQ®

POPULATION GROWTH

ALAMO REGION VS. TEXAS AND U.S., 2010-2019



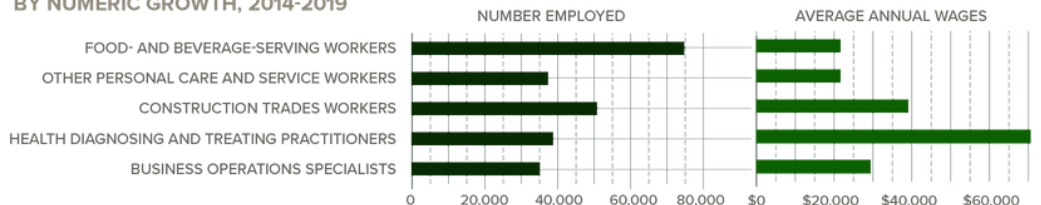
In 2019, the Alamo region's estimated total population was about 2.9 million, or 10 percent of the state's total population. That marked an increase of 17.5 percent (about 425,000 people) since the 2010 Census.

JOBS & WAGES

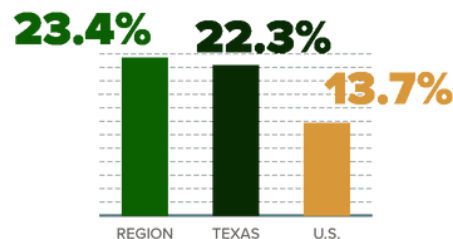
From 2009 to 2019, the Alamo region's employment rose by more than 23 percent, a slightly higher growth rate than the state's. In 2019, the region accounted for about 9.2 percent of the state's total employment.

The Alamo region's most significant occupations are shown below, sorted by numerical growth during the last five years.

TOP OCCUPATIONS IN ALAMO REGION BY NUMERIC GROWTH, 2014-2019



EMPLOYMENT GROWTH, ALAMO REGION VS. TEXAS AND U.S., 2009-2019

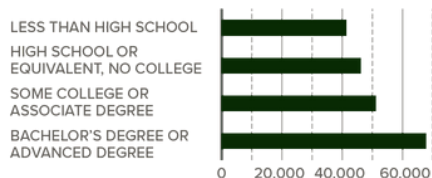


Note: Figures include private- and public-sector employees with the exception of active-duty military personnel, railroad employees, religious institution employees and the self-employed.

Sources: JobsEQ and U.S. Bureau of Labor Statistics

EDUCATION

AVERAGE ANNUAL EARNINGS BY EDUCATIONAL ATTAINMENT, ALAMO REGION



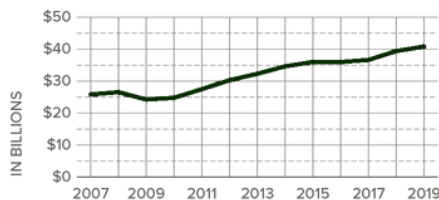
Sources: U.S. Census Bureau and JobsEQ

Alamo region workers with some college or associate degrees and stable jobs earned an average of \$5,033 more annually than those with a high school degree, while those with at least a bachelor's degree earned an average of \$21,737 more.

REGIONAL ECONOMY

In 2019, taxable sales directly attributable to businesses in the region exceeded \$40.8 billion, contributing about 7.3 percent of the state's overall taxable sales.

REGIONAL RECEIPTS SUBJECT TO SALES TAX



Note: Numbers shown are for reported revenue subject to sales tax and directly attributed to the region.

Source: Texas Comptroller of Public Accounts

SUMMARY

The Alamo region is a microcosm of the state, both urban and rural, with a vibrant and diverse economy. Bexar County, with the city of San Antonio at its center, is the region's economic hub.

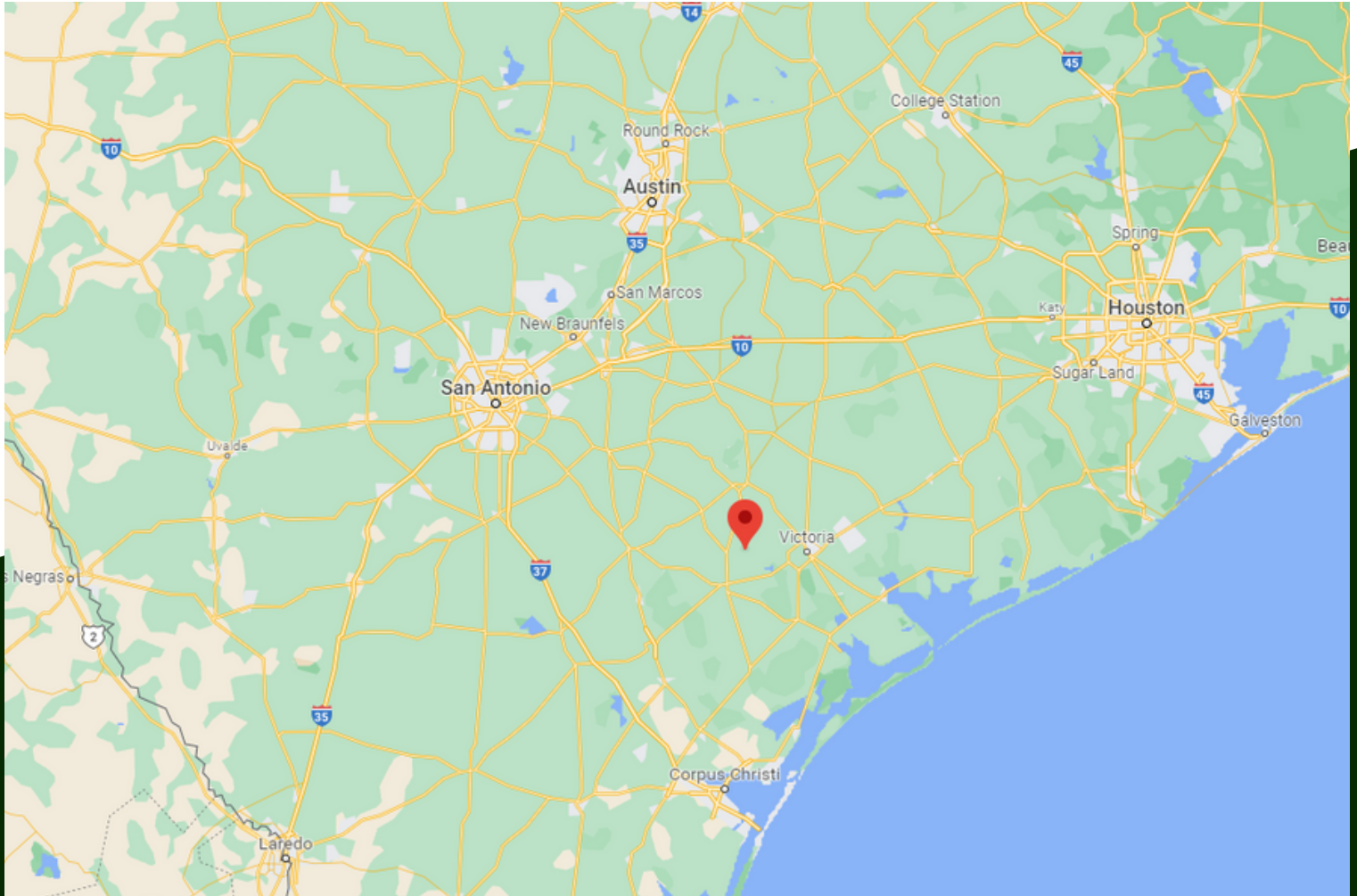
The region and its 19 counties have many unique economic conditions and challenges. It's more diverse than the state, and every county in the region is growing. The federal government, including the military, has a large footprint in the region. Businesses supporting the oil industry are highly concentrated in the region and continued to make the region's economy robust.

Glenn Hegar

Texas Comptroller of Public Accounts

THE ALAMO REGION IS ONE OF THE COMPTROLLER'S 12 ECONOMIC REGIONS.

DISTANCE TO LARGER CITIES



28 miles to Victoria

15 miles to Goliad

1.30 hours to Corpus Christi

2 hours to San Antonio

2.20 hours from Houston

2.15 hours from Austin



TINA JACOB

361-649-0892

tina@tinajacob.com



Jacob Realty

361-208-6880 (office)

jacobrealtytx.com

5003 John Stockbauer, STE G

Victoria, TX 77905