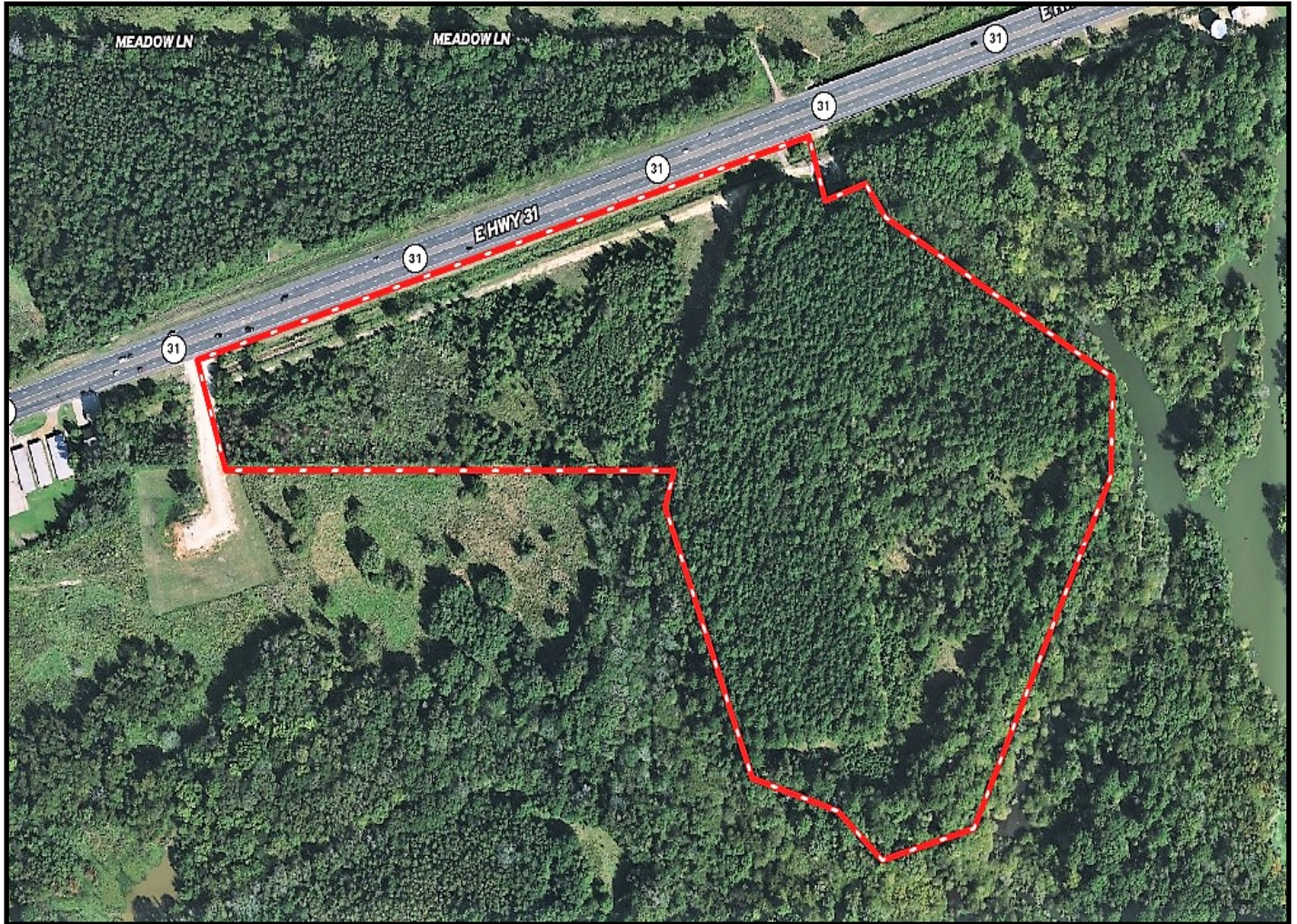


**PROPERTY INFORMATION BROCHURE ON:  
APPROXIMATELY 38.98 ACRES  
LOCATED IN THE SIMON WEISS SURVEY A-799  
LOCATED ON HIGHWAY 31  
CHANDLER, HENDERSON COUNTY, TEXAS 75758**



**STEVE GRANT  
REAL ESTATE LLC**

**Offered Exclusively By:**  
**STEVE GRANT REAL ESTATE LLC**  
STEVE GRANT, LISTING BROKER  
406 East Corsicana Street | P.O. Box 350  
Athens, Texas 75751  
(903)675-3503 - Office (903)677-7825 - Cell  
Website - [www.SteveGrant.com](http://www.SteveGrant.com)  
Email - [SteveGrant@SteveGrant.com](mailto:SteveGrant@SteveGrant.com)

**GENERAL INFORMATION ON:  
APPROXIMATELY 38.98 ACRES  
LOCATED IN THE SIMON WEISS SURVEY A-799  
LOCATED ON HIGHWAY 31  
CHANDLER, HENDERSON COUNTY, TEXAS 75758**

This offering is located just west of the East Texas Hub (Tyler, Texas) in the Community of Chandler, Texas. Chandler is vastly becoming a growing community for services, residential living and commercial entities and has a history of innovative approaches for growth and the offerings for development opportunities.

I. **ASKING PRICE:** See website for pricing.

II. **FINANCING INFORMATION:**

- A. Existing—Treat as clear
- B. Terms—
  - 1. Cash
  - 2. Third-Party Financing

III. **SITE INFORMATION:**

- A. Road Frontage—Approximately 1,711.96' of road frontage on Texas Highway 31 (per Survey)
- B. Utilities Available—
  - 1. Electric—Oncor ((888-313-6862)
  - 2. Water—City of Chandler (903-849-4145)
  - 3. Internet—Dish Network (800-333-3474)
  - 4. Telephone—CenturyLink (877-862-9343)
  - 5. Natural Gas—None available.
  - 6. Sewer—City of Chandler (903-849-4145)

***\*Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify the availability of utilities with various utility companies.***

- C. Tax Increment District (TIF) - The property is partially located in a Tax Increment District (TIF) as defined in Chapter 311 of the Texas Tax Code by which local governments can publicly finance needed street improvements and infrastructure within a defined area. For more information, call Rick Ford at (903)570-6036 at the Chandler Economic Development Corporation.

Seller nor Broker make no warranties regarding the availability of funds from the Tax Increment District (TIF).

D. Terrain—

1. The property is somewhat rectangular in shape and has a high visibility from Texas Highway 31.
2. The property is located in a flood zone (Flood Zone A) as determined by FEMA and existing survey (See map attached).
3. The property's elevation is flat and partially wooded and open.
4. The property has sandy loam soil.

E. Zoning—

1. A portion of the property is located within the corporate city limits of Chandler and is Zoned "R-I" (Residential). In Chandler all land not zoned commercial is residential and any change will require the City's approval of any proposed use.
2. The portion of the property not located within the City of Chandler's corporate limits is located within the City of Chandler ETJ which could be annexed.

F. Traffic Count—Approximately 22,859 per day per the Texas Department of Transportation (TxDOT)

G. Exceptions to Title—

1. Flowage Easement dated February 12, 1971 between E. B. Hardee and the Upper Neches River Municipal Water Authority (recorded in Volume 663, Page 354, Real Property Records, Henderson County, Texas as executed by Jack Y. Hardee and wife, Betty Hardee)
2. Sanitary Easement located on a 50' radius of an existing water well Operated by the City of Chandler, Texas (recorded in Volume 1904, Page 301, Real Property Records, Henderson County, Texas as executed by Jack Y. Hardee and Betty Jo Hardee)

### III. TAXES AND TAXING AUTHORITIES:

A. Henderson County

B. Chandler Independent School District

C. Estimated Taxes—

1. Approximately \$82.96 per year with exemptions per the Henderson County Appraisal District
2. Approximately \$5,792.96 per year without exemptions per the Henderson County Appraisal District



- D. The property currently has a wildlife tax exemption in place with the Henderson County Appraisal District. ***\*\*Any change of use could result in a Roll Back Tax for the acreage affected by the proposed use.***

#### IV. REMARKS:

- A. Location—The property is located in the Community of Chandler, Texas, approximately 8 miles west of Tyler, Texas and approximately 27 miles east of Athens. The property is approximately 5 miles from Tyler Pounds Field Regional Airport and is adjacent to the headwaters of Lake Palestine.
1. Directions—From Tyler take Highway 31 west and cross the Neches River. The property is on the left.
  2. GPS Coordinates—
    - a. Latitude (32.3428850000000003)
    - b. Longitude (-95.3464500000000004)
- B. The property offers development potential and with the high visibility and growth pattern of Chandler, this is a tremendous property.
- C. Drone Video/Virtual Tour—To view a drone video/virtual tour of this property, please visit this listing on our website at [www.stevegrant.com](http://www.stevegrant.com) and click on Virtual Tour #1.

***\*\*Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice.***









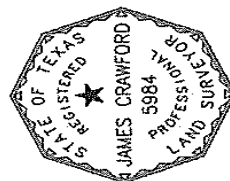
5) SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

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APPROXIMATE PIPELINE	
POWER POLE	
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WATER VALVE	
IRON ROD FOUND	
IRON PIPE FOUND	
POINT OF BEGINNING	
PIPELINE MARKER	



