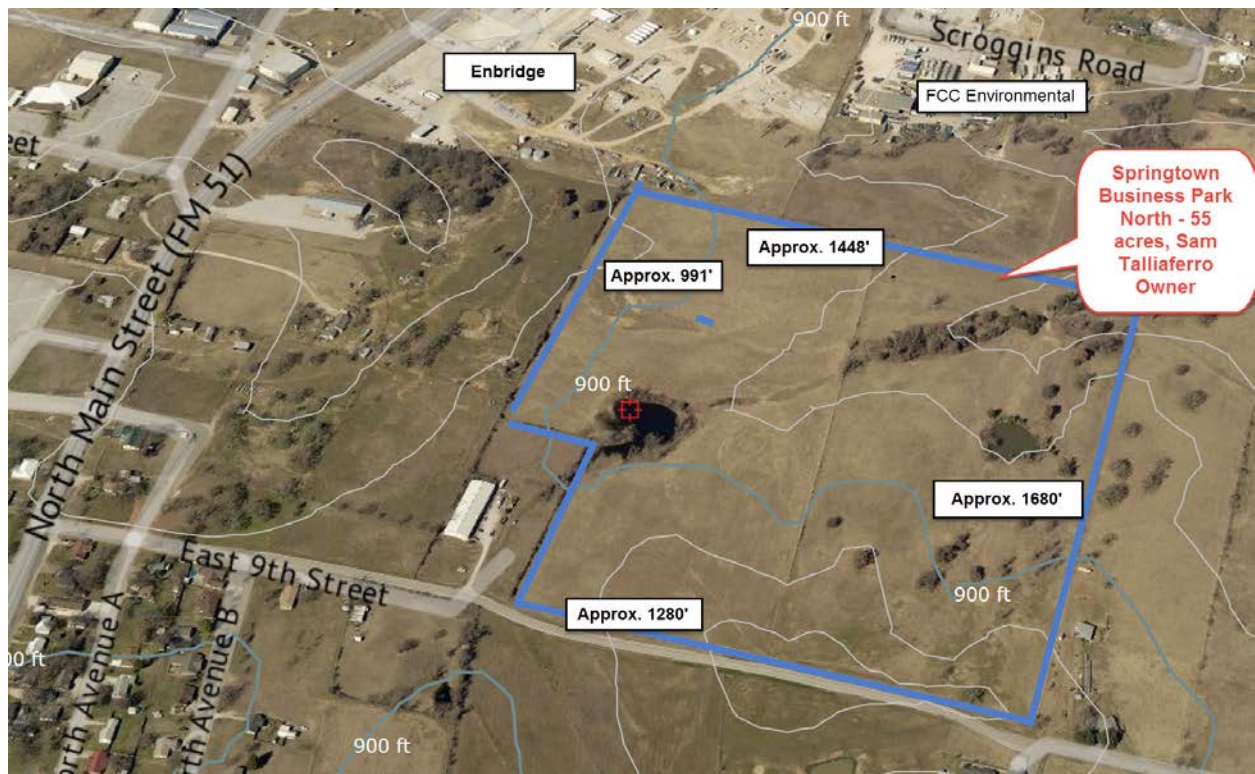




Where Country Meets Living

## Springtown Business Park North Sam Taliaferro Property



Frontage on 9<sup>th</sup> Street

City Water Line 6" at site on 9<sup>th</sup> Street

City Sewer Line 6" on 9<sup>th</sup> Street adjoining lot

Zoning I-1

Priced at approximately \$75,000/acre

Owners contact Mark Taliaferro 817 690 6955

Acreage & dimensions are approximate based on

County Central Appraisal District info

*Springtown is pleased to provide more information and discuss your development needs.*

Contact: Pam Mundo, 214 773 0966 [pmundo@mundoandassociates.com](mailto:pmundo@mundoandassociates.com) for more information.

Last updated 10 8 16

<b>SITE INFORMATION FORM</b>	
<b>Site Name</b>	Springtown Business Park North
<b>Site Location (street address, intersection or location coordinates)</b>	East 9th Street near FM 51
<b>County</b>	Parker
<b>Incorporated area (Y/N)</b>	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
If in incorporated area, name of city	Springtown
<b>Public / Privately Owned</b>	<input type="checkbox"/> PUBLIC / <input checked="" type="checkbox"/> PRIVATE
<b>Owner(s)</b>	Sam Taliaferro
<b>Real Estate Representative (contact information)</b>	Owner Representative only
<b>Is Owner Willing to Sell Land?</b>	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
<b>Asking Price</b>	\$75,000 per acre
<b>Reported Lease Rate / Terms (if applicable)</b>	n/a
<b>Is site located in an industrial park?</b>	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
<b>Former Use(s)</b>	Grazing and open land
<b>Neighboring Uses</b>	Industrial to north, to south, west and east open lands and agricultural
<b>Total Site Acreage</b>	67 acres plus adjoining tracts
<b>Site Dimensions -all approximate</b>	1448' x 1680' x 1280' x 991'
<b>Additional Adjacent Acreage Available (specify acreage and location)</b>	55 acre tract can be subdivided
<b>Acreage within flood plain/floodway</b>	site not in a floodplain
<b>Current Zoning Designation</b>	Industrial 1 zoning allowing food processing by special use permit
Zoning Authority	City of Springtown
Restrictive Covenants	<input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO
<b>Name of Road Directly Serving Site</b>	East 9th Street
Number lanes of road directly serving site	2 lane
<b>Nearest Interstate or Limited Access Highway</b>	IH 20 in Weatherford
Distance	approximately 19 miles
<b>Is rail adjacent to the site? (Y/N)</b>	<input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO
If yes, name of rail provider serving site	
<b>Nearest Rail Intermodal Facility</b>	BNSF Intermodal in Fort Worth
Distance	35 miles via FM 51 to SH 114
<b>Name of Electric Power Provider</b>	Oncore Electric
Distance to substation	7,500'
Distance of distribution line to site	Adjacent to site on 9th Street need 750' new line
Distribution Voltage	12.5KV
Substation capacity (total / available)	Adequate for requirements 1,800KV
<b>Name of Natural Gas Provider</b>	Atmos Energy
Line size	4"
Distance to site	4" at FM 51 and PoJo , 1,200'; 2" is 750' away

Existing pressure at site (psi)	Intermediate 35 psi
<b>Name of Water Provider</b>	City of Springtown
Line size	6"
Distance to site	Adjacent to site on 9th Street
Most recent flow test data (static and residual pressure, gpm)	40 to 120 psi (80 flow/110 static on average)
Water treatment plant capacity (MGD)	
• total (design) capacity	450,000 gpd
• annual average daily use	250,000 gpd
• peak demand	350,000 gpd
• excess (available) capacity	100,000 gpd
<b>Name of Wastewater Provider</b>	
Line size	6" at 9th Street
Distance to site	Adjacent to site
Specify if service is gravity or force main	gravity
Wastewater treatment plant capacity (MGD)	
• total (design) capacity	480,000 gpd
• annual average daily flow	250,000 gpd
• peak flow	350,000 gpd
• excess (available) capacity	100,000 gpd
<b>Telecommunication Provider(s)</b>	
Describe known service at site	Verizon fiber/ Frontier Communications-copper
<b>Fire Insurance Rating at Site</b>	3
<b>Effective Property Tax Rate per \$1,000 at Site</b> (Please state none if exempt)	
Land / Building	26.630458/\$1000
Machinery / Equipment	Personal Property tax at same rate
Inventories	
Raw Materials	Personal Property tax at same rate
Goods-in-process	City of Springtown & County Exemptions
Finished goods	Personal Property tax at same rate
<b>Known environmental issues/challenges</b>	Not aware
<b>List available environmental reports and the year they were prepared (Phase I, II ESA, wetland delineation study, archaeological survey, species studies, geotechnical reports)</b>	None have been prepared

- ☐
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