



FOR SALE



±94.04 ACRES

SWC US-82 & OLD SOUTHMAYD RD

SOUTHMAYD ETJ, TEXAS

CHRIS JANOWSKI Vice President - Land
cjanowski@duwestrealty.com | 214.720.0004

GIANCARLO "GC" CARRIERO, CCIM Vice President
gc@duwestrealty.com | 214.720.0004

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

±94.04 ACRES FOR SALE | SWC US-82 & Old Southmayd Rd, Southmayd ETJ, TX

OVERVIEW

- ±94.04 acres available with frontage on US-82
- Agricultural exemption in place with correspondingly very low property taxes. The tract is pastured under a verbal lease.
- Utilities: The Two Way Special Utility District water plant, on the north side of US Hwy 82 is just over a mile west of the property. A 4-inch water line runs part way up the east side of the property to serve homes along Old Southmayd Road. Natural gas is available to the tract from Atmos, electric power from Oncor, telephone from AT&T and cable TV from Cable One.
- Completely clean environmental report.
- Call for Info & Price

TRAFFIC COUNTS

US Hwy 82: 18,532 VPD west of site (TXDOT, 2022)

US Hwy 82: 19,131 VPD east of site (TXDOT, 2022)

DEMOGRAPHICS

	5-mile	7-mile	10-mile
2023 Population	2,592	6,452	46,038
2028 Projected Pop.	2,600	6,554	46,658
Daytime Pop.	2,074	5,242	44,696
Avg HH Income	\$97,195	\$104,042	\$94,773



