

Interstate 30 Frontage, New Boston, Texas

I-30 Frontage New Boston, Texas



Details

Just south of New Boston's most prevalent interchange, Texas Highway 8 & Interstate-30.

Approximately 75.3 acre lot

Anchored by Walmart retail development, inclusive of Cato Shoes, Subway, Guaranty Bond bank, and Christus St. Michael Quick Care Center.

Directly abuts New Boston Independent School District.

Just east of Bowie County Courthouse

Bulk Land Pricing available upon request.

Area Attractions



Richard Reynolds - RichardHReynoldsJr@gmail.com

Skylar Rogers - BlakeSkylarRogers@gmail.com

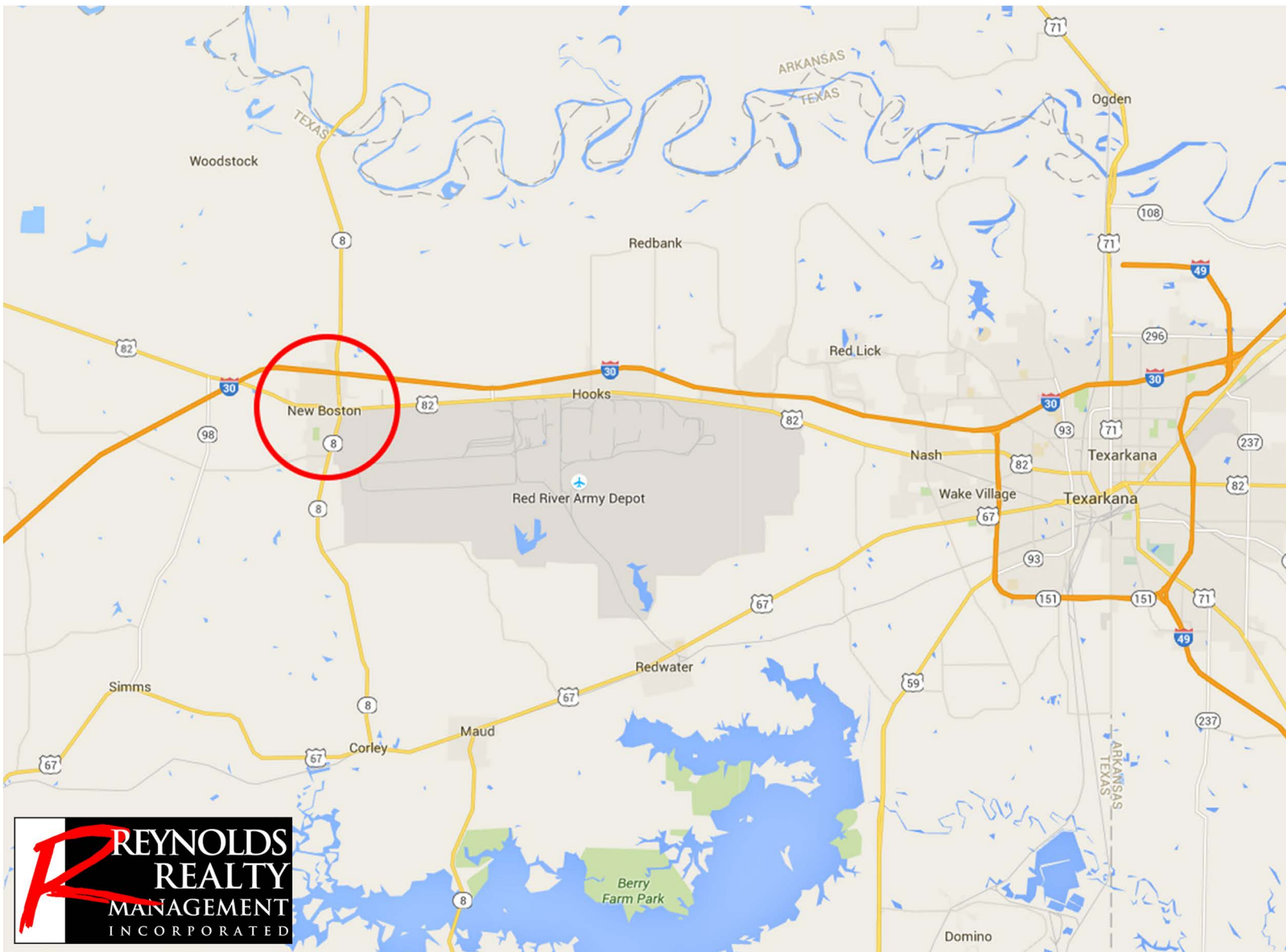


Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

The information contained herein was obtained from sources deemed to be reliable. However, Reynolds Realty Management, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Demographics

	<u>New Boston, Texas</u>	<u>Bowie County</u>
Est. Population	4,550	92,565
Median HH Income	\$30,652	\$41,883
Total Housing Units	2,206	39,238
Median Home Value (O/O)	\$187,367	\$99,800

Traffic Counts



26,359 VPD (TxDOT)



7,218 VPD (TxDOT)

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[illegible]

Jeffrey A. Wood
JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: DECEMBER 10, 2021

[illegible]

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983," NORTH CENTRAL ZONE, NAD 83, CONVERSE ZONE (FPOD 302.0), WHICH USES THE GRID SCALE FACTOR TO GO FROM SURFACE TO GRID. THE COMBINED GRID SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.99986014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1	CONTROL MONUMENT #2
N=72414146.6488	N=7242027.3583
E=3219055.0753	E=3219131.3561

BOUNDARY SURVEY

75262 ACRES IN THE W. F.
THOMPSON HEADRIGHT SURVEY
ABSTRACT 565
BOWIE COUNTY, TEXAS

Date	Revision/Description	File No.	Start No.
9/9/21	Revised to Add access easement		
12/9/21	Revised legal & removed fence		



N MCOY BLVD

N MCOY BLVD



BOWIE COUNTY
COURTHOUSE

DOLLAR TREE

HIBBETT SPORTS®
GAME TESTED. ATHLETE APPROVED.™

Walmart

CRESTVIEW
ELEMENTARY
SCHOOL

WELLS
FARGO