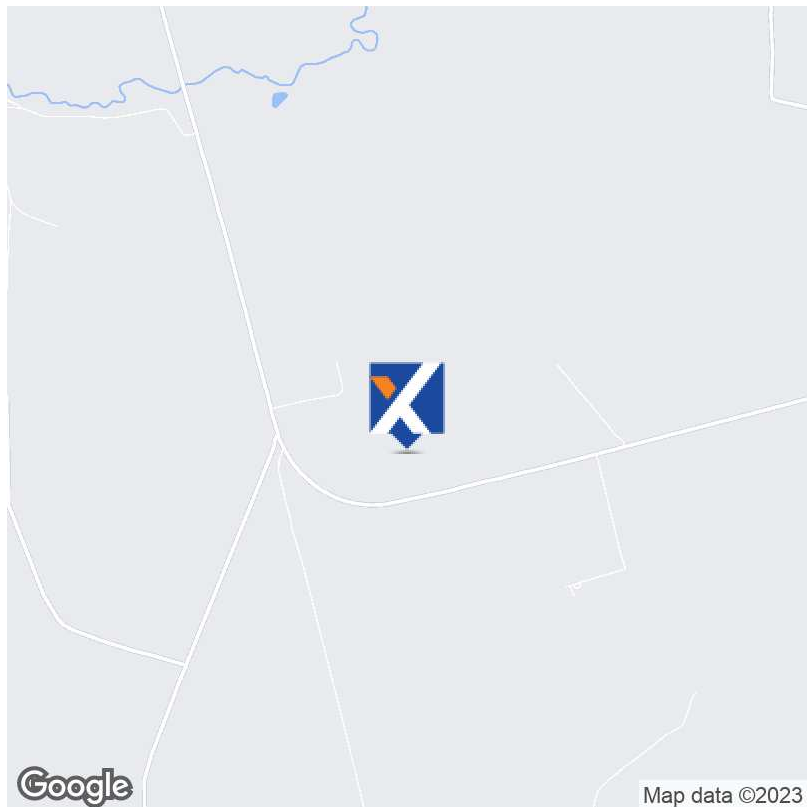


FOR SALE | 26.72 Acre Tract of Land in Big Spring



OFFERING SUMMARY

Sale Price:	\$180,000
Available SF:	
Lot Size:	26.72 Acres
Price / Acre:	\$6,737
Zoning:	Agricultural Land
Market:	Big Spring
Submarket:	Big Spring

PROPERTY OVERVIEW

26.72 Acres of Agricultural land in Big Spring just south of Red River Basin Reservoir. This parcel offers a wealth of opportunities for its Highest and Best use ranging from Residential or Commercial Development to Oil & Gas Exploration. The site has a dedicated Frac pond on site, and could be used as a Hydraulic Fracturing site. The soil is also rich with Caliche which could also be a future home for a Cement Company. This could also be a residential development with schools in Coahoma ISD. Contact us today for more information!

PROPERTY HIGHLIGHTS

- 1. Massive Redevelopment potential
- 2. 26.72 acres Agricultural Land rich with Caliche reserves
- 3. Dedicated Frac pond with potential for Oil & Gas Exploration

Bill Rapp

855.450.0324 xx255

bill.rapp@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 26.72 Acre Tract of Land in Big Spring



Bill Rapp

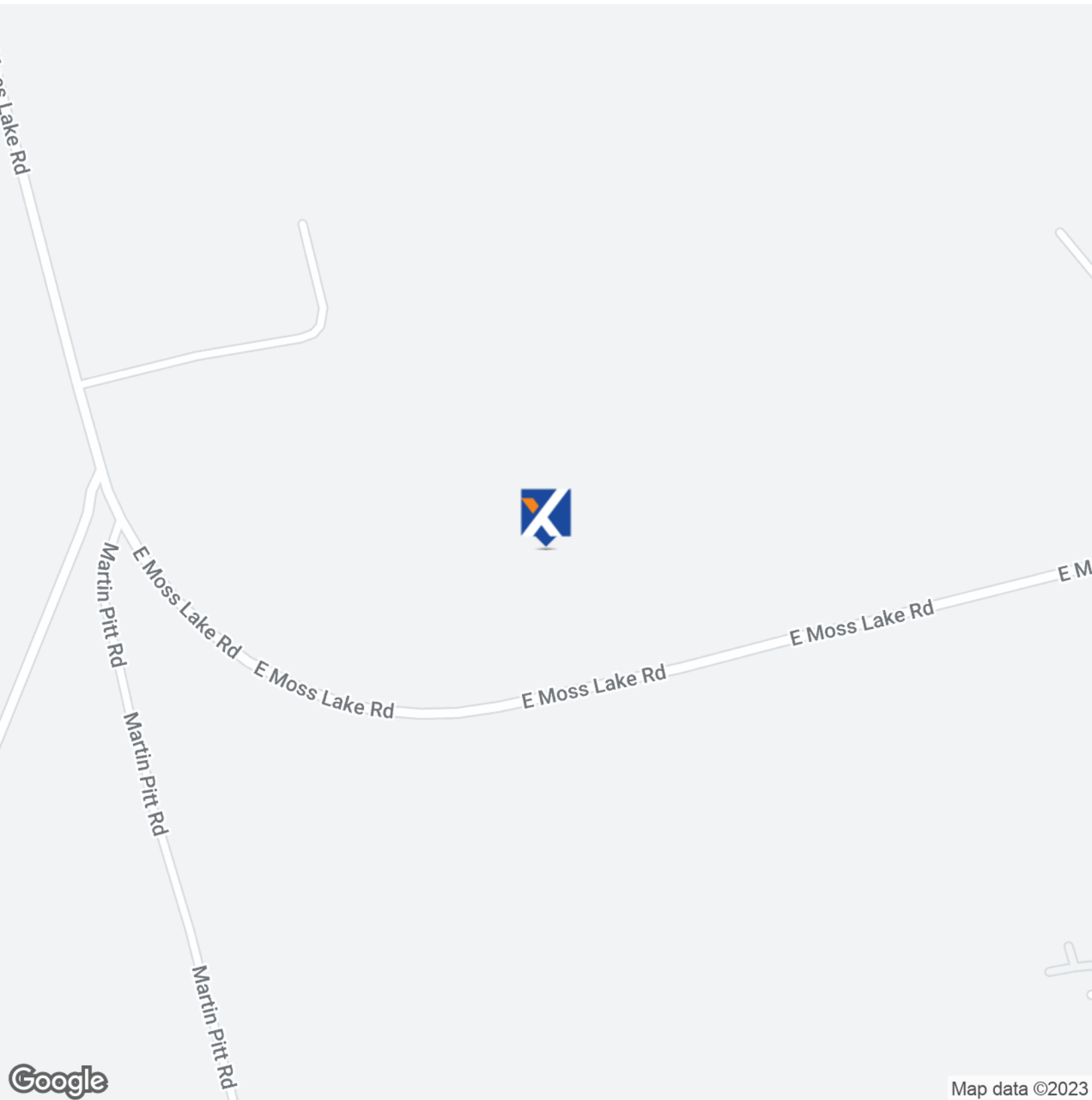
855.450.0324 xx255

bill.rapp@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 26.72 Acre Tract of Land in Big Spring



Google

Map data ©2023

Bill Rapp

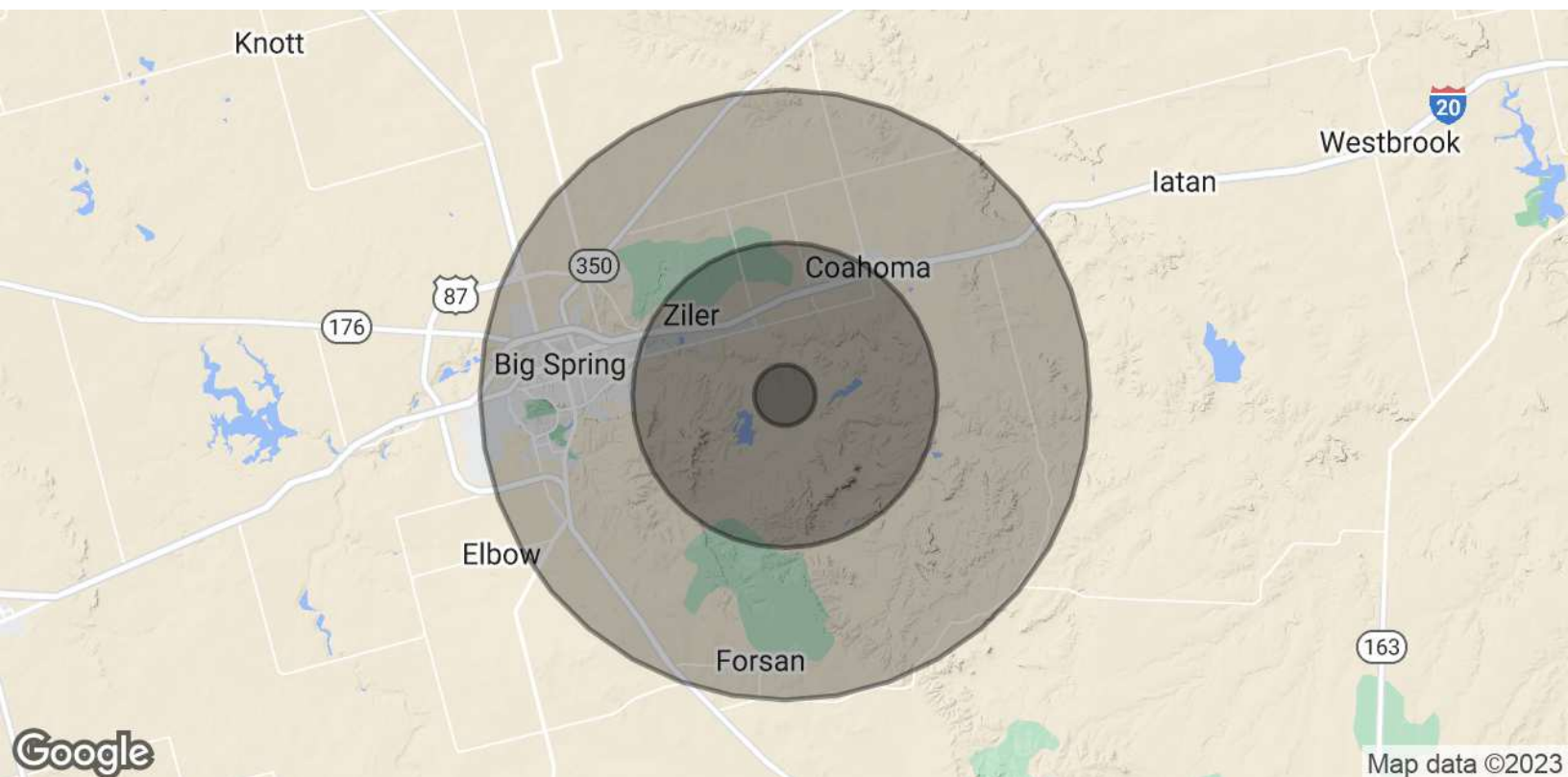
855.450.0324 xx255

bill.rapp@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 26.72 Acre Tract of Land in Big Spring



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	157	4,108	30,628
Average Age	45.4	38.6	37.1
Average Age (Male)	42.5	37.9	36.4
Average Age (Female)	55.8	42.0	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	56	1,551	11,693
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$106,074	\$88,127	\$62,421
Average House Value	\$211,781	\$168,111	\$112,118

* Demographic data derived from 2020 ACS - US Census

Bill Rapp

855.450.0324 xx255

bill.rapp@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.