



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	33350001600
Ownership?	No
Lot Count:	1
Account # or GEO #:	33350001600
Property Address:	4833 Derrick Dr, Abilene, TX 79601
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	TAYLOR
State:	TX
Lot Number:	Lot 207
Legal Description:	H & W TOOL CO SEC 1 CONT 2, BLOCK B, LOT 207 REPLAT
Parcel Size:	4.47 acres
Subdivision:	Not in a subdivision
Approximate Dimensions:	288.4 Feet North 614.4 Feet East 352.0 Feet South 606.6 Feet West
GPS Center Coordinates (Approximate):	32.436971, -99.656184
GPS Corner Coordinates (Approximate):	32.437908, -99.656393 32.437687, -99.655497 32.436025, -99.655867 32.436315, -99.656962
Google map link:	https://maps.app.goo.gl/vFuq2H3s397xR2P2A
Elevation:	1752.0 feet
Market Value:	\$91,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Derrick Dr - https://drive.google.com/file/d/1XUXh4ig7M_mzDkQatS0Nk3oavvP1Ogzt/view?usp=sharing

If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	Yes
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Fort Worth, Texas - 2 hr 11 min (145 miles)
Closest small town:	Clyde, Texas 79510 - 12 min (10.8 miles)
Nearby attractions:	Adamson-Spalding Storybook Garden - 9 min (5.2 miles) Everman Park - 8 min (4.9 miles) Redbud Park - 13 min (10.0 miles) Grover Nelson Park - 6 min (3.4 miles) Arthur Sears Park - 12 min (8.8 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	(325) 676-9381
Treasurer Website	Link
Treasurer Contact	(325) 676-9381
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(325) 674-1202
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	325-674-1235
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(325) 674-1393
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	

How much is the annual property tax? (Current Year if available, if not get the previous year)	\$326.76
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	N/A
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	None
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	Property Tax Information Online

ZONING DATA

QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	HI - Heavy Industrial District
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Industrial
Is the land cleared? (Yes/No)	There are some small containers on the property
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Permitted Uses: Manufacturing: Heavy equipment manufacturing Metal fabrication Chemical production Food processing (large-scale) Plastics manufacturing Wood product manufacturing Transportation and Utilities: Warehousing and distribution centers Railroad switching and marshaling yards Public utility facilities (power plants, water treatment) Resource Production and Extraction:

	Mining (if applicable to the area) Petroleum or gas wells (if applicable to the area)
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the county has to say)	RV is not allowed
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	No height restriction
What are the setbacks of the lot?	25ft Subcollector or Minor Street* 40ft Expressway Without Frontage Rd 30ft Arterial, or Expressway With Frontage Rd* 25ft rear
What is the minimum lot size to build on the property?	60ft minimum lot width 100ft minimum lot depth
Is there any time limit to build?	The building permit is good for a year
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a flood zone area
Any other restrictions?	Link
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone X - minimum floodzone hazzard
Link to FEMA website	See image below

Is property wetland?	Not on wetlands
Link to Wetland website	See image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p>Is the property located inside or outside the city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)</p>	City of Abilene
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Available in the area
If YES... (Put the company name and the phone number of the provider)	Abilene Water & Sewer Infrastructure Maintenance - +13256766000
If it's in the area (Put the street name where the main water line is located.)	E HIGHWAY 80
If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	No
Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer is available in the area
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	City of Abilene
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Abilene Water & Sewer Infrastructure Maintenance - +13256766000
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	No
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	No
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Available in the area
What is the electric company name (Confirm If there is an electric company Service in the area - Select either	Reliant Energy - +18662227100

City, Community, None, etc.)	
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas WTG Fuels Inc - +13256776209
For waste.... Will the county or city pick up the trash?	Private company
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Republic Services - +13252679954
County Operator who Confirmed the Information:	Republic Services - +13252679954
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	