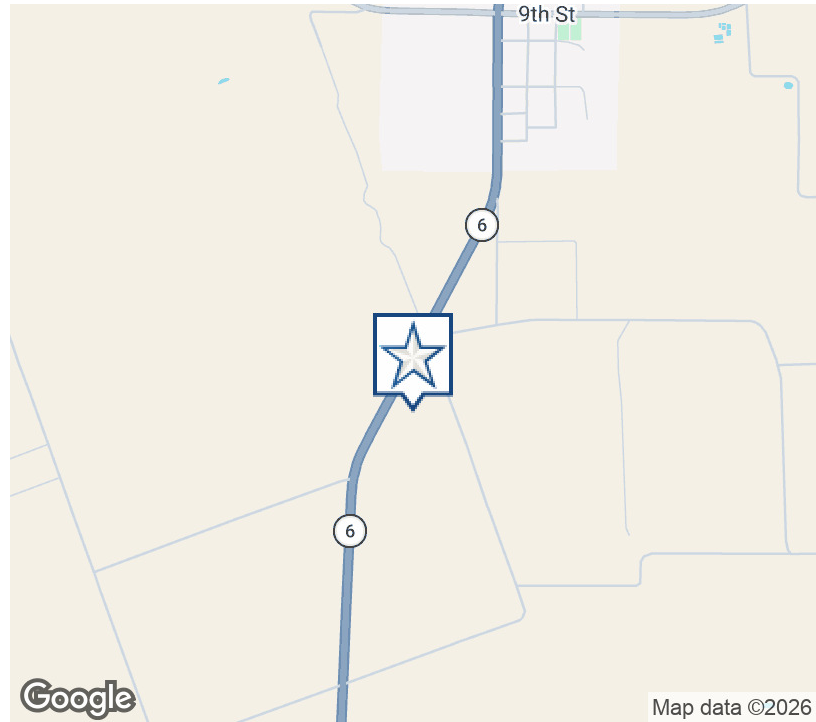


24 ACRES, HASKELL COUNTY

TBD Highway 6, O'Brien, TX 79539

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Offering:	For Sale or Lease
Price:	Subject to Offer
Lot Size:	23.75 Acres
Zoning:	D1 (Agricultural)
Utilities:	Water, Electric, Gas

PROPERTY OVERVIEW

23.75 acre triangular parcel with dual road frontage on State Highway 6 and County Road 182, located one mile south of O'Brien, Texas. Property features include a water well, city water access, electric service at the line, and a high-pressure natural gas line crossing the north end of the tract.

PROPERTY HIGHLIGHTS

- FOR SALE OR LEASE
- ZONED D1 (AGRICULTURAL)
- LOCATED IN HASKELL COUNTY
- CITY UTILITIES AVAILABLE
- SUBJECT TO OFFER

ERIK PAUL JOHNSON

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Brokerage makes no representation as to accuracy of all data presented.

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ADDITIONAL
PHOTOS



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LOCATION
MAP



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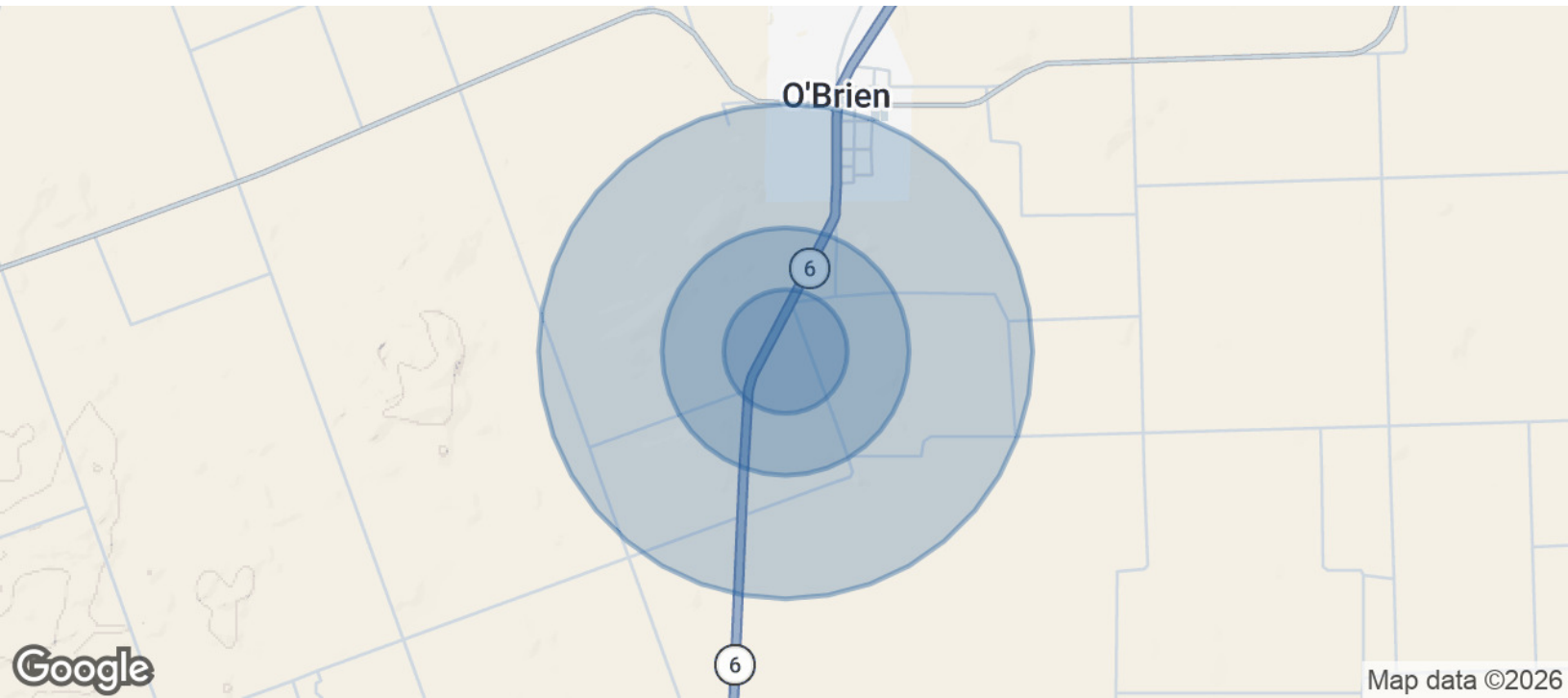
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24 ACRES, HASKELL COUNTY

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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	0	2	9
Average Age		46.5	41.4
Average Age (Male)		44.9	39.9
Average Age (Female)		57.7	51.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	0	3
# of Persons per HH			3.0
Average HH Income			\$76,283
Average House Value			\$92,339

2023 American Community Survey (ACS)

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