



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	16081
Lot Count:	1
Account # or GEO #:	16081
Property Address:	Lake Side Dr, Etoile, TX 75944
If No Address or 0 address: Closest Property with Numbered Address	304 Lake Side Dr, Etoile, TX 75944
County:	Nacogdoches
State:	Texas
Lot Number:	Lot 177
Legal Description:	LOT 177 BRANCH HOLLOW PG B
Parcel Size:	0.51 acres
Subdivision:	Branch Hollow
Approximate Dimensions:	118.54 ft by 267.95 ft by 73.13 ft by 267.95 ft
GPS Center Coordinates (Approximate):	31.382200, -94.460200
GPS Corner Coordinates (Approximate):	31.382500, -94.460500 31.382600, -94.460300 31.382000, -94.459800 31.381800, -94.460100
Google map link:	https://goo.gl/maps/thgeZfT4uWud7qhz9
Elevation:	210.6 feet
Market Value:	\$14,395.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/17qqYJiknNw5H6P5YlRkEdGTkknSRMx-o/view?usp=drive_link
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	

ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Lufkin, Texas - 26 min (19.4 miles)
Closest small town:	Alco, Texas - 13 min (9.1 miles)
Nearby attractions:	Etoile Park - 7 min (2.5 miles) Gandy Creek - 16 min (12.1 miles) Kit McConnico Park - 23 min (17.5 miles) Texas Forestry Museum - 21 min (17.1 miles) Ellen Trout Zoo - 28 min (21.5 miles) Museum of East Texas - 24 min (18.5 miles) Kiwanis Park - 27 min (19.9 miles) Cassels-Boykin Park - 33 min (27.3 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(936) 560-3447
Treasurer Website	Link
Treasurer Contact	936-560-3447
Recorder/Clerk Website	Link
Recorder/Clerk Contact	936-560-7733
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	936-559-2500
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(936) 560-7704
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	

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat

Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared
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.)	Single-family dwelling Mobile homes
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed on the property no restrictions
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	yes
Note's on RVs (jot down notes whatever the county has to say)	RV is allowed on the property as long as it is attached to septic
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes about whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	No restrictions
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	No restrictions
What are the setbacks of the lot?	No restrictions
What is the minimum lot size to build on the property?	No restrictions
Is there any time limit to build?	No restrictions
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 in order to build?	Not in a flood zone area
Any other restrictions?	Only restriction that the county has is to have a septic permit
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone X
Link to FEMA website	Check pictures below

Is the property wetland?	Not on wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p>Is the property located inside or outside 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 considered under County, means water can be built through deep well (You need to confirm it)</p>	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not yet connected but available in the area
If YES... (Put the company name and the phone number of the provider)	Etoile Water Supply - +19368542215
If it's in the area (Put the street name where the main water line is located.)	Lake Side Dr
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	N/A
How much will it cost (setup cost) to have water connection?	Buyer needs to gather information
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Strickland Septic Services, LLC - +19366349222
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
How much will it cost (setup cost) to have sewer connection or septic installed?	Buyer needs to gather information

Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Not yet connected but available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None, etc.)	Deep East Texas Electric - +19362294000
How much will it cost (setup cost) to have a power connection?	On the process
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas nearby
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.)	Campbell Sanitation (Trash Pick-Up) - +19362197880
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	

DISCLAIMER

The buyer is responsible for verifying all information with the County as to what can and can't 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 serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.