TOM GREEN COUNTY TEXAS

Stahl 208 Tract

25.00 ACRES, SUBJECT TO SURVEY

Offering memorandum

$335,000 ASKING PRICE

$13,400 per acre (approximately)

About 600 feet of frontage on State Highway 208, north San Angelo

Sterling Property Group
Keller Williams Synergy

OCTOBER 29 2026

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Stahl 208 Tract

5201 State Highway 208, north San Angelo, Texas

Offering detail	Basis
Acreage	25.00 acres; deed and CAD agree (GIS 25.12)
Asking price	$335,000; about $13,400 per acre
Highway frontage	About 600 ft on the west side of SH 208 (deed call 216 varas)
Jurisdiction	Outside San Angelo city limits; in the ETJ; no zoning
Distance	About 4.1 miles to downtown San Angelo
Improvements	1959 house, 470 SF, with porch; 1975 sea container
Flood zone	Zone X (minimal hazard) across the tract
Minerals	Seller reserves all minerals; see minerals and title

Highway-front land on the north side

A nearly level 25-acre tract with paved state-highway frontage, outside the city limits and free of zoning. It suits contractor and equipment yards, RV and boat storage, light industrial, service commercial or a future small-acreage subdivision, subject to the buyer’s own due diligence.

Acreage, frontage and improvements remain subject to survey and inspection. Water and septic availability are being confirmed. Drone photographs October 2026; boundary lines drawn on photographs are approximate.

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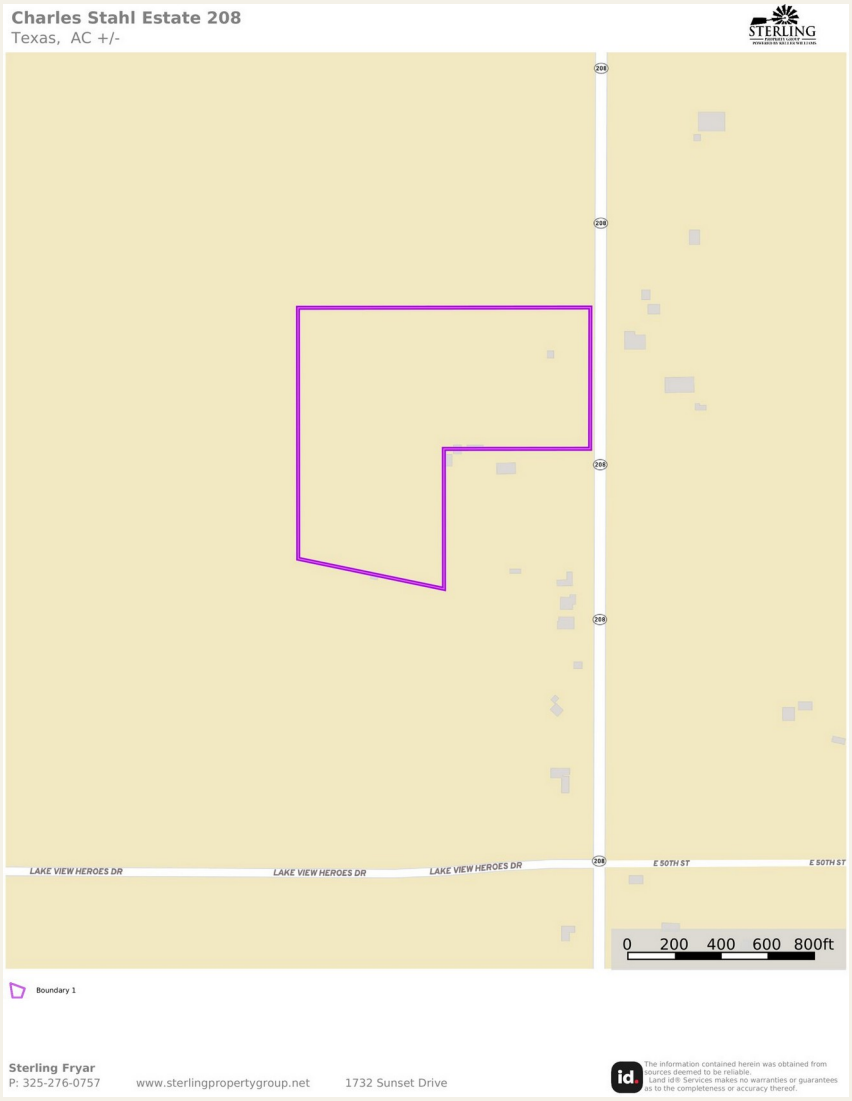
Regional setting

North San Angelo, between US 87 and FM 2105



The tract sits about 0.5 mile beyond the San Angelo city limits on the road toward Robert Lee, roughly 0.7 mile south of FM 2105 and north of the Lake View area.

Land id location map. Outline is approximate.

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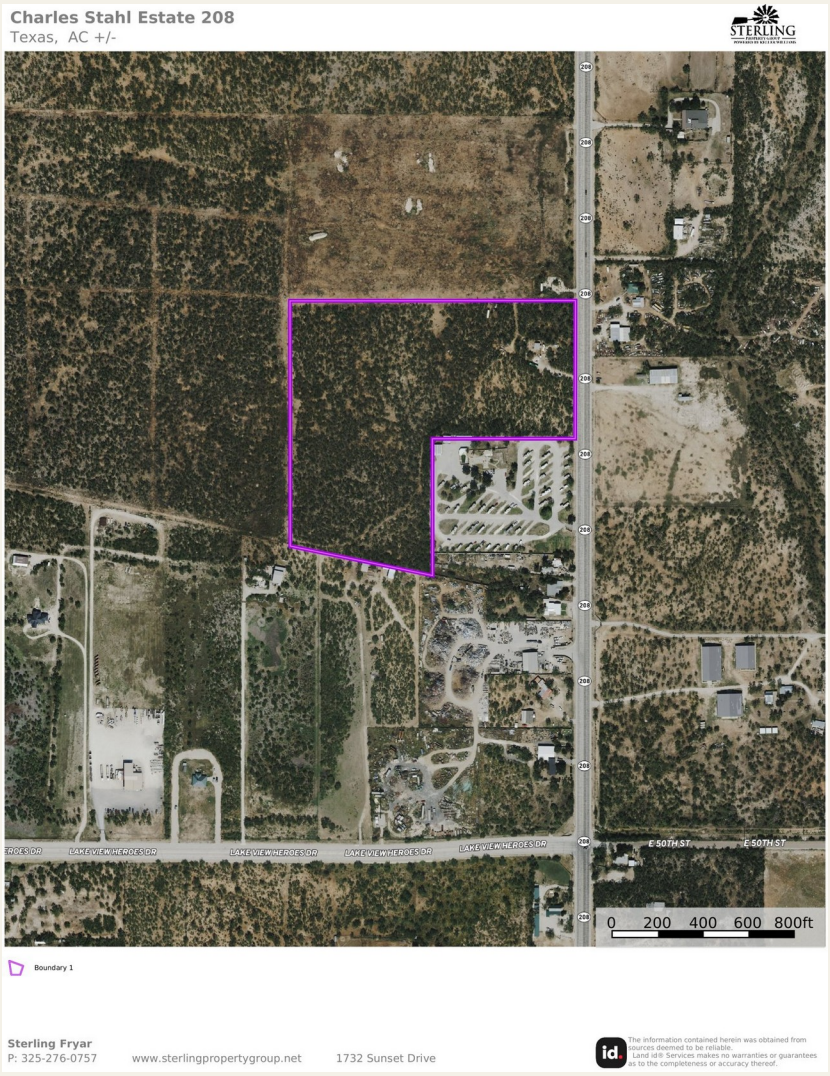
Tract boundary

Offering: 25.00 acres, subject to survey



The deed describes 25 acres in the southeast part of W.C.R.R. Co. Survey 175, with its east line running 216 varas (about 600 feet) along the west side of SH 208. The RV park and residences to the south front the highway, so the frontage is on the north part of the L-shaped tract.

Map outline is approximate and does not replace a survey. GIS measures 25.12 acres; the deed and CAD basis is 25.00 acres. A new commercial driveway would need a TxDOT access permit.

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The tract from the air

Drone photographs, October 2026

Approximate boundary outline over the tract

Boundary outline; lines are approximate

Boundary outline with the adjoining tracts

Boundary outline above the RV park and SH 208

Boundary lines drawn on photographs are approximate. Vehicles, trailers and personal property may not convey.

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State Highway 208 frontage

Drone photographs, October 2026

Drive into the tract from SH 208

SH 208 frontage, drive and power line

Frontage along SH 208 looking toward the RV park

RV park adjoining to the south on SH 208

Boundary lines drawn on photographs are approximate. Vehicles, trailers and personal property may not convey.

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House and site improvements

Drone photographs, October 2026

1959 house, travel trailer and container

House and cleared area near the frontage

House, container and outbuilding

Cleared house area within the brush

Boundary lines drawn on photographs are approximate. Vehicles, trailers and personal property may not convey.

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Land and surroundings

Drone photographs, October 2026

SH 208 and the north side of San Angelo

Brush cover and neighboring tracts

Tract interior and adjoining RV park

Tract and adjoining land to the west

Boundary lines drawn on photographs are approximate. Vehicles, trailers and personal property may not convey.

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Acreage reconciliation

Deed, CAD and deed-call closure agree on 25 acres

Account	Survey / abstract	Acres
R000069629	W.C.R.R. Co. Survey 175, A-4030; ag (open-space) land	24.000
R000069629	Same account; homesite, market value	1.000
Total	Geo ID 44-04030-0017-000-00	25.000

Survey basis

The 2007 vesting deed (TG #630875) describes the tract by metes and bounds. The calls close and compute to about 25.03 acres. No recorded survey or plat was found.

Taxes and ag valuation

Item	2026 CAD
Total market value	$233,740
Taxable value with ag valuation	$28,250
Estimated 2026 taxes (County and San Angelo ISD)	$433

A change from agricultural use may trigger rollback taxes for up to three prior years plus interest. CAD values are for tax purposes, not market value.

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House and container

1959 house, 470 SF, near the SH 208 frontage

Improvement	Year built	CAD size
House	1959	470 SF
Open covered porch	1959	80 SF
Sea container	1975	80 SF

Use of the house

The small 1959 house could serve as a site office or caretaker quarters, or be removed for a new use. The property is offered as-is; the house was built before 1978, and a lead-based paint disclosure applies.

Vehicles, travel trailers and other personal property shown in photographs may not convey. Condition, utilities and any items not on the CAD roll will be confirmed at the broker’s site inspection.

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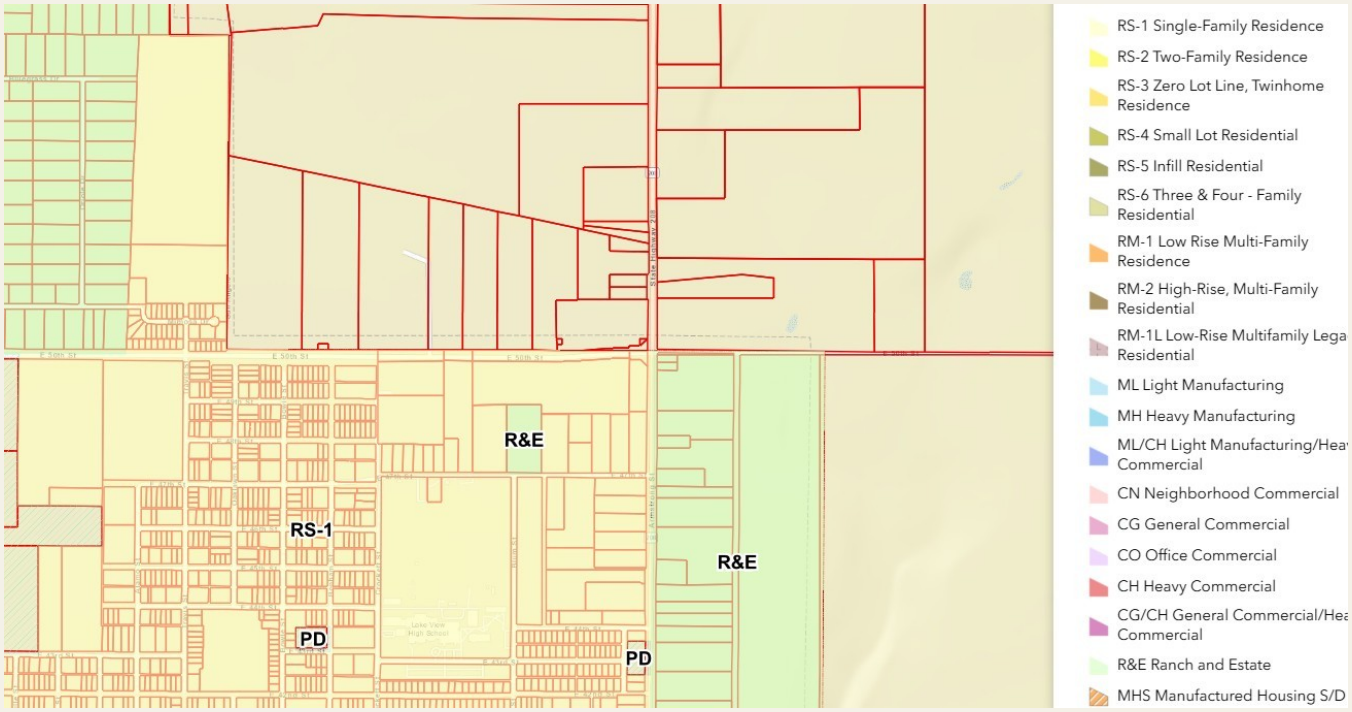
Jurisdiction and zoning

Outside the city limits, inside the ETJ, no zoning



City zoning stops at the city limits along E. 50th Street and Lake View Heroes Drive, south of the tract. The tract is in San Angelo’s extraterritorial jurisdiction (ETJ), where neither the city nor the county applies zoning. Selling the tract whole needs no plat; dividing it would need an approved plat.

City of San Angelo zoning map. Annexation-plan status has not been confirmed with the City Planning Department; buyers should confirm their intended use.

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Highway exposure

About 4,075 vehicles a day pass the tract on SH 208

TxDOT count location	2025 AADT
SH 208, about 0.2 mi south of the tract	4,075
SH 208, just south (Lake View area)	4,541
SH 208 farther south toward town	7,081
SH 208 north of FM 2105	3,502
FM 2105 west of SH 208	4,204
US 87 north (N. Bryant Blvd)	13,815 to 15,287

Trend

The count nearest the tract has grown from 3,261 in 2020 to 4,075 in 2025. SH 208 is a two-lane state highway carrying steady commuter and service traffic.

Source: TxDOT AADT Annuals (public view), data extract October 1, 2026. AADT = annual average daily traffic.

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Service availability

Water and septic availability being confirmed

Service	Status and buyer verification
Electric	The house has electric service. Verify provider (AEP Texas North area; Concho Valley Electric Coop also serves rural areas) and capacity.
Water	Not inside a mapped public water service area. The City of San Angelo service area lies about 400–600 m from the tract center; Concho Rural Water is within about 1.5 km. The house's source (well or meter) is being confirmed.
Septic	No city sewer outside the city limits. Existing system being confirmed; new uses need Tom Green County on-site sewage approval. Shallow caliche affects design.
Natural gas	Atmos Energy holds an easement on adjoining land; availability to the tract is unconfirmed.

Service territory and nearby lines do not establish available capacity. Buyers should confirm with each provider.

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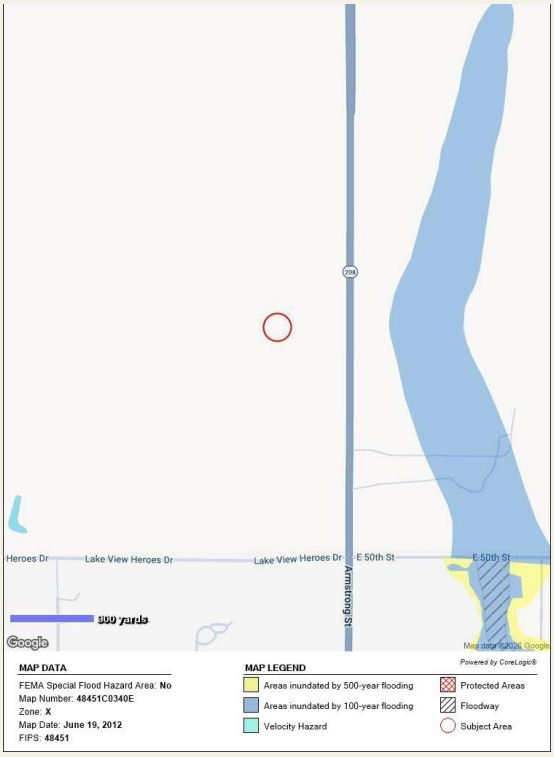
Land character

Nearly level, well drained, FEMA Zone X



Flood

FEMA Zone X, not a special flood hazard area (FIRM 48451C0340E, June 19, 2012). The mapped floodplain lies east of SH 208.

Soils

SkA Slaughter-Cho complex, 0–1% slopes, across the tract: clay loam over caliche at about 9 to 16 inches. Good bearing for pads and yards; caliche adds cost to septic and excavation.

Cover

Dense mesquite and juniper brush with a cleared area and drive near the house.

Flood map: InterFlood (CoreLogic) FEMA data. Soils: USDA Soil Data Access. North San Angelo had severe flash flooding on July 4, 2025; effects on this site are not known.

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Growth on the north side

Planned infrastructure and employers nearby

Driver	Status
TxDOT North Relief Route (I-27 / Ports-to-Plains)	About 11 miles on new location from US 87 to US 67 north of town; right-of-way about 2030, construction about 2032.
Skybox data center campus	About 350 acres near US 67 N and City Farm Road; rezoned January 2026.
San Angelo Business & Industrial Park	Amazon, FedEx Ground, Frito-Lay and Warren Cat, with rail park expansion.
Goodfellow AFB	Largest area employer, about 7.6 miles away.

Sources: TxDOT project pages and published news reports, October 2026. Route alignment near SH 208 is not yet confirmed.

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Recorded access matters

Informational summary · Not a title opinion

Recorded matter	What a buyer should know
Legal access	Public road frontage: the deed’s east line is the west line of SH 208 for 216 varas (TG #630875).
Easements on the tract	No recorded easement crossing the tract was found after about 1979. The power line serving the house is unrecorded or older.
Adjoining easements	AEP Texas (2019) and Atmos Energy (2023) easements were granted by the neighboring owner only.
Pipelines and wells	No Railroad Commission-mapped pipeline or well on the tract.

A survey and title commitment should locate any easement not shown in the online records. Records before about 1979 are not indexed online.

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Getting there

GPS and driving distances

Item	Detail
GPS (tract center)	31.5163, -100.4386
Address	5201 State Highway 208, San Angelo, TX 76903
Showings	By appointment with Sterling D. Fryar, MAI

Destination	Miles	Drive
Downtown San Angelo	4.1	7 min
Goodfellow AFB	7.6	14 min
San Angelo Regional Airport (SJT)	16.2	25 min
Abilene	86	1 h 40 m
Midland	110	2 h 05 m
Austin	209	4 h 15 m
San Antonio	214	3 h 45 m
Fort Worth	239	4 h 20 m
Dallas	271	4 h 55 m

Driving distances from OpenStreetMap routing (OSRM), October 28, 2026, measured from the tract center to city centers. Free-flow times; actual times run longer. Gate coordinates to be added after the site inspection.

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Interests to confirm

Informational summary · Not a title opinion

Item	Summary for buyers
Seller	An estate, acting through its court-appointed Independent Administrator with power of sale. Heirship has been determined by the County Court.
Minerals	The seller reserves all oil, gas and other minerals; no mineral interest conveys. Records indicate the estate holds up to 100%, subject to older deeds not online. Any limits on the mineral owner's use of the surface will be set in the contract.
Leases	A 1980 oil and gas lease (DR 705/291) has no recorded release; no well was drilled. No current lease or production found.
Liens	No deed of trust, lien or judgment against the tract was found.

Buyers should rely on a title commitment and, for minerals, a landman or oil and gas attorney.

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Buyer review checklist

$335,000 · 25.00 acres · about $13,400 per acre

Review item	What to confirm
Intended use	Confirm the planned use with the County and, if needed, the City; no zoning applies.
Highway access	Obtain a TxDOT driveway permit for any new commercial entrance.
Water and septic	Confirm water source and capacity and on-site sewage feasibility.
Survey	Order a survey to confirm acreage, frontage and improvements.
Title	Review the title commitment, estate documents, older reservations and the seller's mineral reservation.
Taxes	Account for possible ag rollback taxes on a change of use.
Condition	The property is offered as-is; inspect the house and site.

Showing requirements

Contact Sterling D. Fryar, MAI before any showing. Buyers must provide proof of funds or pre-approval. A buyer’s agent must be identified and present at the first and all showings to participate in commission.

Boundaries are approximate and subject to a formal survey. Information is from sources deemed reliable but not guaranteed.

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Property inquiries

Sterling D. Fryar, MAI

Sterling Property Group
Keller Williams Synergy
(325) 276-0757
sterling@sterlingpropertygroup.net

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Restricted use

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Permission requests: sterling@sterlingpropertygroup.net, (325) 276-0757.

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Synergy	9004765	klrw1018@kw.com	325-692-4488
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jenny Aldridge	574365	jennyaldridge@kw.com	325-320-1841
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Sterling Fryar	585689	sterling.fryar@kw.com	325-276-0757
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____