

**FOR SALE**

**2.037 ACRES  
RICE, TEXAS**

**PRESENTED BY:  
KELLY HARRIS**

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## PROPERTY INFORMATION

**LOCATION:** Northwest corner of I.H. 45 and F.M. 1126 in Rice, Texas. See mapping enclosed.

**SIZE:** 2.037 acres approximately. Subject to an updated survey.

**FRONTAGE:** Interstate 45: 140'.  
F.M. 1126: 128'.  
\*these dimensions are based on the existing survey plat.

**ZONING:** Commercial.

**UTILITIES:** 8" Rice Co-op water fronting the property. No sewer. Septic will have to be installed.

**TOPOGRAPHY:** Level.

**PRICE:** \$130,000.00.

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FORBES RD

Fm 1126

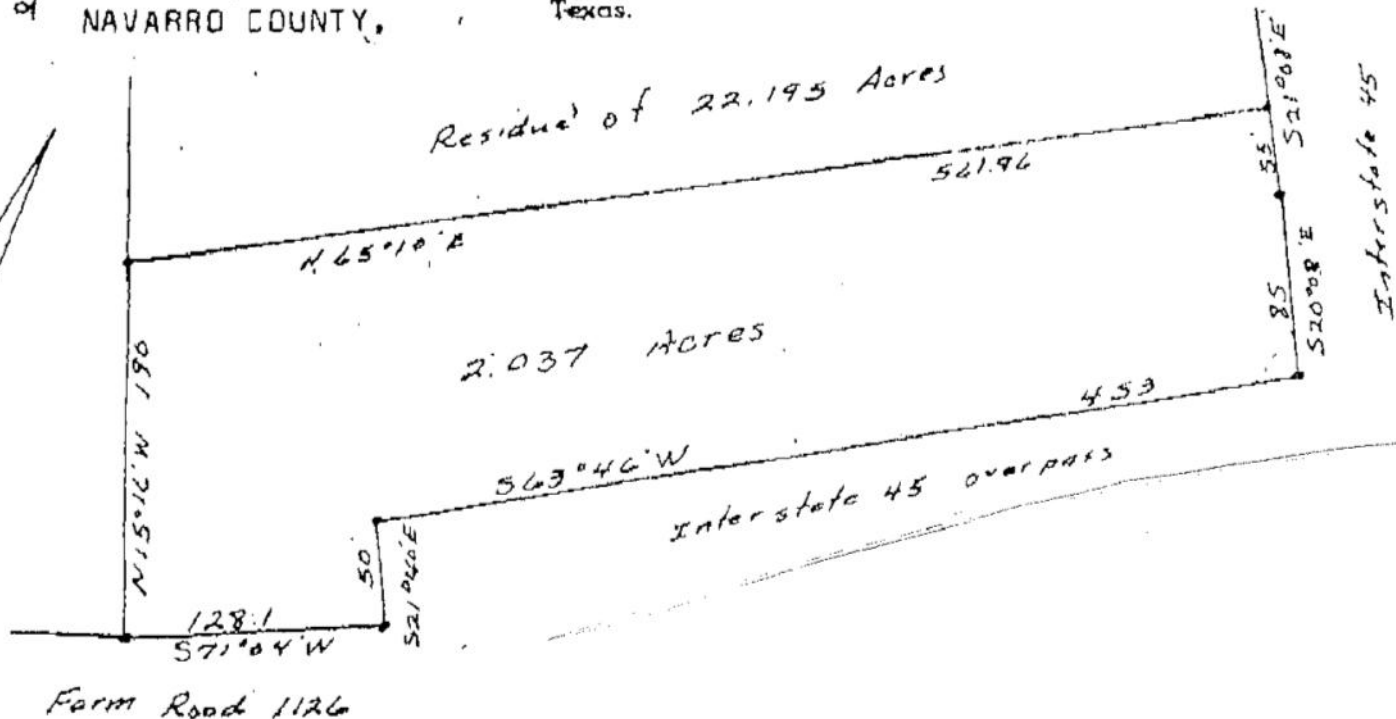
Fm 1126



## SURVEY PLAT

**TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:**

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. COOPER & DORAN, in the city of NAVARRO COUNTY, Texas, described as follows:  
 Lot No. 2,037 ACRES IN THE J. H. JOHNSON SURVEY, Block No. \_\_\_\_\_ City Block No. \_\_\_\_\_  
 of ABSTRACT NO. 448 Addition, an addition to the City of \_\_\_\_\_  
 Texas, according to the \_\_\_\_\_ plat recorded in Volume \_\_\_\_\_ at page \_\_\_\_\_ of the Map Records of NAVARRO COUNTY, Texas.



**Field Notes:**

All that certain lot, tract, or parcel of land, being 2.037 acres situated in the J. H. Johnson Survey, Abstract No. 448, in Navarro County, Texas, and being apart of a called 22.195 acres tract described in Deed from Olive Brown et al, to Victor Cooper and Jack Doran, dated February 15, 1966, recorded in Volume 732 Page 805 of the Deed Records of Navarro County, Texas. Said 2.037 acres are more fully described as follows;

Beginning at an iron stake for corner, get in the East line of the called 22.195 acres tract and brs. S 21° 08' E 834 feet from its Northeast corner, corner is also in the West right-of-way of Interstate No. 45;

Thence S 21° 08' E 55 feet and S 20° 08' E 85 feet with the West line of said highway to a right-of-way marker for corner;

Thence S 63° 46' W 453 feet to a right-of-way marker for corner;

Thence S 21° 40' E 50 feet to an iron stake for corner;

Thence S 71° 04' W 128.1 feet to an iron stake for corner in the North right-of-way of Farm Road No. 1126;

Thence N 15° 16' W 190 feet to an iron stake for corner;

Thence N 65° 10' E 561.96 feet to the place of beginning containing 2.037 acres of land.

# AREA MAP



# Rice, Texas

## Rice, Texas



Location of Rice, Texas

Coordinates:  [32°14'4"N 96°29'41"W](#)[32.23444, -96.49472](#)

**Country** United States

**State** Texas

**County** Navarro

### Area

**- Total** 2.8 sq mi (7.2 km<sup>2</sup>)

**- Land** 2.7 sq mi (7.0 km<sup>2</sup>)

**- Water** 0.1 sq mi (0.2 km<sup>2</sup>)

**Elevation** 459 ft (140 m)

### Population (2000)

**- Total** 798

<b>- Density</b>	294.9/sq mi (113.9/km <sup>2</sup> )
<b>Time zone</b>	Central (CST) (UTC-6)
<b>- Summer (DST)</b>	CDT (UTC-5)
<b>FIPS code</b>	48-61736 <sup>[1]</sup>
<b>GNIS feature ID</b>	1345153 <sup>[2]</sup>

**Rice** is a city in Navarro County, Texas, United States. The population was 798 at the 2000 census.

## Geography

Rice is located at  32°14′4″N, 96°29′41″W﻿ (32.234563, -96.494670)<sup>[3]</sup>.

According to the United States Census Bureau, the city has a total area of 2.8 square miles (7.3 km<sup>2</sup>), of which, 2.7 square miles (7.0 km<sup>2</sup>) of it is land and 0.1 square miles (0.2 km<sup>2</sup>) of it (3.21%) is water.

## Demographics

As of the census<sup>[1]</sup> of 2000, there were 798 people, 260 households, and 215 families residing in the city. The population density was 294.9 people per square mile (113.7/km<sup>2</sup>). There were 371 housing units at an average density of 137.1/sq mi (52.9/km<sup>2</sup>). The racial makeup of the city was 76.32% White, 9.77% African American, 0.25% Native American, 12.53% from other races, and 1.13% from two or more races. Hispanic or Latino of any race were 17.54% of the population.

There were 260 households out of which 48.8% had children under the age of 18 living with them, 61.2% were married couples living together, 14.6% had a female householder with no husband present, and 17.3% were non-families. 11.9% of all households were made up of individuals and 4.2% had someone living alone who was 65 years of age or older. The average household size was 3.07 and the average family size was 3.33.

In the city the population was spread out with 33.8% under the age of 18, 8.5% from 18 to 24, 35.0% from 25 to 44, 15.8% from 45 to 64, and 6.9% who were 65 years of age or older. The median age was 30 years. For every 100 females there were 91.4 males. For every 100 females age 18 and over, there were 91.3 males.

The median income for a household in the city was \$31,875, and the median income for a family was \$33,375. Males had a median income of \$28,375 versus \$20,250 for females. The per capita income for the city was \$11,616. About 17.1% of families and 15.6% of the population were below the poverty line, including 7.0% of those under age 18 and 36.0% of those age 65 or over.

## History

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The city's namesake is William Marsh Rice, who donated the land for a city church and the city cemetery. Mr. Rice is the same person for whom Rice University -- one of America's most preeminent, selective universities -- is named.

## Education

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The City of Rice is served by the Rice Independent School District.