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Sweetwater Texas

Biard Development Company
INCORPORATED
Dallas, Texas

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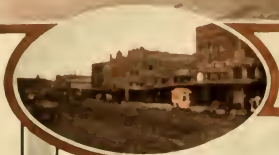
Foreword

¶ Sweetwater's ideal location, as the County seat of Nolan County in central Western Texas, encompassed as it is by widespread fields of agricultural richness, basking in a sunshine that is little short of being perennial, with a climatic poise truly representative of Western Texas, so much praised by those who have actually visited this enticing land

of opportunity, makes it the most attractive center of activity for both investor and homeseeker in Texas today. : : : : : : : :

¶ With her natural attractions and advantages it is inevitable that Sweetwater must ere long fulfill her manifest destiny and become acclaimed as the climatic and health center of that radius of territory immediately adjacent to Texas on the west, not including Western Texas. The climate is ideal with mild winters, continuous days of sunshine and cool summer nights which are not exceeded elsewhere in Texas.

¶ The opportunity for wealth and the gaining thereof, both from the standpoint of the investor and the homeseeker, are unlimited and in offering this short treatise on Sweetwater, we have endeavored to put forth short authentic statements and facts. A careful perusal of the following pages will convince the most skeptic and, most surely, cannot do otherwise than interest those who seek health, wealth and pleasure in the most attractive section of this country today—Texas. : : : : : : : : : :



Street Scenes in Various Sections of Sweetwater, Texas



SWEETWATER is a thriving city of 6000 population and is conceded to be the commercial, industrial and railroad center of central West Texas. Its civic bodies and business men being made up of prosperous foresighted people assures it a steady continuous growth in both population and civic improvement.

¶ Most prominent among its civic properties are:

Sweetwater High School.

Two first-class ward schools.

Nolan County Court House.

Twelve miles bitulithic streets now in course of construction and recent issuance of \$100,000 in bonds for building of first-class roads out of Sweetwater; and an additional \$40,000.00 bond issue contemplated for bitulithic paving which makes a total of \$120,000.00 when property owners' pro-rata is added.

Water works and an electric light plant.

¶ At Sweetwater is represented almost every line of commercial enterprise, a number which are listed following:

6 Wholesale Houses.

2 Wholesale Packing Industries.

3 Banking Institutions.

2 Cotton Gins and one large Compress.

6 Lumber Yards.

2 Steam Laundries.

Large Brick Kiln.

Large Flour Milling Company.

Saddlery Manufacturer.

Grogan Mineral Wells.

3 Hotels.

3 Railroad Trunk Lines.

1 Daily Newspaper.

2 Weekly Publications.

¶ At Sweetwater are located the general offices, shops and round house of the Kansas

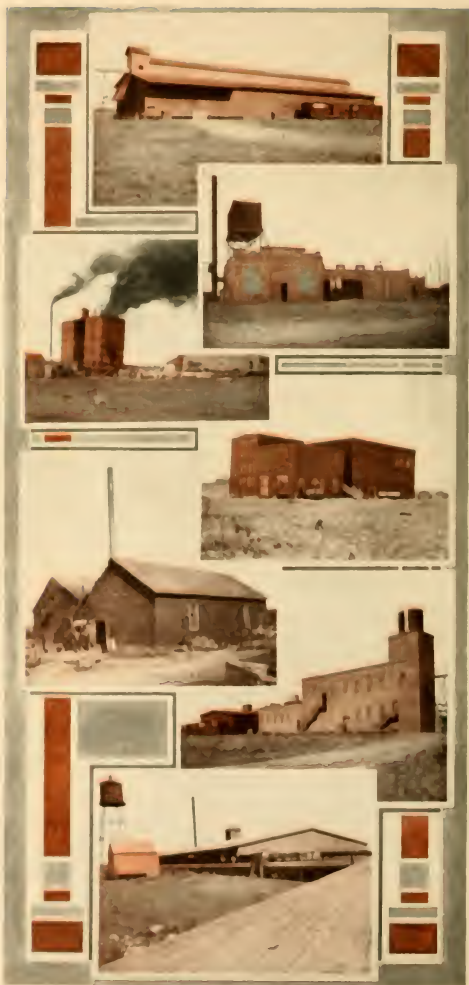


Sweetwater's School Buildings, Hotels and Nolan County Court House

City, Mexico & Orient Railroad; the round houses, freight and passenger division of The Atchison, Topeka & Santa Fe Railway Company, one of the strongest railroads of the Southwest, and which is now spending \$1,000,000.00 in the construction of its round houses, machine shops, etc., at Sweetwater. Many miles of track are being constructed in the yards alone. Sweetwater is the railroad center of that territory West of Fort Worth covering a distance of 500 miles east and west and about 300 miles north and south, having at the present time three large important trunk lines with assurance that another line will build into Sweetwater within the next twelve months. The payrolls to the railroad employees at Sweetwater are a big item and are growing each month. Sweetwater is located on the main line of the Texas & Pacific Railroad.

q Being one of the largest and most important centers in western Texas as a stock and cattle market, Sweetwater has also become a packing center. Two large packing houses will be located at this point. One is now nearing completion, cut of which is shown in this booklet, and a larger plant is under contract and construction will begin immediately, to take care of the increase in the output of first-class beef and other meats brought here to market. It is said that Sweetwater will soon be the packing center of all the West.

q At Sweetwater is located the Famous Grogan Mineral Springs, in the very heart



Sweetwater's Industries are Her Crowning Asset

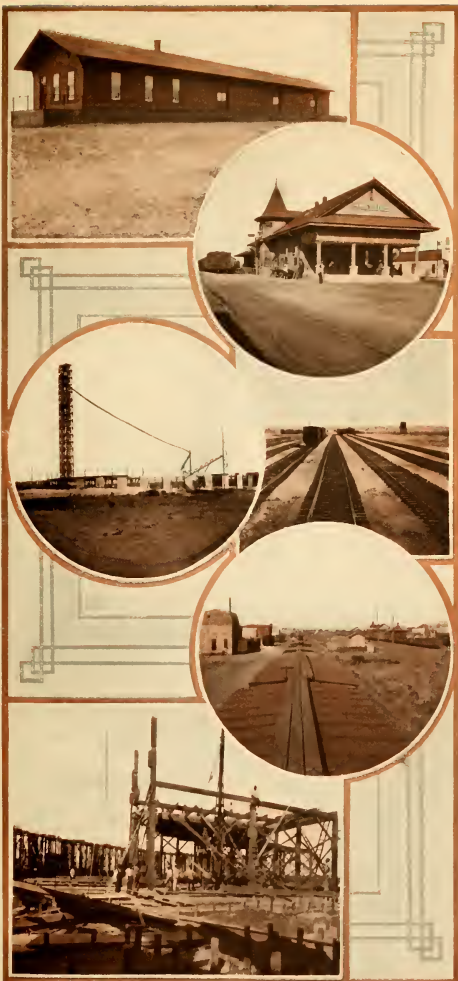
of the city, so well known for their medicinal values. These Springs have done much to advertise Sweetwater as a health resort and watering place. At these Springs are located a large modern pavilion and modern bath house. These waters are noted for their curative properties for rheumatic trouble, stomach troubles, skin diseases and nervous debility and are recommended by leading physicians in all parts of this country. Shipments of these waters are made daily to all parts of the United States.

¶ Combining the opportunity to use the waters from the Famous Grogan Springs, with the 2200 foot altitude which Sweetwater has makes it the most desirable health resort and watering place inland in the entire Southwest.

¶ At Sweetwater there is a chance for every man, and while it is not possible to go into the marvelous possibilities at Sweetwater, within the narrow limits of this booklet, there are vast areas of rich soil yet untouched by the plow, with an unlimited field for investment along other lines, which only await the coming of intelligent capital, additional population, and a realization of the opportunities which are available to the man of limited means, as to the captain of industry. The resources of Sweetwater and its tributary lands are many and varied. Foremost, just now, are its agricultural and cattle raising which have created such a new and distinct standard and have attracted attention from



Group Business Buildings at Sweetwater



What the Railroads Have Done, and are Doing at Sweetwater



Seaside Residences are Attractive

every nook and corner of this North American continent.

¶ For the seeker after health, for the tourist in quest of new scenes, for the home seeker, whether his desire is fruit growing, stock raising, farming, store keeping, or a good conservative investment, or to settle down in the midst of incomparable surroundings and matchless climatic conditions, Sweetwater is without a peer.

¶ The enticement which Sweetwater exerts over all who come under the magic spell of its attractiveness arises partly from the natural beauty of its setting, partly the comfort which its climate suggests, partly the fascination which comes from its close proximity to the larger centers in this state, which, all in all, bring about a determined desire to become an immediate resident of this thriving and pleasant center. Or, perhaps it is the lure of the West, for there yet lingers in the blood of most of us a little of the desire of our Pilgrim Fathers to seek new fields of pleasure and investment in new lands.

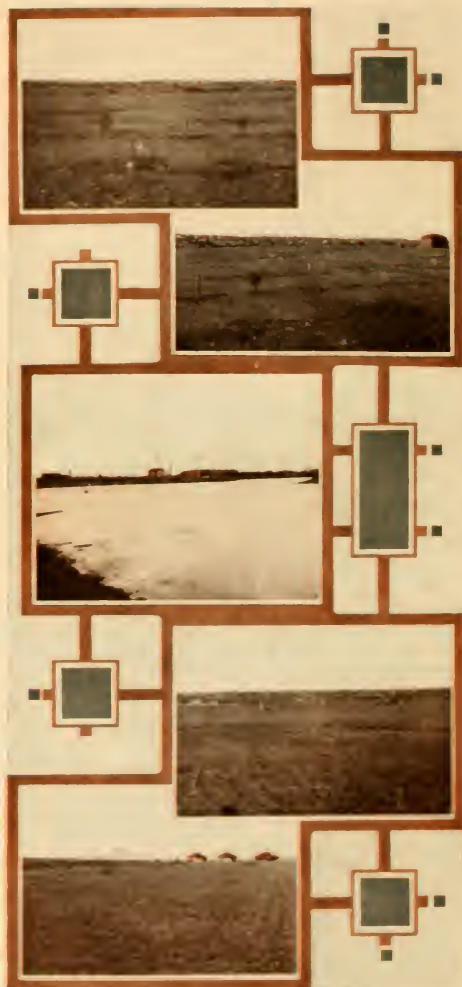




Grogan Springs Bath House and one of the Six Wells Church now Under Construction and Several Business Blocks. Even Our Booster Band is Right up to the Minute.



More Sweetwater Residences



Sweetwater City Lake is Shown in Center Photo Reproduction. "How the Land Lies" is Shown in the Remaining Views, Made From Snell Park Addition Looking Toward City of Sweetwater. The Three Residences Shown in Bottom Picture are Located in Snell Park Addition.



Another Group of Sweetwater Residences



IN the event that the information you seek is not found in this booklet write us. Our business is the selling of high class residence additions and farm lands in any acreage at Sweetwater and throughout central Western Texas and we are fully equipped to furnish any information concerning climatic conditions and opportunities appertaining to this section. All inquiries cheerfully answered. Additional copies of this booklet will be sent upon request.

Biard Development Company

Dallas, Texas

The Biard Development Company refer to

American Exchange National Bank
Dallas, Texas

First National Bank
Sweetwater, Texas

And the Mercantile Agencies

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