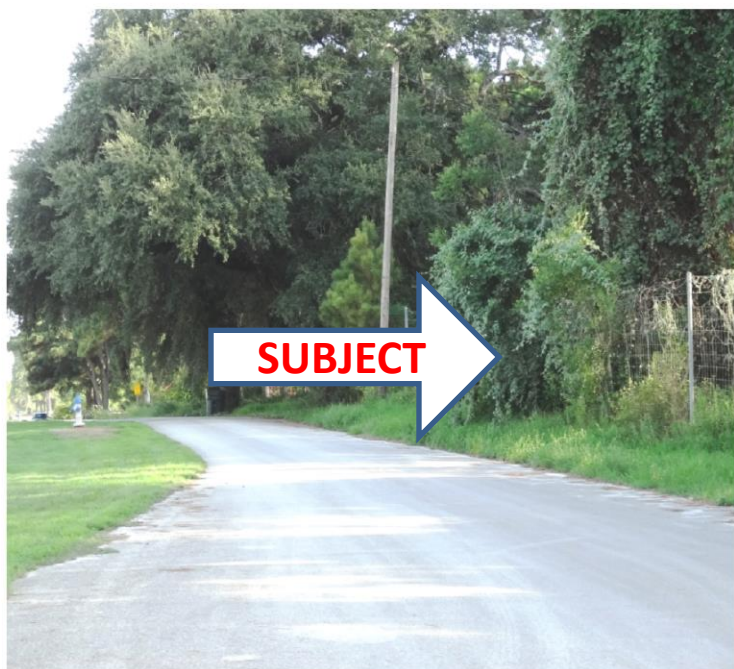


7.3259 Acres Excellent Commercial Location



**1571 HLUCHAN,
SEALY, AUSTIN CO., TX**
450' +/- Frontage on I-10 Feeder
Inside Sealy's City Limits
High Visibility in Developing Area



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Real Estate**

Since 1970



High visibility property with approximately 450' frontage on I-10 Feeder Road and approximately 745' frontage on Hluchan Road. Adjacent to Sealy Outlet Mall and across I-10 from three automobile dealerships. Noticeable development in this I-10 area.





COMMERCIAL PROPERTY

Location of Property:		Sealy* I-10 East * Exit 720A*I-10E feeder to property on the right		Listing #: 99071	
Address of Property:		1571 Hluchan, Sealy, TX 77474		Road Frontage: See Additional Info. below	
County:	Austin Co.	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None		Lot Size or Dimensions: 7.3259 Acres		
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Number of Acres:		7.3259 Acres		Improvements on Property:	
Price per sq. ft. (or)		\$2.75 per sq. ft.		Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO See HOME listing if Yes
Total Listing Price:		\$877,569.58		Buildings:	None
Terms of Sale:				Barns:	2 tin pole barns
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			Others:	Manufactured Home - 14' x 76'
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Sell.-Fin. Terms:					
Down Payment:					
Note Period:					
Interest Rate:			% Wooded: 35% +/-		
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.			Type Trees: Oak and Pine		
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Fencing: Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Years:			Condition: good		
			Cross-Fencing: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
			Condition: Fair		
Property Taxes: Year:	2015		Ponds: Number of Ponds: None		
School: \$	-		Sizes:		
County: \$	321.10		Creek(s): Name(s): None		
FM/Rd/Br.: \$	118.92				
Fire Dept. \$	80.84		River(s): Name(s): None		
City: \$	372.78				
TOTAL: \$	893.64		Water Well(s): How Many? 1		
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Year Drilled: Unknown Depth: Unknown		
School District:	Sealy I.S.D.		Community Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Minerals and Royalty:			Provider: City of Sealy is available		
Seller believes 25% to own: 25%	*Minerals *Royalty		Electric Service Provider (Name):		
Seller will negotiate	Minerals		Beumco Electric Co.		
Convey: negotiate	Royalty		Gas Service Provider		
			Butane - Sealy Appliance		
Leases Affecting Property:			Septic System(s): How Many: Yes - One		
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Lessee's Name:			Soil Type: Sandy Loam		
Lease Expiration Date:			Grass Type(s): Native		
			Flood Hazard Zone: See Seller's Disclosure or to be determined by survey		
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Nearest Town to Property: In Sealy City Limits		
Lessee's Name:			Distance:		
Lease Expiration Date:			Driving time from Houston 45 minutes		
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Items specifically excluded from the sale: All of Sellers' personal property located on said 7.3259 acre tract		
Easements Affecting Property: Name(s):					
Pipeline: None			Additional Information: Road Frontage:		
Roadway: None			I-10 Feeder Road: 450.76'		
Electric: City of Sealy-Beumco Energy			Hluchan Road: 745.69'		
Telephone: None					
Water: None					
Other:					

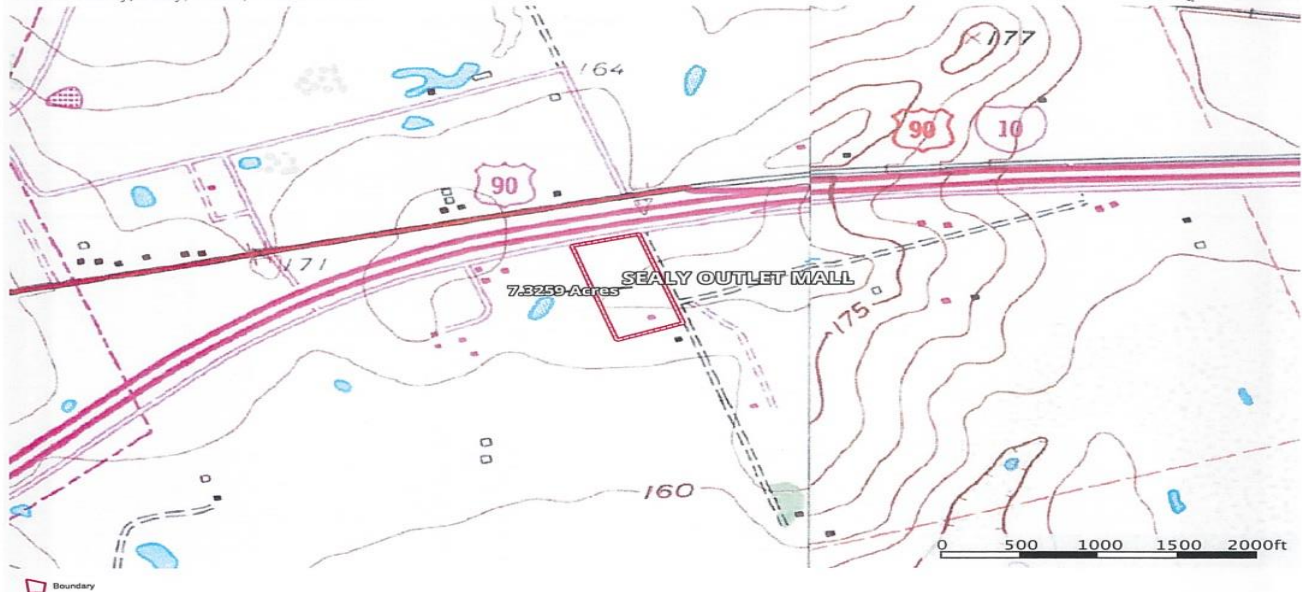
Austin County, Sealy, Texas, 7.3259 AC +/-



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McDonald, George
Austin County, Sealy, Texas, 7.3259 AC +/-



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Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969



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New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636

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