

# Texas Listing Service

The Realtor's™ Choice for Country Real Estate

## FM 3538 At Rexville Road - Sealy 77474, Austin County



**BILL JOHNSON AND ASSOC.  
REAL ESTATE CO.**

Office Phone: Bellville (979)  
865-5466 New Ulm (979) 992-  
2636

This 39.9561 acre commercial property is located at the corner of FM 3538 and Rexville Road, south of Sealy, Texas. The property has approximately 1329 feet of frontage on FM 3538 and approximately 1310 feet of frontage on Rexville Road. Significant road frontage allows this property to be easily divided. A portion of the property located within the City Limits of Sealy. Electricity and water are presently available to the property. This 39.956 acre property, which adjoins the Walmart Distribution Center property is generally flat and completely open. This is an excellent piece of commercial property!

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.**

List Price: \$998,903  
ID No.: 88168  
Listing Type: For Sale  
Use: Commercial  
Building: Land Only  
Acreage: 39.96 Acres  
Frontage: Paved Road, County Road, Farm to Market Road  
Land Use: Agricultural Lease  
Other Features: Pond, Mostly Flat  
Directions: Sealy \* I-10 West \* Exit FM 3538 traveling south to the property. Watch for Bill Johnson Real Estate Company "For Sale" signs.

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

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**LOT OR ACREAGE LISTING**

Location of Property: Corner of FM 3538 and Rexville Road, Sealy, TX 77474 Listing #: 88168  
 Address of Property: FM 3538, Sealy TX 77474 Road Frontage See Additional Info. below  
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: N/A Lot Size or Dimensions: 39.9561 acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 39.9561 Acres**Price per Acre (or)** \$25,000.00**Total Listing Price:** \$998,902.50**Terms of Sale:**

Cash: ☒ YES ☐ NO  
 Seller-Finance: ☐ YES ☒ NO  
 Sell.-Fin. Terms: \_\_\_\_\_  
 Down Payment: \_\_\_\_\_  
 Note Period: \_\_\_\_\_  
 Interest Rate: \_\_\_\_\_  
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ An  
 Balloon Note: ☐ YES ☐ NO  
 Number of Years: \_\_\_\_\_

**Property Taxes:**

		2014
School:	\$	43.86
County:	\$	13.17
City:	\$	11.72
Fire Dept.	\$	3.48
Rd/Br.	\$	4.88
TOTAL:	\$	77.11

Agricultural Exemption: ☒ Yes ☐ No  
 School District: Sealy I.S.D.

**Minerals and Royalty:**

Seller believes 100% \*Minerals  
 to own: 100% \*Royalty  
 Seller will Negotiable Minerals  
 Convey: Negotiable Royalty

**Leases Affecting Property:**Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name: \_\_\_\_\_

Lease Expiration Date: \_\_\_\_\_

Surface Lease: ☒ Yes ☐ No

Lessee's Name: \_\_\_\_\_

Lease Expiration Date: 30 day notice

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s): \_\_\_\_\_

Pipeline: Seminole Pipeline

Roadway: None

Electric: None

Telephone: None

Water: None

Other: None

**Improvements on Property:**Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: None

Barns: 510 Sq. Ft. Tin Barn

Others: None

% Wooded: Open

Type Trees: Open

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☐ YES ☒ NO

Condition: \_\_\_\_\_

Ponds: Number of Ponds: Yes

Sizes: 1/4 acre

Creek(s): None

River(s): Name(s): None

**Water Well(s): How Many?**

Year Drilled: \_\_\_\_\_ Depth: \_\_\_\_\_

Community Water Available: ☒ YES ☐ NO

Provider: City of Sealy

Electric Service Provider (Name): None

Gas Service Provider (Name): None

Septic System(s): How Many: None

Year Installed: \_\_\_\_\_

Soil Type: Sandy

Grass Type(s): Native

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey

Nearest Town to Property: Sealy

Distance: 2 miles

Driving time from Houston 45 minutes

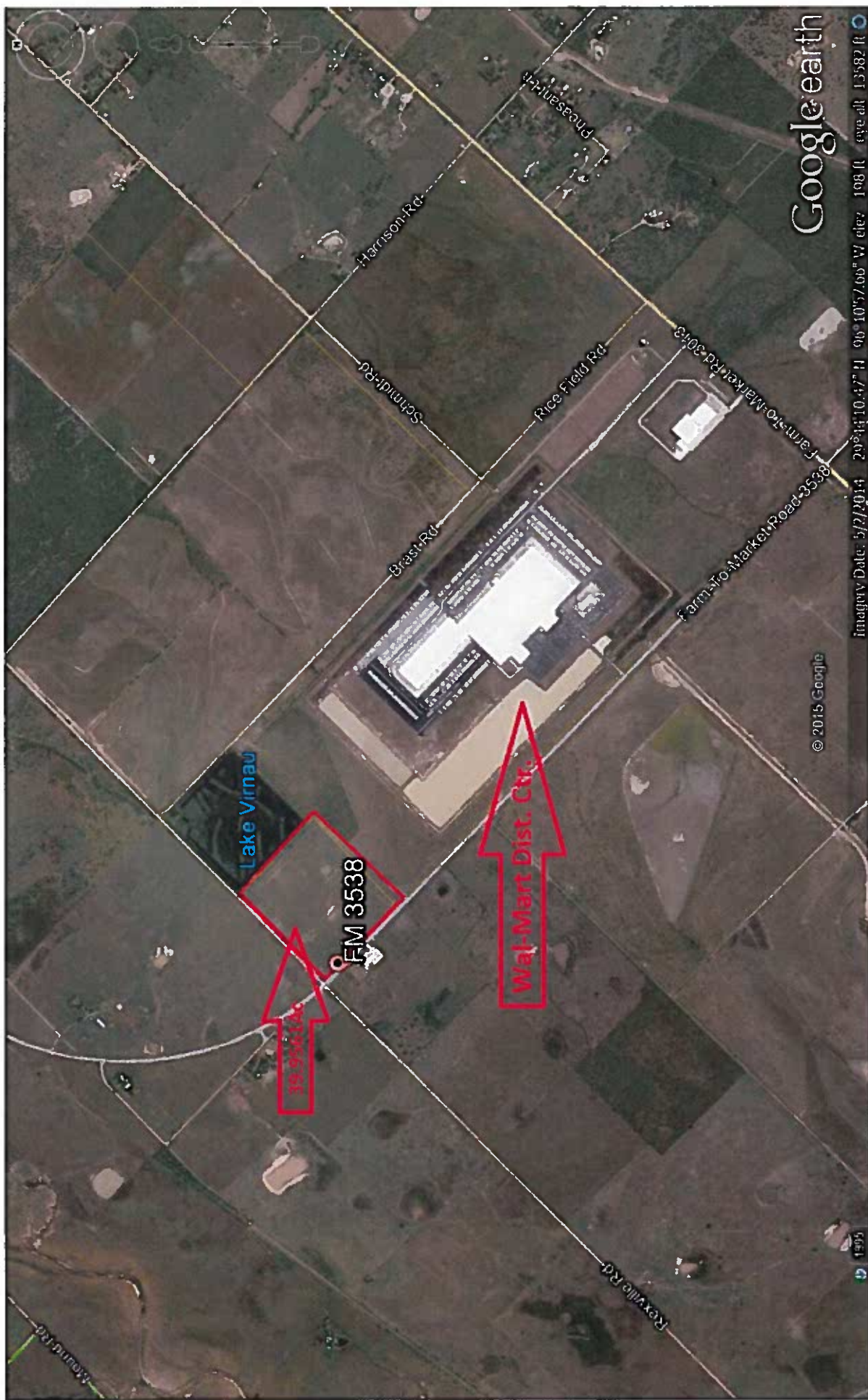
Items specifically excluded from the sale: \_\_\_\_\_

Additional Information: Road Frontage:

FM 3538 - Approx. 1329 feet

Rexville Road - Approx. 1310 feet

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



Google Earth

Imagery Date: 5/2/2014 29° 10' 10.47" N 96° 10' 57.69" W elev: 108 ft eye alt: 13582 ft

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Lake Virnau

FM 3538

35.9461146

Wal-Mart Dist. Ctr.



Lake Virnau

Farm To Market Road 3538

Rexwille Rd

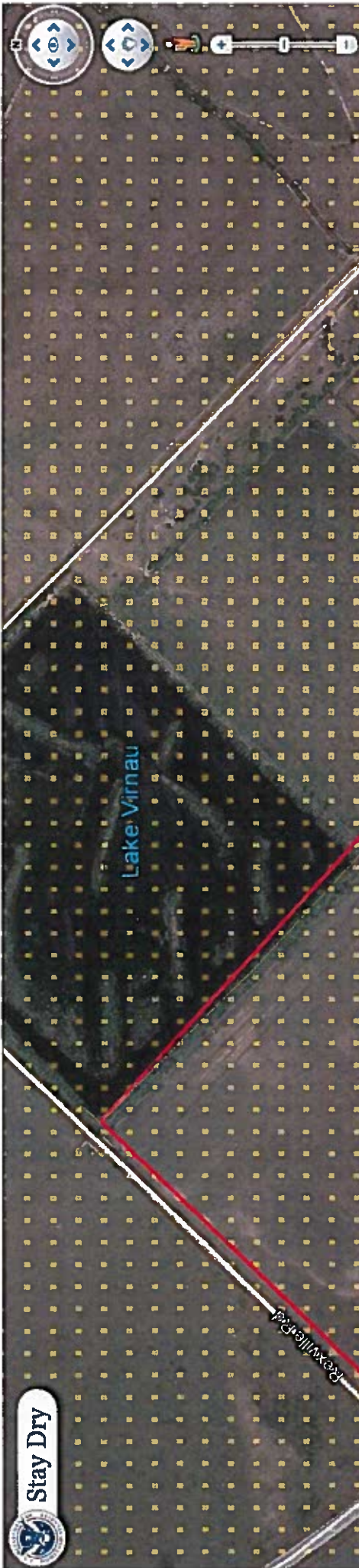
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Google

Imagery Date: 5/2/2014 29°44'24.10" N 96°13'19.68" W elev 192 ft

1995





- Reference Layers
- NFHL Data Available
  - FIRM Panel Boundary
  - Flood Risk Areas
  - High Risk Area - Floodway
  - High Risk Area
  - Moderate Risk Area
  - Low to Moderate Risk Area (potential risk area to levee)
  - Low to Moderate Risk Area
  - Undetermined Risk Area





Google Earth  
Earth Point

Imagery Date: 5/2/2014 20°44'10.25" N 95°11'03.00" W elev 152 ft eye alt 4337 ft

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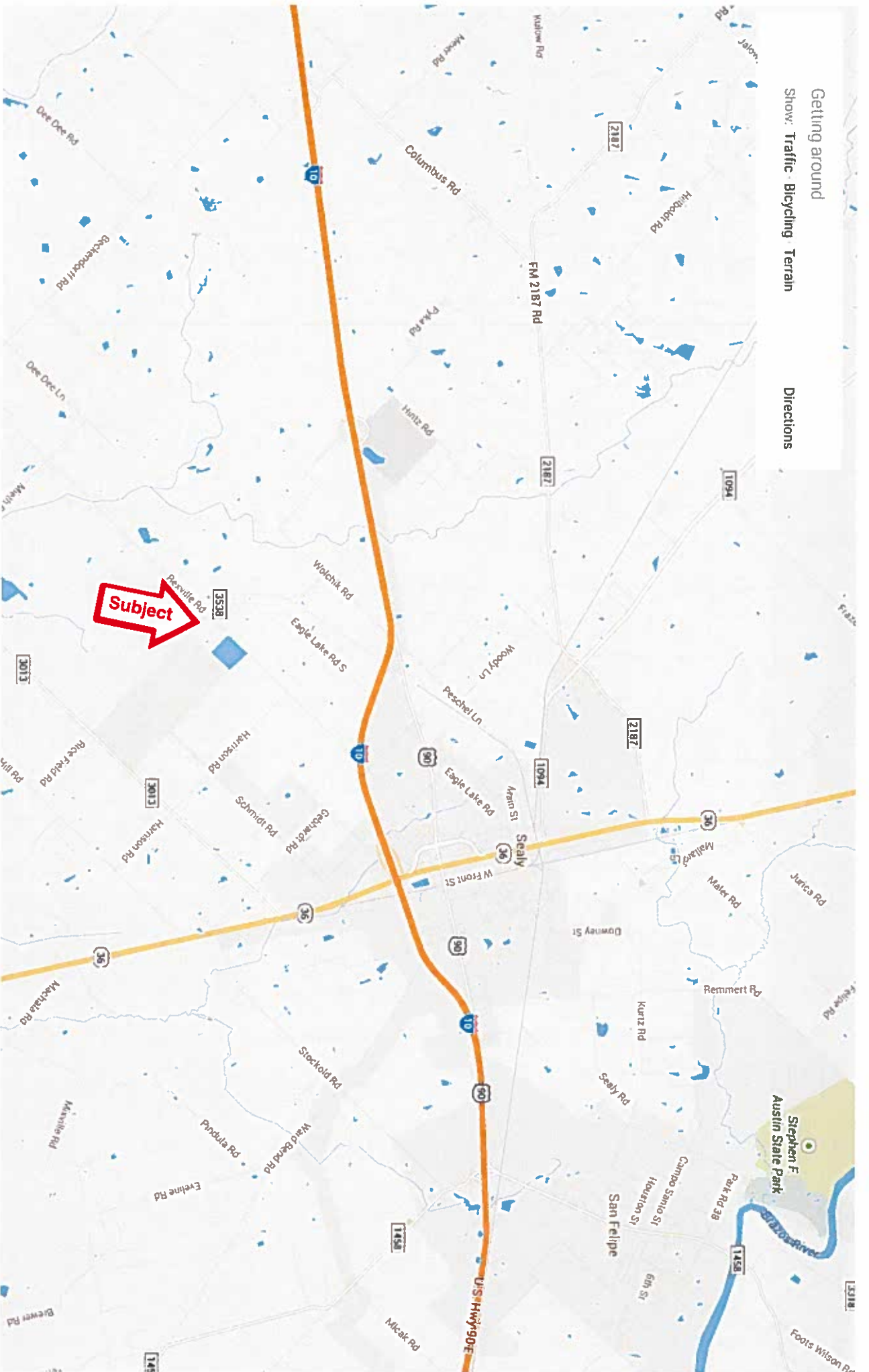




Getting around

Show: Traffic · Bicycling · Terrain

Directions





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

## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated, by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

\* Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.

\*\* If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

**SIGN HERE**

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12168, Austin, Texas 78711-2168 or 512-465-

