

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

*IH-10 Feeder @ FM 3538 and Hwy. 90 - Sealy, Austin County



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

Office: Bellville (979) 865-5466

New Ulm (979) 992-2636

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High Visibility Commercial Property!!!

This 9.495 acre property is located in a high demand, rapidly developing area within the city limits of Sealy, Texas. Utilities are available. This property has road frontage on I-10 feeder road (430.98'), FM 3538 (759.21') and Highway 90 (660.91'). The property is presently income producing with a 40 unit mini-warehouse operating at near full occupancy.

This 9.495 acre property offers unlimited commercial development potential.

See the Bill Johnson and Associates Real Estate Company property brochure for additional information. BILL JOHNSON AND ASSOCIATES REAL ESTATE WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

List Price: \$2,688,414
 ID No.: 79792
 Listing Type: For Sale
 Use: Commercial
 Building: Commercial - Single Level, 0 Bed, 0 Baths, 4,000 Sq. Ft.
 Construction: Other Metal Construction, Metal Roof, Built in 1998
 Acreage: 9.50 Acres
 Frontage: Paved Road, Farm to Market Road, Highway Road
 Directions: Sealy: I-10 West-Exit FM 3538 to property.

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

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NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

9.495 ACRES-IH-10 Feeder Rd @ FM 3538 @ Hwy. 90

Location of Property: Sealy: I-10 West-Exit FM 3538 to Property Listing #: 79792
 Address of Property: I-10 @ FM 3538 Road Frontage See Additional Info.
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 9.495 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 9.495 Acres**Price per Sq. Ft. (or)** 6.50 per sq. ft.**Total Listing Price:** \$2,688,414.30**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. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years: _____

Property Taxes:

2012

School: \$ 6,243.81
 County: \$ 1,906.35
 Fire Dist.: \$ 342.42
 City: \$ 1,692.02
 FM/Rd&Br: \$ 708.62
 TOTAL: \$10,893.22

Agricultural Exemption: ☐ Yes ☒ No**School District:** Sealy I.S.D.**Minerals and Royalty:** *Approximate*

Seller believes _____ *Minerals
 to own: _____ *Royalty
 Seller will _____ Minerals
 Convey: _____ and will convey Surface Control Royalty

* Current title commitment to reflect mineral and royalty reservations *

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

Lessee's Name: _____

Lease Expiration Date: _____

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Mini-warehouses are leased with a

Lease Expiration Date: 6-month move-out notice.

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

Pipeline: Desota Pipeline

Roadway: None

Electric: Reliant Energy

Telephone: None

Water: None

Other: None

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

Buildings: 40 Unit-Mini Warehouses

Full Occupancy-\$55 per month/unit

6 Month Move Out Notice Required

Others: None

Approx. % Wooded: Open

Type Trees: None

Fencing: Perimeter ☐ YES ☒ NO

Condition: _____

Cross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: None

Sizes: _____

Creek(s): Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** None

Year Drilled: _____ Depth: _____

Community Water Available: ☒ YES ☐ NO

Provider: City of Sealy - Available

Electric Service Provider (Name): _____

Reliant Energy - Available

Gas Service Provider (Name): _____

City of Sealy - Available

Septic System(s): How Many? Sewer-City of Sealy

Year Installed: Available

Soil Type: Sandy Loam**Grass Type(s):** Native**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.**Nearest Town to Property:** Property located within

Sealy's City Limits.

Approximate driving time to Houston: 45 Minutes

Items specifically excluded from the sale: ALL OF

SELLER'S AND LESSEE'S PERSONAL PROPERTY

LOCATED ON SAID 9.495 ACRES OF LAND

Additional Information:

Frontage-I-10 Feeder Road 430.98'

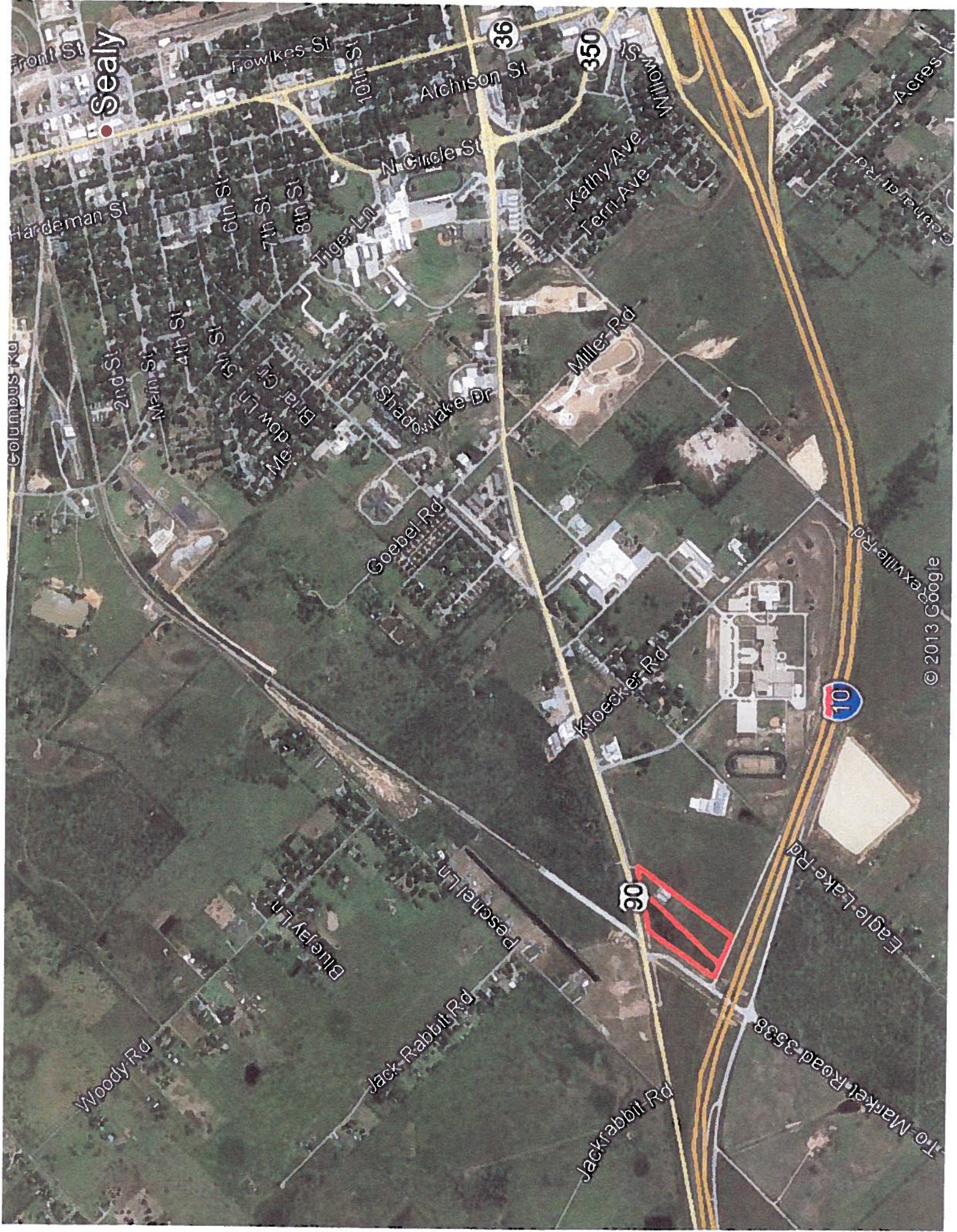
Frontage-Hwy 90 660.91'

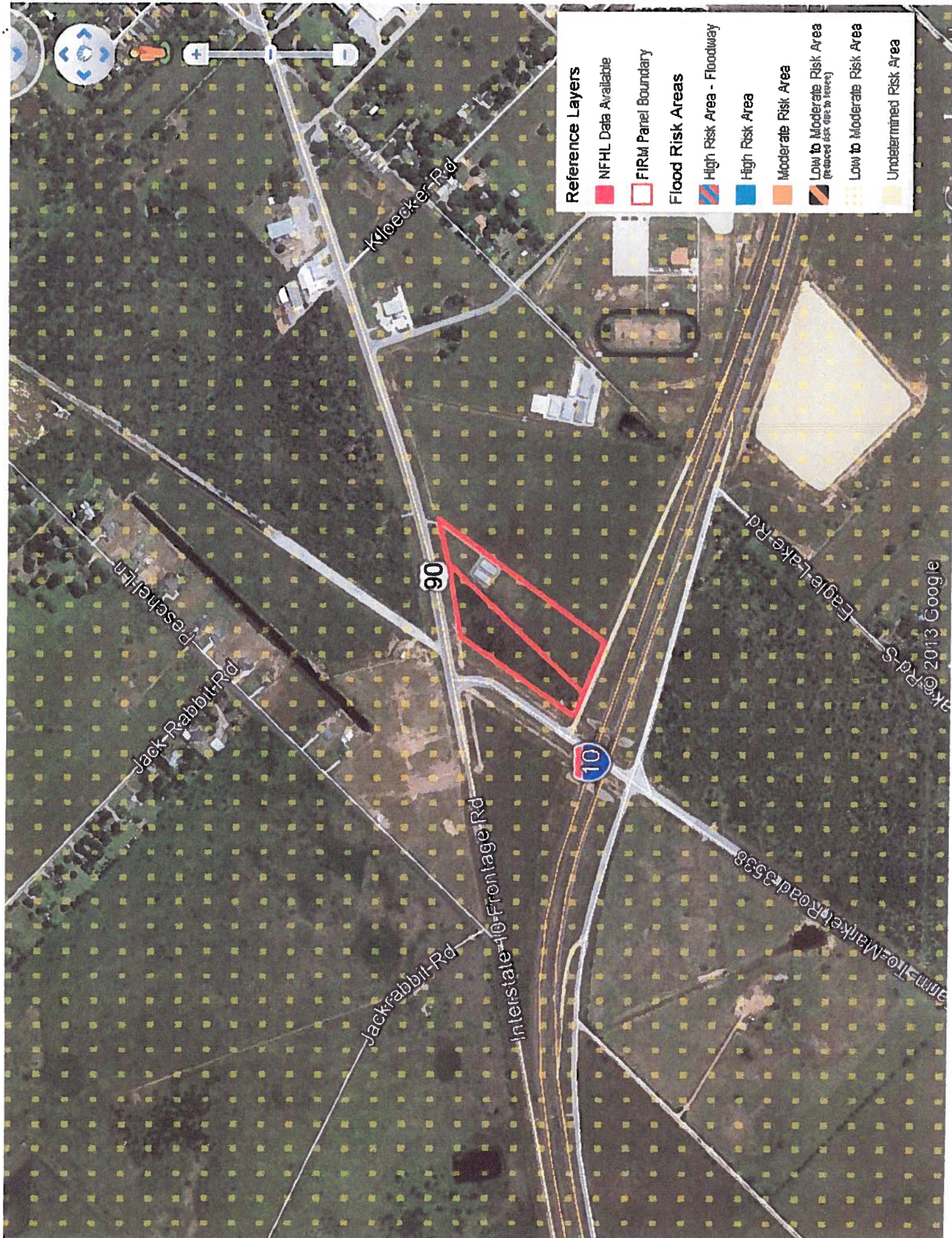
Frontage-FM 3538 759.21'

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***IH-10 Feeder @ Highway 90 & FM 3538 - Sealy, 77474 Austin County**

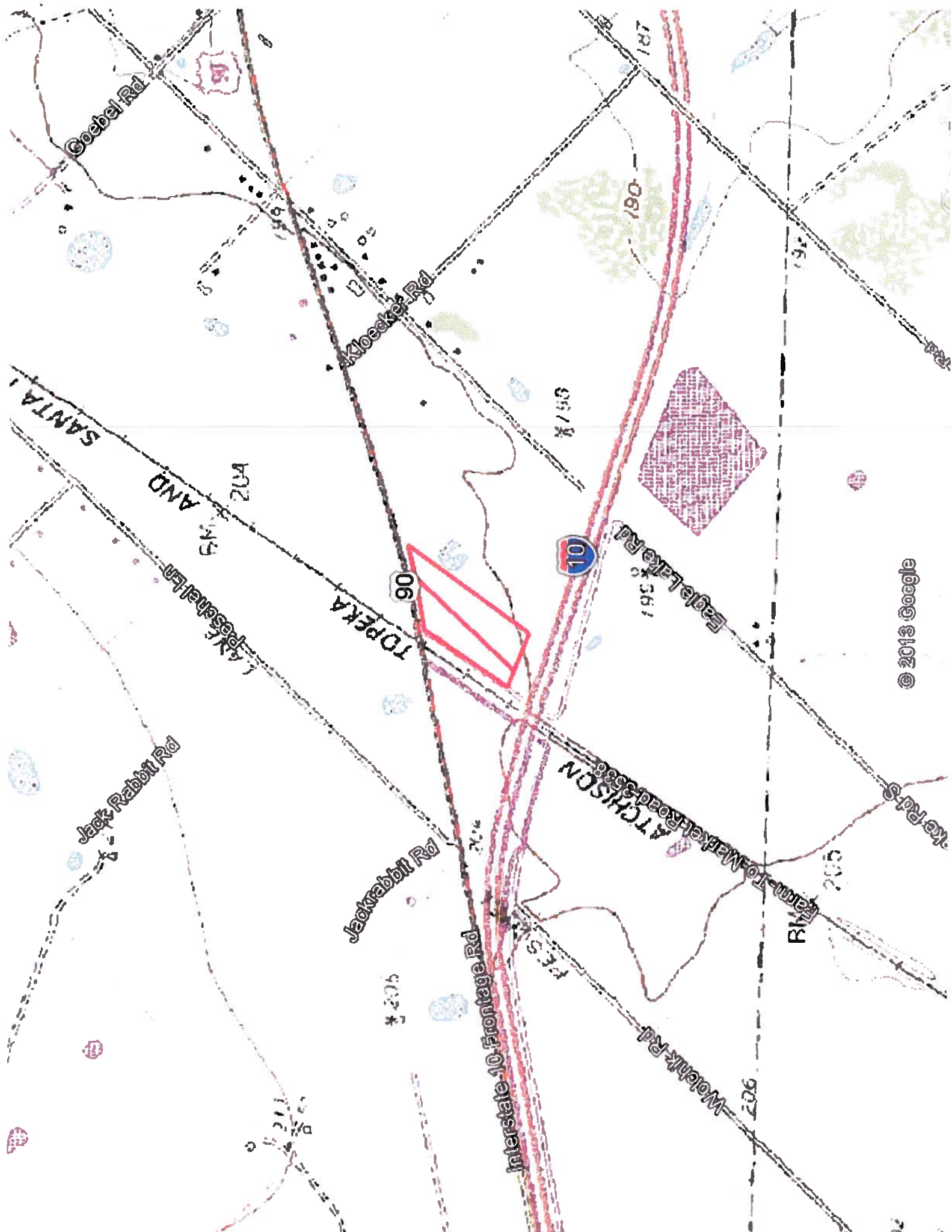




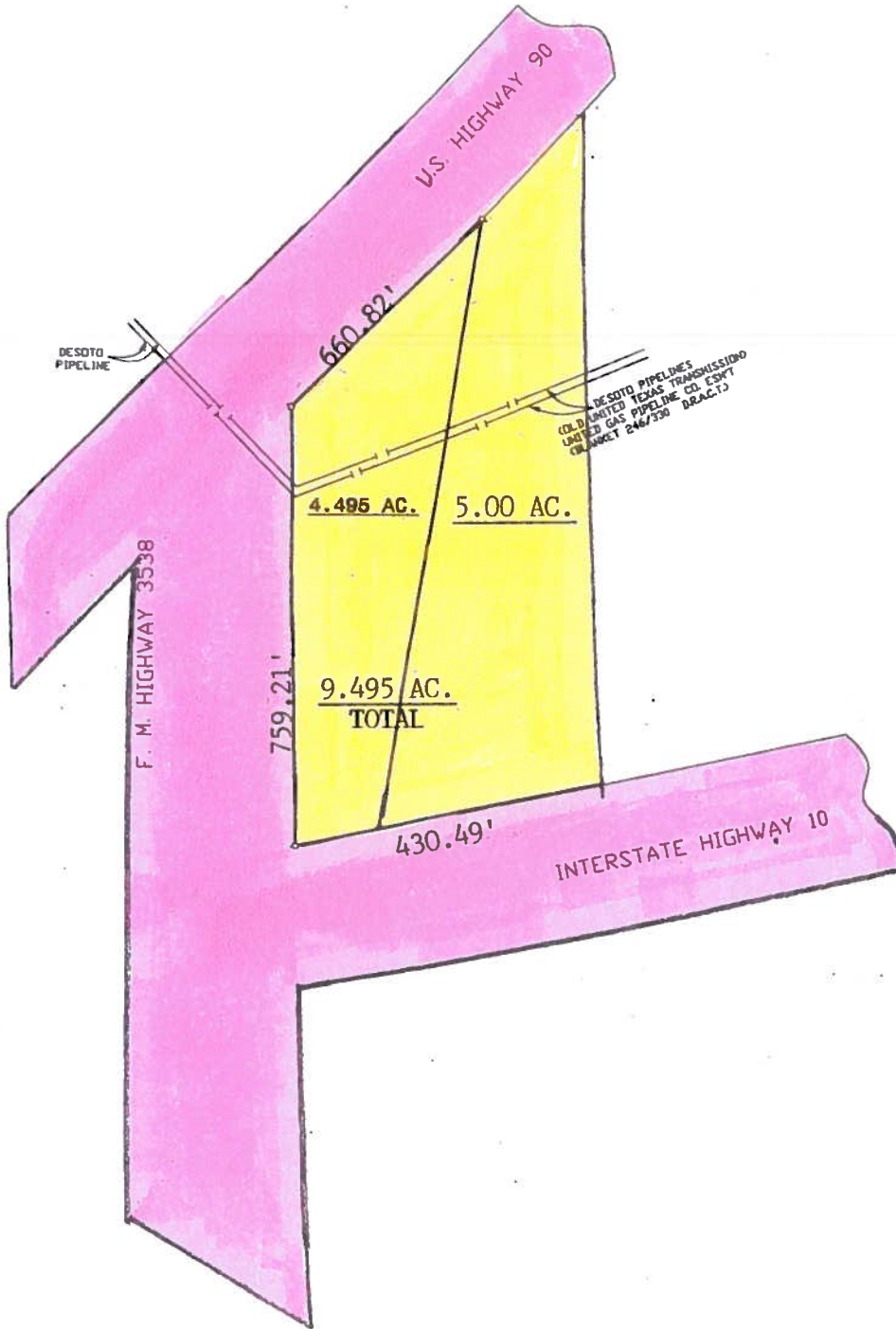


Reference Layers

- NFHL Data Available
 - FIRM Panel Boundary
- Flood Risk Areas**
- High Risk Area - Floodway
 - High Risk Area
 - Moderate Risk Area
 - Low to Moderate Risk Area (reduced risk due to levee)
 - Low to Moderate Risk Area
 - Undetermined Risk Area



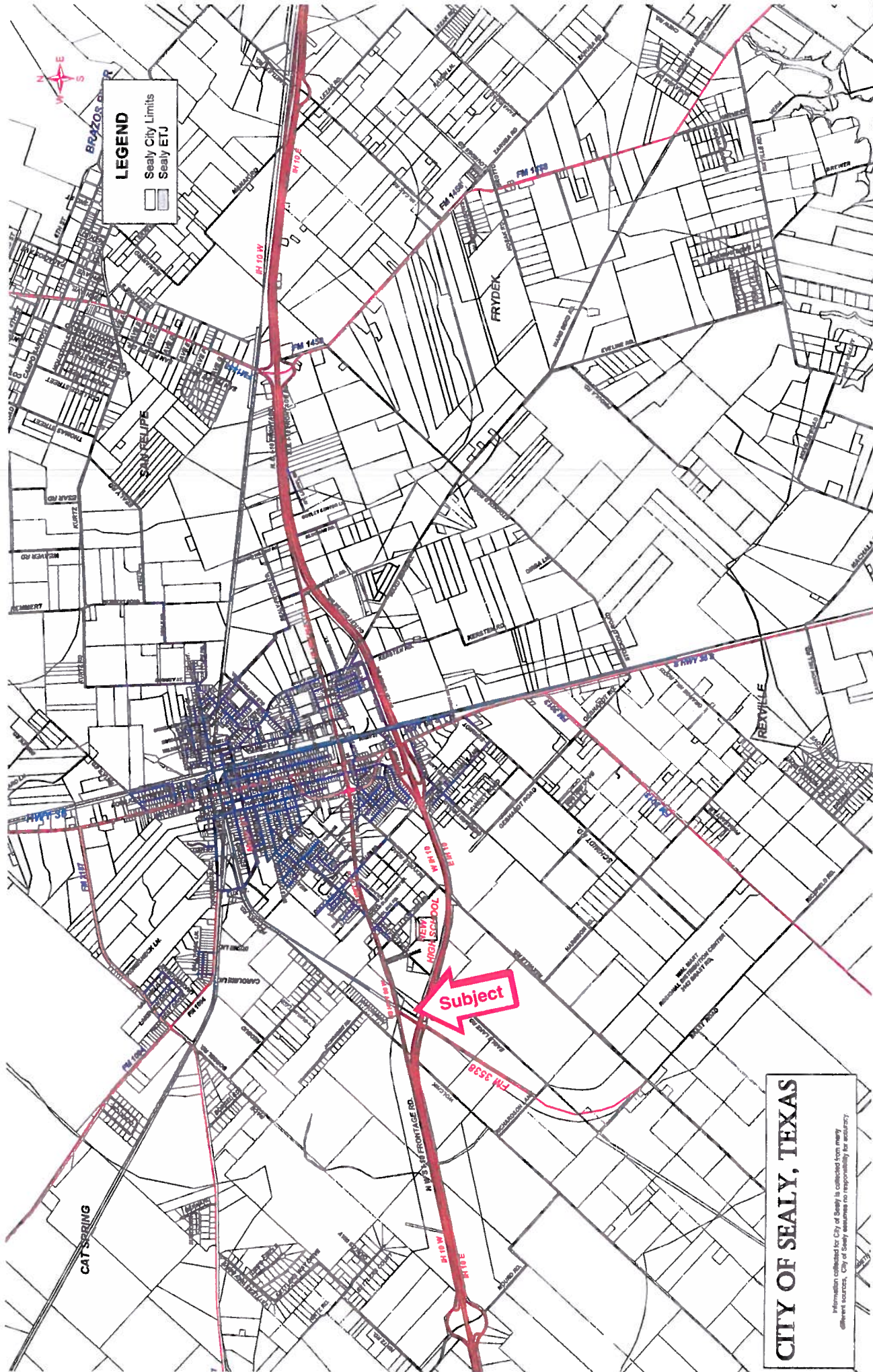
SCALE  1" = 200'











CITY OF SEALY, TEXAS

Information collected by City of Sealy is collected from many different sources. City of Sealy assumes no responsibility for accuracy.

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.

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 12188, Austin, Texas 78711-2188 or 512-465-

