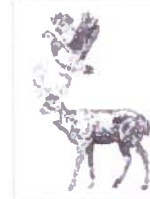


# Texas Listing Service

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

Fax: Bellville (979) 865-5500

New Ulm (979) 992-2637

### High Visibility Commercial Property!!!

This 4.495 acre property is located within the city limits of Sealy, Texas in a high demand, rapidly developing commercial area. Utilities are available. The property features road frontage on I-10 feeder road (144.76'), FM 3538 (759.21') and Highway 90 (460.82'). An adjoining 5.00 acre property with an income producing, 40 unit mini-warehouse complex is presently for sale. See the Bill Johnson and Associates Real Estate Company property brochure for additional information.

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

List Price: \$1,272,714

ID No.: 79789

Listing Type: For Sale

Use: Commercial

Building: Land Only

Acreage: 4.50 Acres

Frontage: Paved Road, Farm to Market Road, Highway Road

Directions: From Sealy: I-10 West, Exit FM 3538 to Property

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

420 E. Main St., P.O. Box 294

Bellville, Texas 77418

979-865-5969 or 281-463-3791

979-865-5500 - fax

www.bjre.com

billjohnson@bjre.com

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.

**4.495 ACRES-I-10 @ FM 3538 and Hwy. 90**

Location of Property: Sealy: I-10 W-Exit FM 3538 to Property Listing #: 79789  
 Address of Property: Hwy 90 @ IH-10 Road Frontage See Add'l Information  
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: None Lot Size or Dimensions: 4.495  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 4.4950**Price per Sq. Ft. (or)** \$6.50 per Sq. Ft.**Total Listing Price:** \$1,272,714.30**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:** Year: 2012  
 School: \$ 3,286.64  
 County: \$ 1,003.47  
 Fire Dist.: \$ 180.25  
 City: \$ 890.65  
 FM/Rd&Br: \$ 373.01  
 TOTAL: \$5,734.02

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: \_\_\_\_\_

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

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

Pipeline: Despoto 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: None

Others: None

Approx. % Wooded: 0%

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 water available

**Electric Service Provider (Name):** \_\_\_\_\_

Reliant Energy - Available

**Gas Service Provider (Name):** \_\_\_\_\_

City of Sealy available

**Septic System(s): How Many:** City of Sealy

sewer 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:** Sealy

Property inside city limits

Approximate driving time to Houston: 50 Minutes

**Items specifically excluded from the sale:** ALL OF  
 SELLER'S AND LESSEE'S PERSONAL PROPERTY  
 LOCATED ON SAID 4.495 ACRES OF LAND

**Additional Information:**

Frontage I-10 Feeder Road - 144.76'

Frontage Hwy 90 - 460.82'

Frontage FM 3538 - 759.21'

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS  
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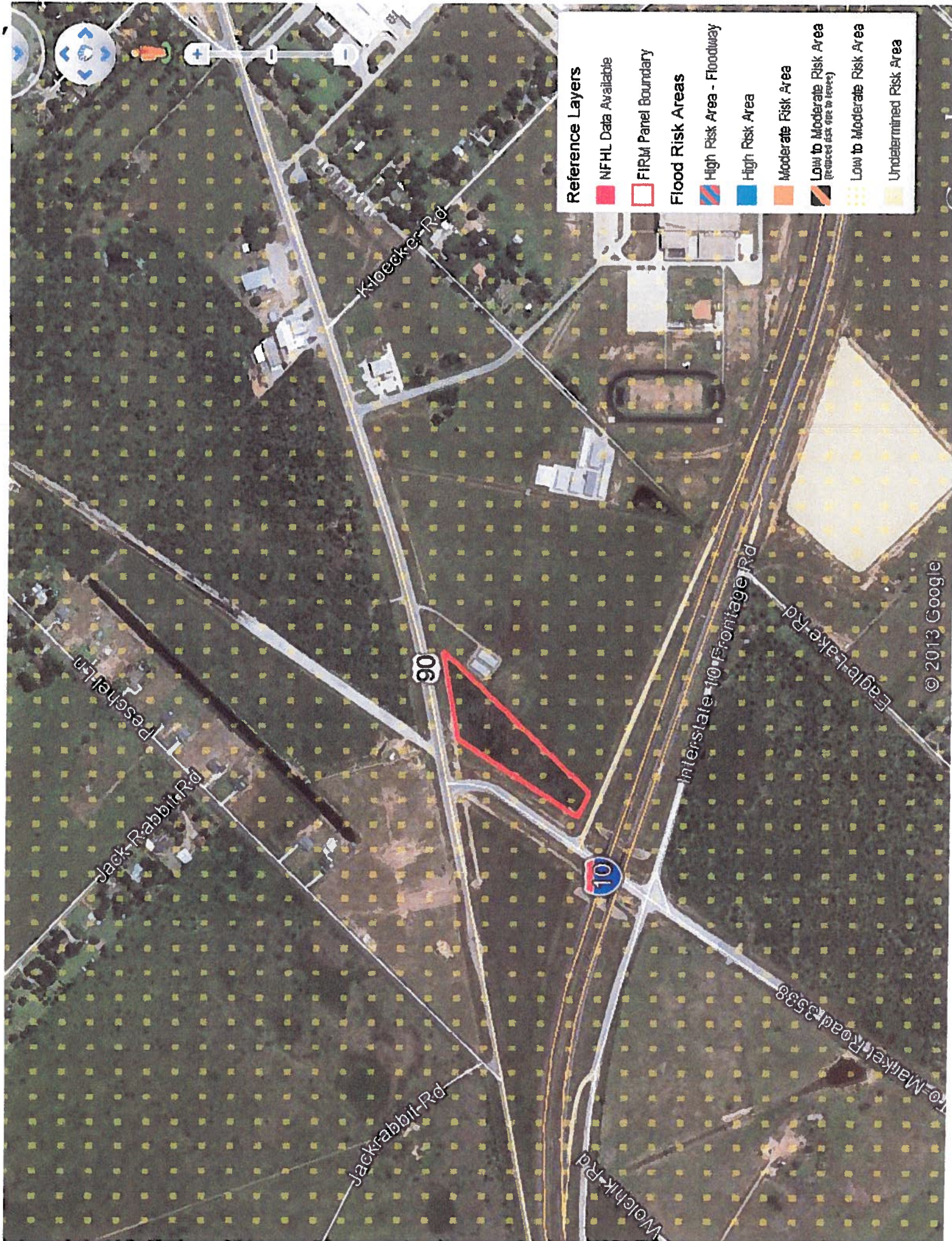




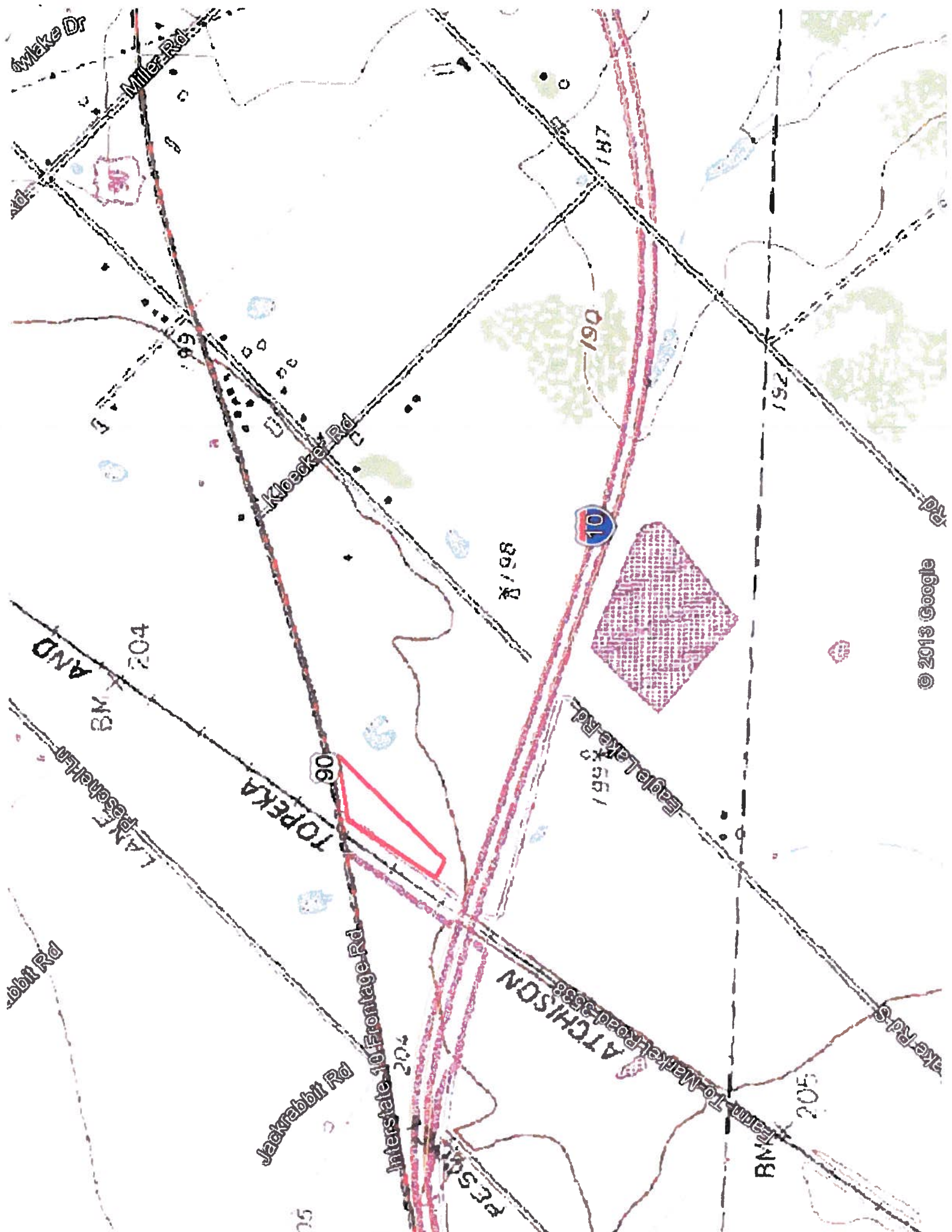
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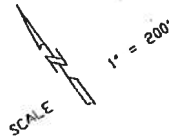
Imagery Date: 4/21/2012 29°46'11.98" N 96°10'11.47" W elev 197 ft eye alt 10198 ft







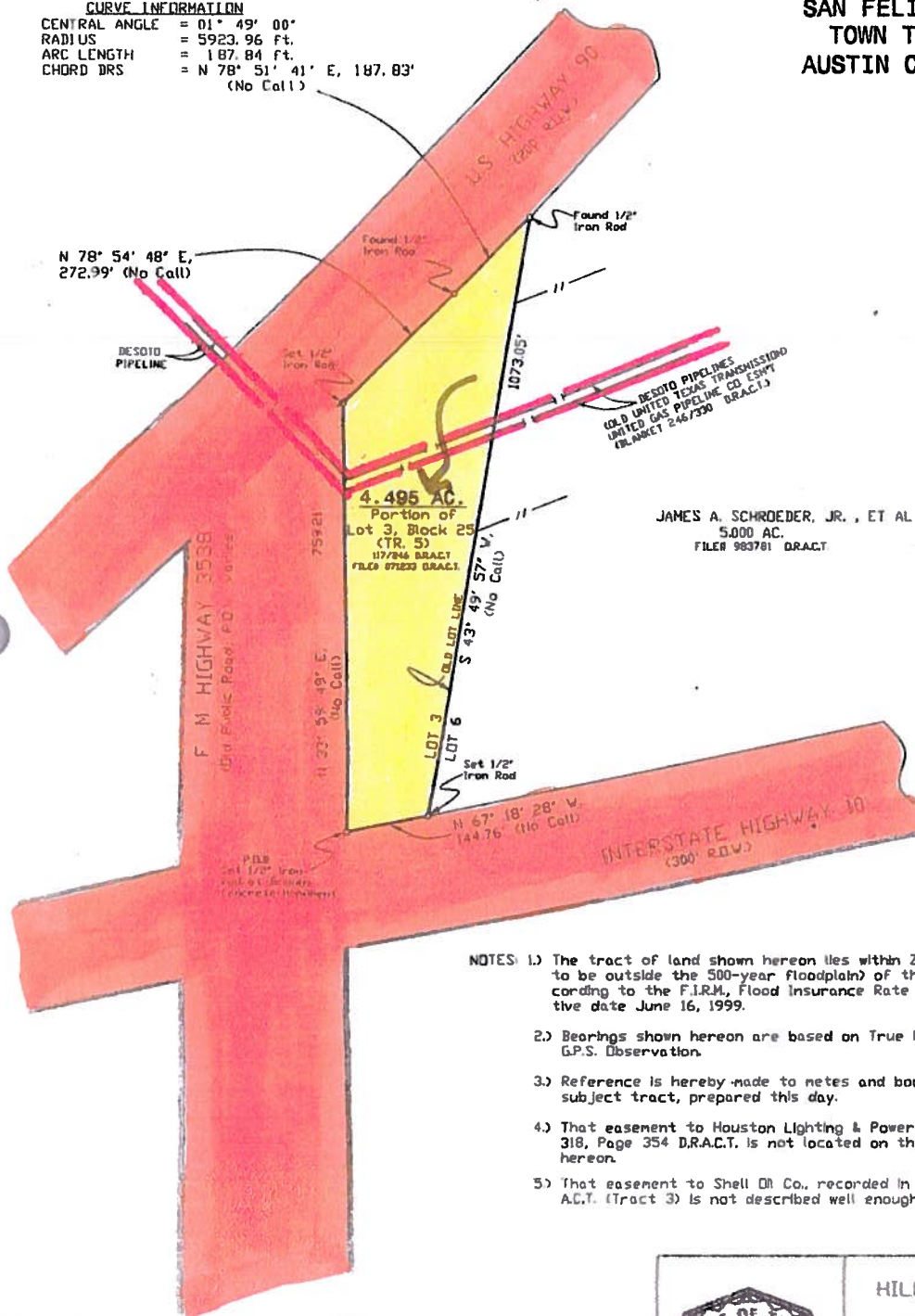




LOT 3, BLOCK 25  
SEALY SUBDIVISION  
VOL. "Y", PG. 318 D.R.A.C.T.  
SAN FELIPE de AUSTIN  
TOWN TRACT, A-5  
AUSTIN COUNTY, TEXAS

CURVE INFORMATION

CENTRAL ANGLE =  $01^{\circ} 49' 00''$   
RADIUS = 5923.96 ft.  
ARC LENGTH = 187.84 ft.  
CHORD DRS = N  $78^{\circ} 51' 41''$  E, 187.83'  
(No Call)



JAMES A. SCHROEDER, JR., ET AL  
5.000 AC.  
FILE# 983781 D.R.A.C.T.


- NOTES: 1.) The tract of land shown hereon lies within Zone "X" (Areas determined to be outside the 500-year floodplain) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0250D, effective date June 16, 1999.
- 2.) Bearings shown hereon are based on True North as determined from G.P.S. Observation.
- 3.) Reference is hereby made to netes and bounds description, of the subject tract, prepared this day.
- 4.) That easement to Houston Lighting & Power Co., recorded in Volume 318, Page 354 D.R.A.C.T. is not located on the tract of land shown hereon.
- 5.) That easement to Shell Oil Co., recorded in Volume 182, Page 90 D.R.A.C.T. (Tract 3) is not described well enough to locate on the ground.

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on JANUARY 18, 2008, and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

This survey was performed in connection with the transaction described in G.F. No. 37,040 of BELLYVILLE ABSTRACT CO. and is certified for that transaction only.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

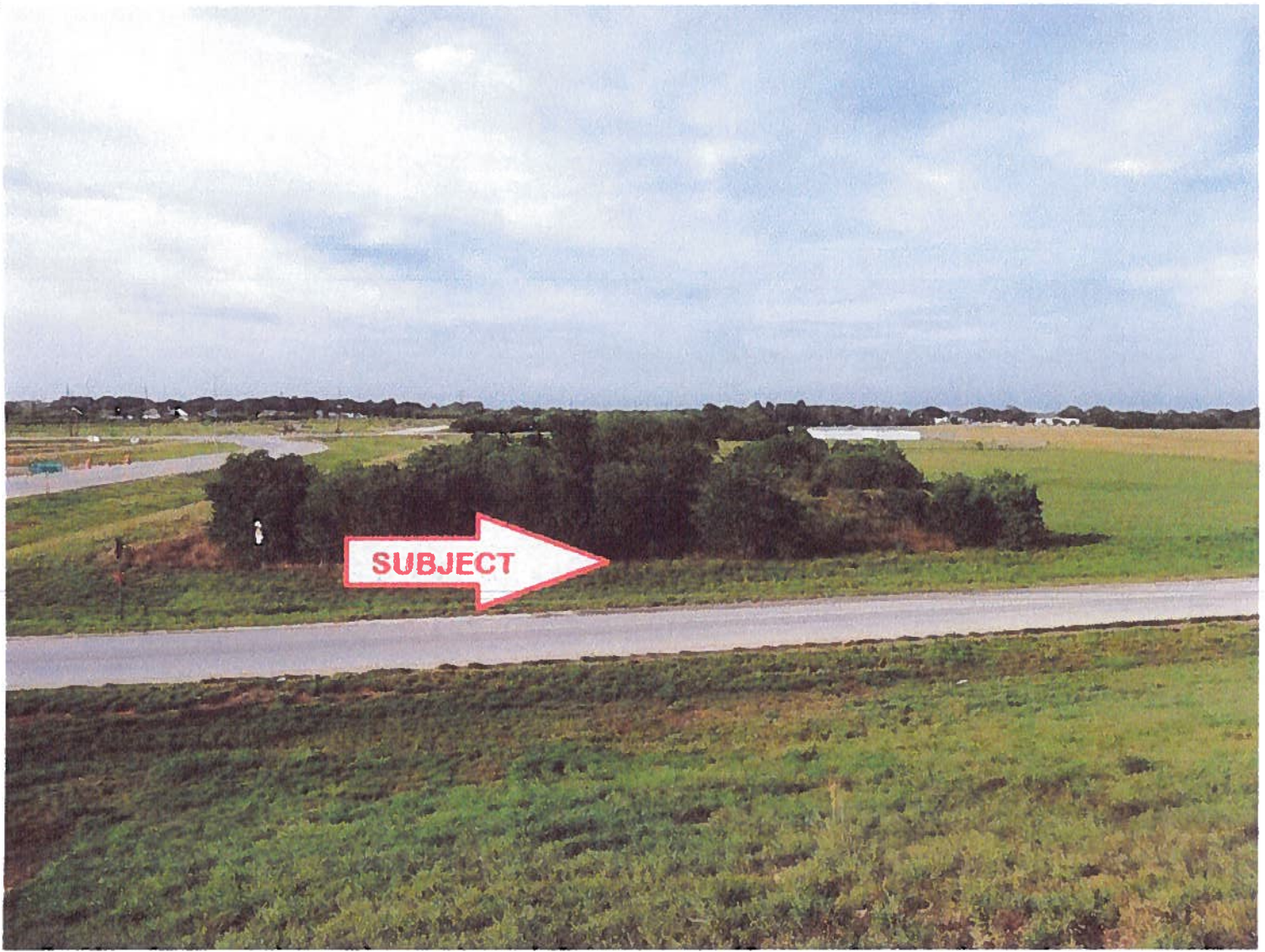
Glen S. Alexander - Registered Professional Land Surveyor, #4194

		HILLBOLDT OPERATING, L.P.	
		ALEXANDER SURVEYING 105 E. Luhn Street P. O. BOX 388 Bellaire, Texas 77418 Phone: 979-865-9145 Fax: 979-865-5685	
Glen S. Alexander	County AUSTIN	Field Crew	E.V.
R.P.L.S. No. #4194	SAN FELIPE de AUSTIN	Computations	G.A.
Date JANUARY 18, 2008	City	Drafting	D.C.
		ACCS. VOL. 1, PGS. 38	

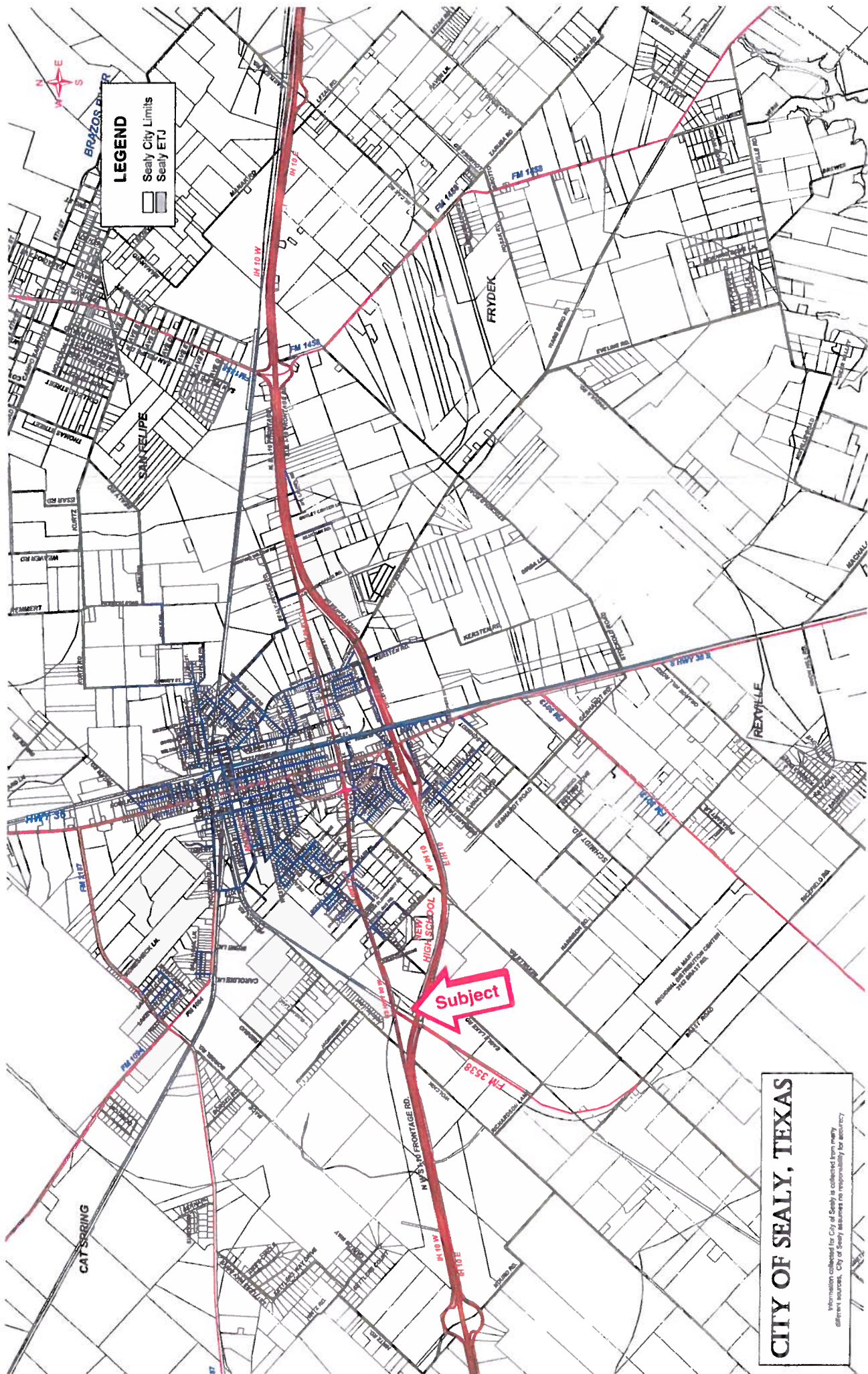














*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## 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-

