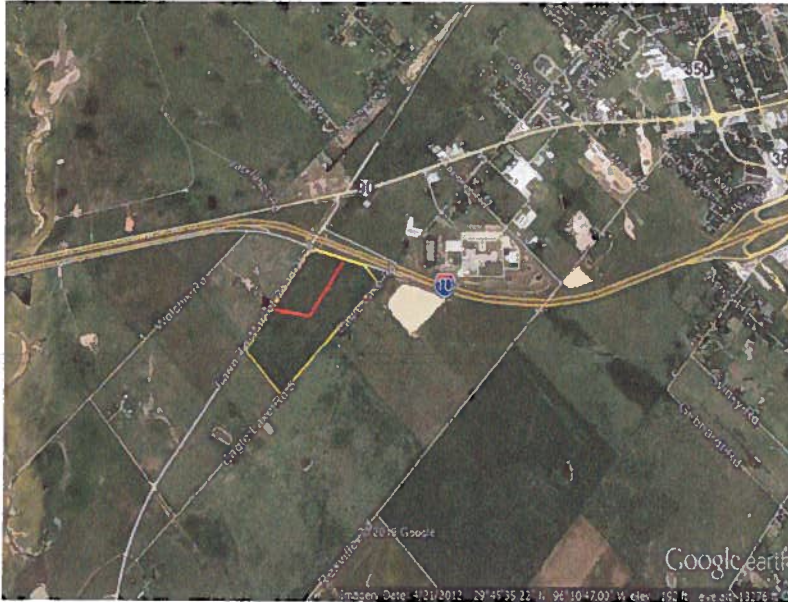


Texas Listing Service

The Realtor's™ Choice for Country Real Estate

***I-10 Feeder Road and FM 3538 - 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 15 acre tract of land is the northwest corner of a 71.332 acre property and is located within the City Limits of Sealy at the intersection of I-10 and FM 3538. Utilities are available. The 15 acre property has approximately 500 feet of frontage on the I-10 feeder road and approximately 1300 feet of frontage on FM 3538. Additional adjoining property is available to be purchased. Commercial development in the area has resulted in a significant increase in demand for properties in the immediate area. This property offers unlimited commercial potential. See Bill Johnson and Associates Real Estate Company property brochure for additional information.

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

List Price: \$3,267,000

ID No.: 79818

Listing Type: For Sale

Use: Commercial

Building: Land Only

Acreage: 15.00 Acres

Frontage: Paved Road, Farm to Market Road

Directions: Sealy - Hwy. 36 South, right on I-10 West, Exit FM 3538, left on 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

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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.

LOT OR ACREAGE LISTING

Location of Property: SEALY-36 S-right on I-10, Exit FM 3538, left on FM 3538 to property. Listing #: 79818
 Address of Property: I-10 and FM 3538, Sealy TX Road Frontage **See Additional Info.
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 15 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 15 Acres**Price per Acre (or)** \$5.00 per square foot**Total Listing Price:** \$3,267,000.00**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 Taxes shown 65.11ac
 School: \$ 31.18
 County: \$ 9.52
 Fire Dist.: \$ 1.71
 FM/Sp Rd: \$ 3.54
 City: \$ 8.45
 TOTAL: \$54.40

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

Seller believes Seller to reserve all minerals and royalty *Minerals
 to own: Seller to reserve all minerals and royalty *Royalty
 Seller will 0%-SELLER WILL CONVEY SURFACE CONTROL Minerals
 Convey: 0%-SELLER 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: 60 Day Notice

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

Pipeline: None

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: Open Property

Type Trees:

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fenced on 2 sides

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 or City of Sealy Available

Gas Service Provider (Name):

City of Sealy Available

Septic System(s): How Many: City Sewer Available

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: Property located within the Sealy City Limits

Approximate driving time to Houston: 45 Minutes**Items specifically excluded from the sale:** ALL OF

SELLER'S AND LESSEE'S PERSONAL PROPERTY

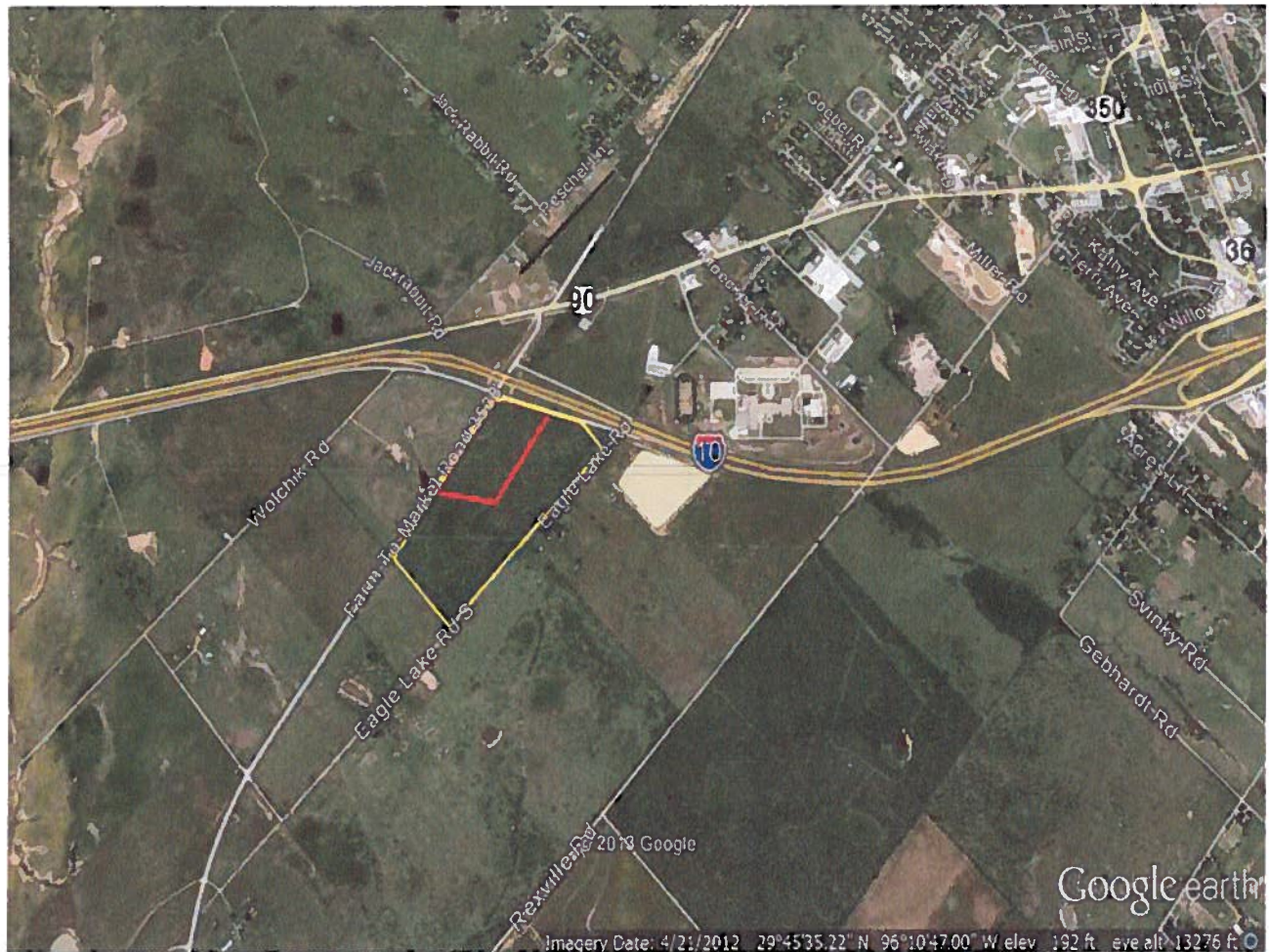
LOCATED ON SAID 15 ACRES

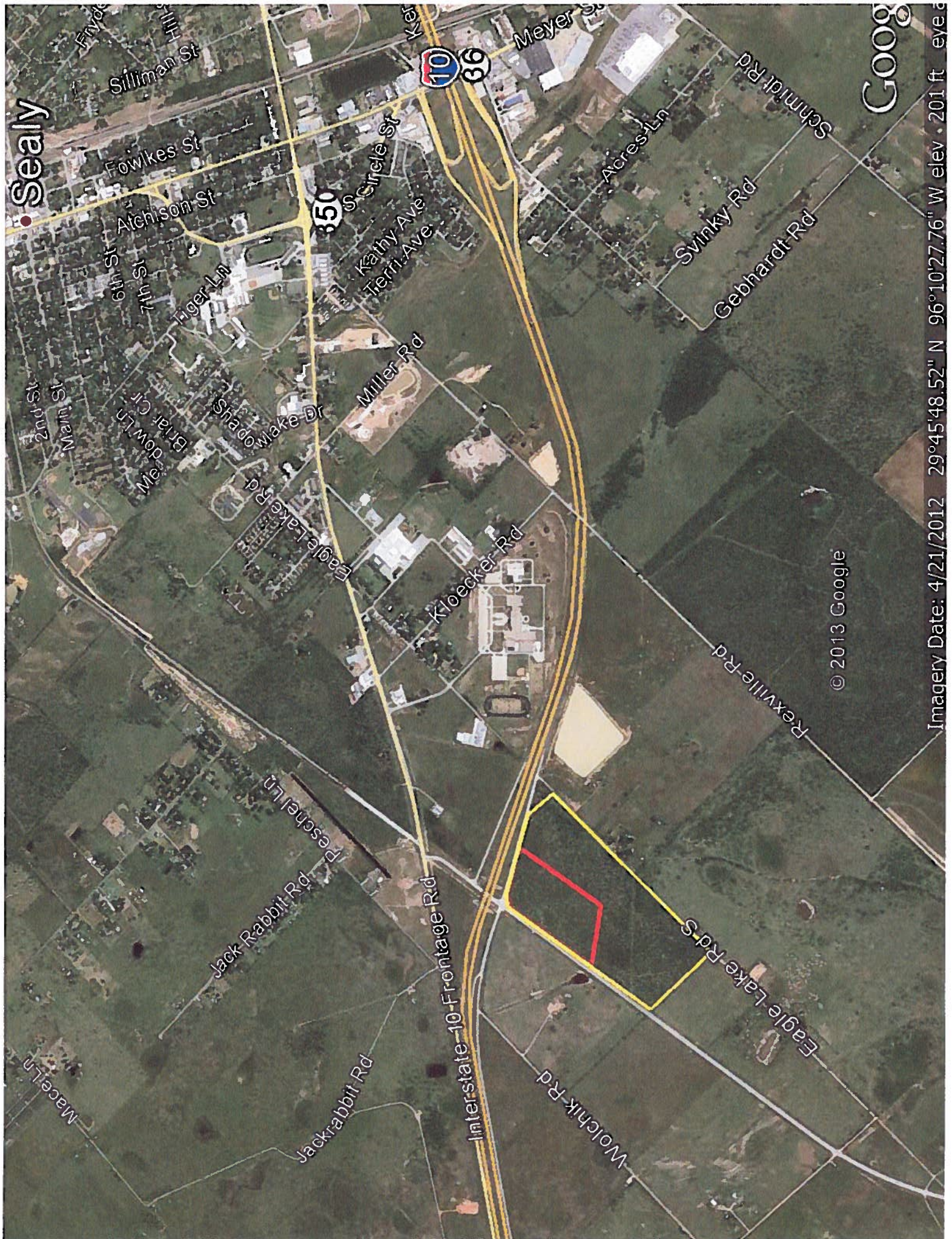
Additional Information: THE EXACT DIMEN-

SIONS OF THE 15.00 ACRES TO BE AGREED UPON BY SELLER AND BUYER.

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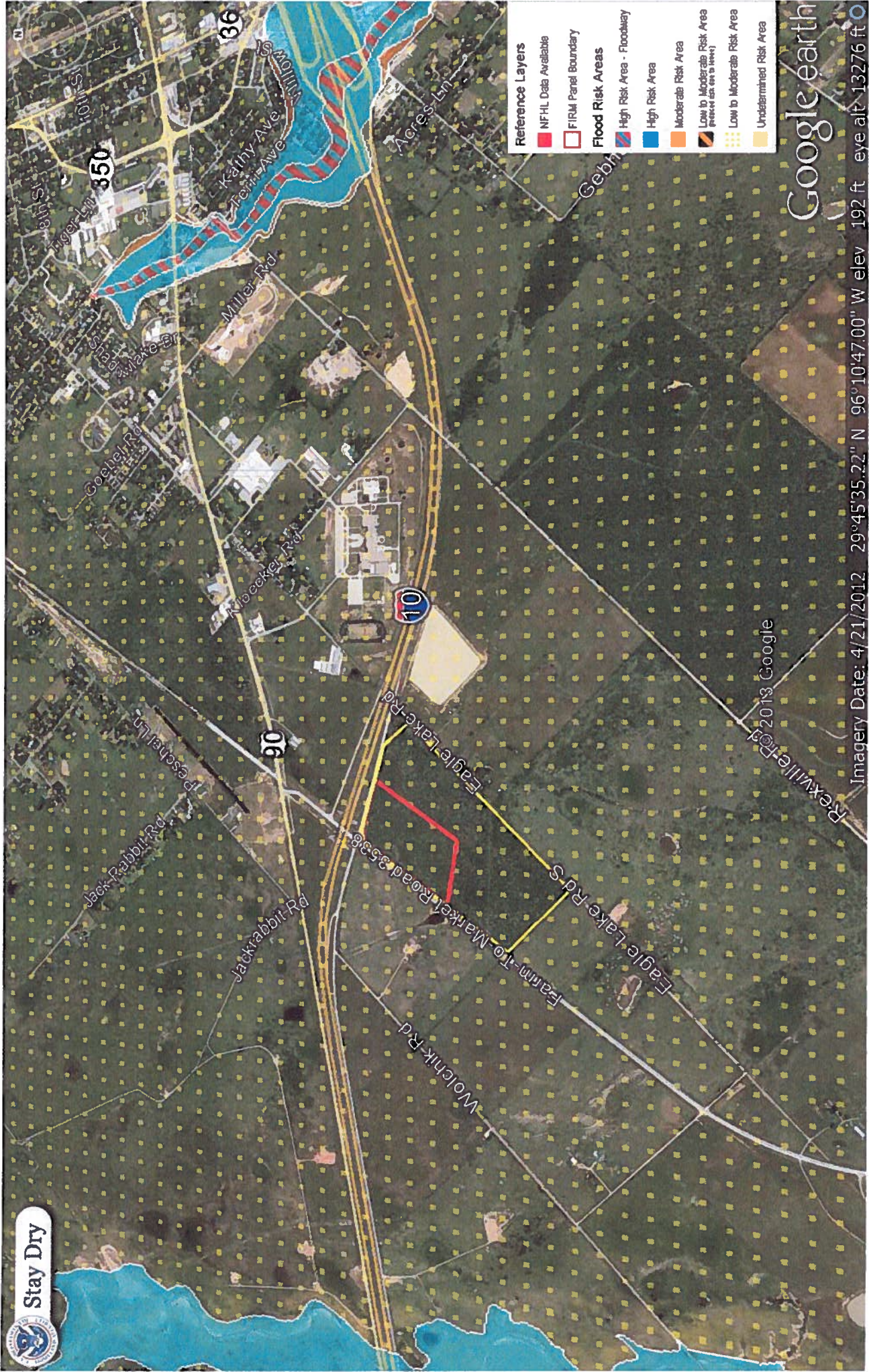
I-10 Feeder Road and FM 3538 - Sealy, 77474 Austin County

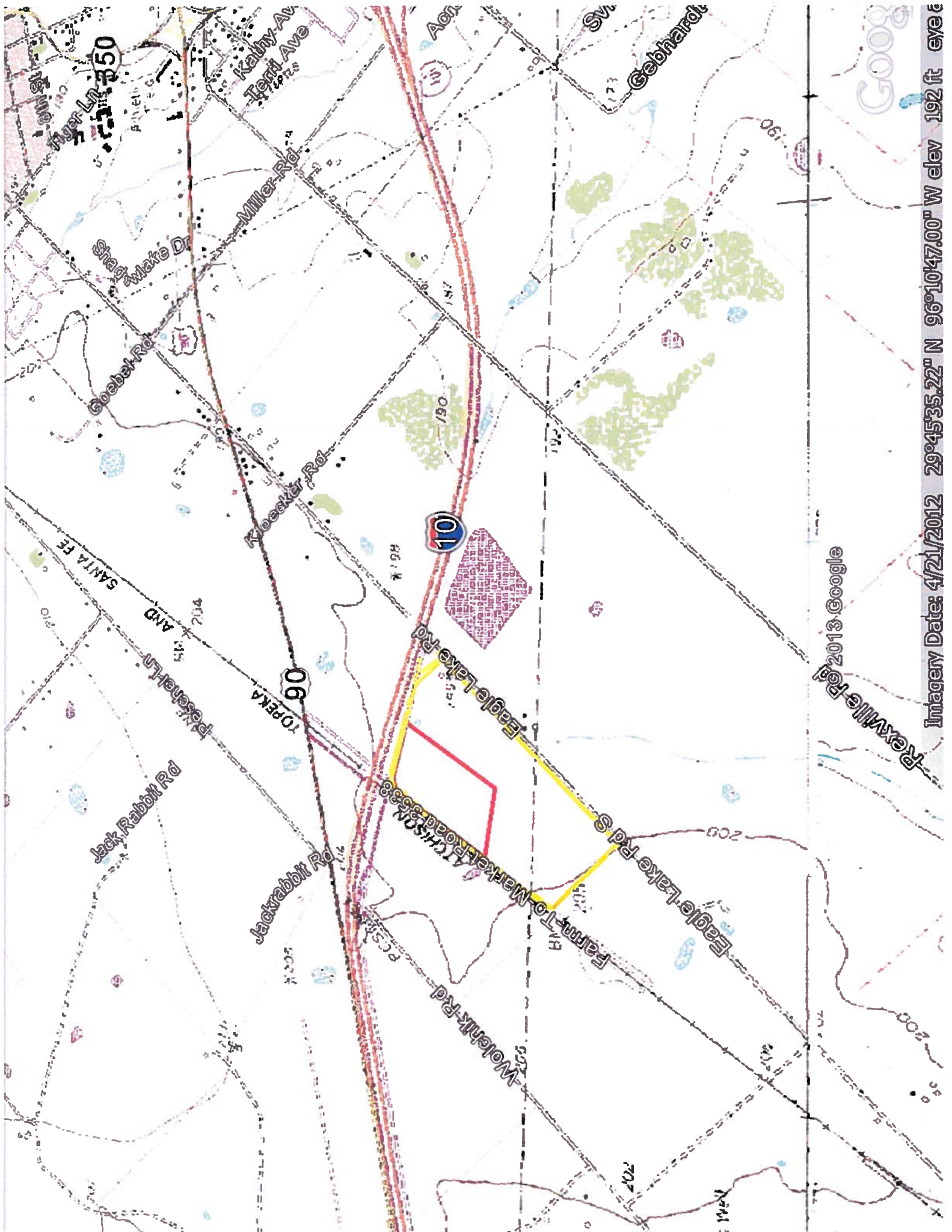




© 2013 Google

Imagery Date: 4/21/2012 29°45'48.52" N 96°10'27.76" W elev. 201 ft eye a





Rexville Rd 2013 Google

Imagery Date: 4/21/2012 29°45'35.22" N 96°10'47.00" W elev 192 ft eye 6

ALEXANDER SURVEYING







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-

