

Listing website: <http://www.swpre.com/listing/intracoastal-waterfront/>

YouTube: <http://youtu.be/eQjCUpfLnIo>

Facebook: <https://www.facebook.com/pages/Under-tax-value-Reduced-147-Intracoastal-Waterfront/367066690059826>

Waterfront lots on the Intracoastal. REDUCED! Below Tax Value. 147' Intracoastal frontage. **Great Views. Fish and launch your boat from your backyard! 3 lots, 1/2+ acre.** Water and sewer connection available. Compared to **AREA Benchmarks** Sargent area has highest incomes, property values & net worth. Quiet, relaxed subdivision. Very low cost of living (80% of US average). Sargent area has high concentration of "white collar" professionals. 30 MI to Lake Jackson & Bay City. Seller will consider all offers. 3% BBC.

THREE OFFERINGS

Lot #49: REDUCED! Sale Price NOW \$70,000

93.33% of Tax Value. 7,361.64 SF/ 0.169 acres. 49' frontage on Intracoastal and Road. \$75,000 Tax Value. 3% BBC

Lots #47 & #48: REDUCED! Sale Price NOW \$142,500

95% of Tax Value. 14,723.28 SF/ 0.338 acres. 98' frontage on Intracoastal and Road. \$150,000 Tax Value. 3% BBC

Lots #47, #48 & #49: REDUCED! Sale Price NOW \$210,000

93.33% of Tax Value. 22,084.92 SF/ 0.507 acres. 147' frontage on Intracoastal and Road. \$225,000 Tax Value. 3% BBC

BUYER BROKER COMMISSION

3% Buyer Broker Commission. Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings. Appointment required.

CONTACT

Contact **Teri Davis, MS, ABR, ALHS, CIPS, Land & Ranch Team Leader, RAINMAKER, Broker Associate.** Southwest Partners & Global Partners International Realty. M: 979.830.5303. O: 979.421.9996. teri.davis@swpre.com. <http://www.swpre.com/?agent=teri>.

HIGHLIGHTS

(1) REDUCED. Below Tax Value. 147' frontage on the Intracoastal Waterway (ICW). 3 adjacent lots. 0.507 acres / 22,084 SF. 3% BBC

(2) Fish and launch your boat from your backyard! Quiet and relaxed subdivision

(3) Lot #49 reduced to \$70,000 (93% of tax value) w/ 49' ICW waterfront. Double lot reduced to \$142,500 (95% of tax value) w/ 98' ICW waterfront

(4) 5 of 5 Greatschools community ratings for all schools. Elementary & Interm. TEA "Recognized". Elementary & High 8 of 10 Greatschools overall

(5) In Matagorda County Sargent is the place to be. Compared to **AREA Benchmarks** highest incomes, property values & net worth

(6) Sargent has high concentration of Finance, Insurance, Real Estate, Science, Technology, Management & Administration professionals

AREA Benchmarks: Block Group # 483217305.012, Census Tract # 483217305.01, 77414 zip code, Bay City, Matagorda County.

PROPERTY

(7) Branded PDF sets

Offering: <http://www.swpre.com/wp-content/uploads/2013/06/ICW-Offering.pdf>

Pictures: <http://www.swpre.com/wp-content/uploads/2013/06/ICW-Pictures.pdf>

Maps & Satellites: <http://www.swpre.com/wp-content/uploads/2013/06/ICW-Graphics.pdf>

Demographics: <http://www.swpre.com/wp-content/uploads/2013/06/ICW-Demographics.pdf>

Area: <http://www.swpre.com/wp-content/uploads/2013/06/ICW-Area.pdf>

(8) UN-Branded PDF sets

Above available "UN-Branded" upon request

(9) **Address:** No address on Intracoastal DR/Private RD 675, Sargent, Matagorda County, TX 77414

(10) **Land area:** 22,084.92 SF / 0.507 acres

(11) **Road frontage:** 147'

(12) **Intracoastal frontage:** 147'

(13) **Lot depth:** 150'

(14) **Utilities:** Water and sewer connection available

(15) **Municipal Utility District:** Caney Creek MUD

(16) **Subdivision:** Downey Caney Creek

(17) **In City limits?** No

(18) **School District:** Van Vleck ISD

(19) Taxes

Valuation: \$225,000

2012 Taxes: \$4,702

Tax rate: 2.08959

Exemptions: None

(20) Legal

PIDN 35793, Geographic ID 2077-0170-004700: DOWNEY CANEY CREEK SEC 17, LOT 47-49.

NOTE: All measurements from Appraisal District.

LOCATION

Directly on the Intracoastal. Within 30 MI to Lake Jackson & Bay city providing suburban level healthcare, services, entertainment and shopping including Walmart, HEB & Kroger.

(21) **Google map link:** <http://goo.gl/maps/FqvSQ>

(22) **Coordinates:** 28.764508, -95.635654

(23) Distances to key SHOPPING

HEB, Wal-Mart, Kroger & most suburban retail: available 29 MI in Bay City or 30-31 MI in Lake Jackson

Katy Mills Mall, Town & Country & the Galleria: 83 MI

(24) Distances to key EMPLOYERS

Texas Medical Center: 78 MI

Port of Houston: 85 MI

Shell Oil: 82 MI

BP: 88 MI

Conoco Phillips: 88 MI

Murphy Oil: 89 MI

Mustang Engineering: 90 MI

(25) Distances to key DESTINATIONS

Lake Jackson: 29 MI

Bay City: 31 MI

Brazosport: 37 MI

Houston Hobby International Airport (HOU): 79 MI

Downtown Houston: 81 MI

George Bush Intercontinental Airport (IAH): 99 MI

Victoria: 99 MI

(26) Distances to key INTERSECTIONS

TX 6 & TX 288 in Manvel: 60 MI

TX 36 & TX 6 in Alvin: 60 MI

TX 36 & US 59/I69 in Rosenberg: 63 MI

TX 288 & South Sam Houston Parkway: 68 MI

(27) Key links

Sargent on Wiki: [http://en.wikipedia.org/wiki/Sargent, Texas](http://en.wikipedia.org/wiki/Sargent,_Texas)

Matagorda-Sargent on City-Data: <http://www.city-data.com/city/Matagorda-Sargent-Texas.html>

Matagorda County on City-Data: [http://www.city-data.com/county/Matagorda County-TX.html](http://www.city-data.com/county/Matagorda_County-TX.html)

Matagorda Area Chamber of Commerce: <http://www.matagordachamber.com/>

DIRECTIONS

6.7 MI FROM DOWNTOWN SARGENT ON FM 457

Google map: <http://goo.gl/maps/WjuhV>

- (1) Travel south on FM 457 for 4.4 MI
- (2) Turn right (west) on Carancahua ST for 1.0 MI
- (3) Turn 1st left (east) onto Dolphin Way RD/Gulfview N for 328'
- (4) Turn 1st right (south) onto Gulfview RD for 190'
- (5) Turn 1st right onto Old Caney DR/Intracoastal DR as it follows the Intracoastal for 1.2 MI
- (6) Property is on your left on the Intracoastal with our signs

28.7 MI FROM LAKE JACKSON AT TX 288 (NOLAN RYAN EXPY) AT THIS WAY ST

Google map: <http://goo.gl/maps/rOV3i>

- (1) Travel west on This Way ST for 1.2 MI
- (2) Turn left (south southwest) on FM 2004S and continue as it turns into FM 2611 until it dead ends into FM 456 HWY for 18.3 MI
- (3) Turn left (south) on FM 457 through Sargent for 7.0 MI
- (4) Turn right (west) on Carancahua ST for 1.0 MI
- (5) Turn 1st left (east) onto Dolphin Way RD/Gulfview N for 328'
- (6) Turn 1st right (south) onto Gulfview RD for 190'
- (7) Turn 1st right onto Old Caney DR/Intracoastal DR as it follows the Intracoastal for 1.2 MI
- (8) Property is on your left on the Intracoastal with our signs

30.9 MI FROM BAY CITY AT TX 60 S/AVE F AT TX 35 N/7TH ST

Google map: <http://goo.gl/maps/jmLm9>

- (1) Travel east on 7th AVE to FM 457 for 1.8 MI
- (2) Continue east making a slight right turn onto FM 457 through Sargent for 26.8 MI
- (3) Turn right (west) on Carancahua ST for 1.0 MI
- (4) Turn 1st left (east) onto Dolphin Way RD/Gulfview N for 328'
- (5) Turn 1st right (south) onto Gulfview RD for 190'
- (6) Turn 1st right onto Old Caney DR/Intracoastal DR as it follows the Intracoastal for 1.2 MI
- (7) Property is on your left on the Intracoastal with our signs

SCHOOLS & SCHOOL DISTRICT

Well rated schools attended in highly regarded **Van Vleck Independent School District**. All 4 schools have 5 of 5 Greatschools community ratings. Elementary & High School have 8 of 10 Greatschools overall ratings. Elementary & Intermediate are TEA "Recognized". 7 of 10 Greatschools District Rating. 23 MI to all schools attended. Private schools in Bay City and Lake Jackson.

Detailed schools attended and school district information and analysis available upon request.

DEMOGRAPHICS

If you are going to live in Matagorda County, the Sargent Area is the place to be. Compared to **AREA Benchmarks***, has highest incomes, property values and net worth. Compared to **ALL Benchmarks****, very high concentration of professionals in Finance & Insurance, Real Estate, Science &

Technology, Management & Administration; and highest avg. HH net worth!

Detailed demographic information and analysis available upon request.

AREA Benchmarks*: Block Group # 483217305.012, Census Tract # 483217305.01, 77414 zip code, Bay City and Matagorda County.

ALL Benchmarks**: **AREA Benchmarks***, Texas and the US.

Note: All data for 2012 except education levels from 2009.

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,184 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

Available CCIM Reports: <http://www.swpre.com/wp-content/uploads/2013/04/Available-CCIM-Reports.pdf>

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CONTACT

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