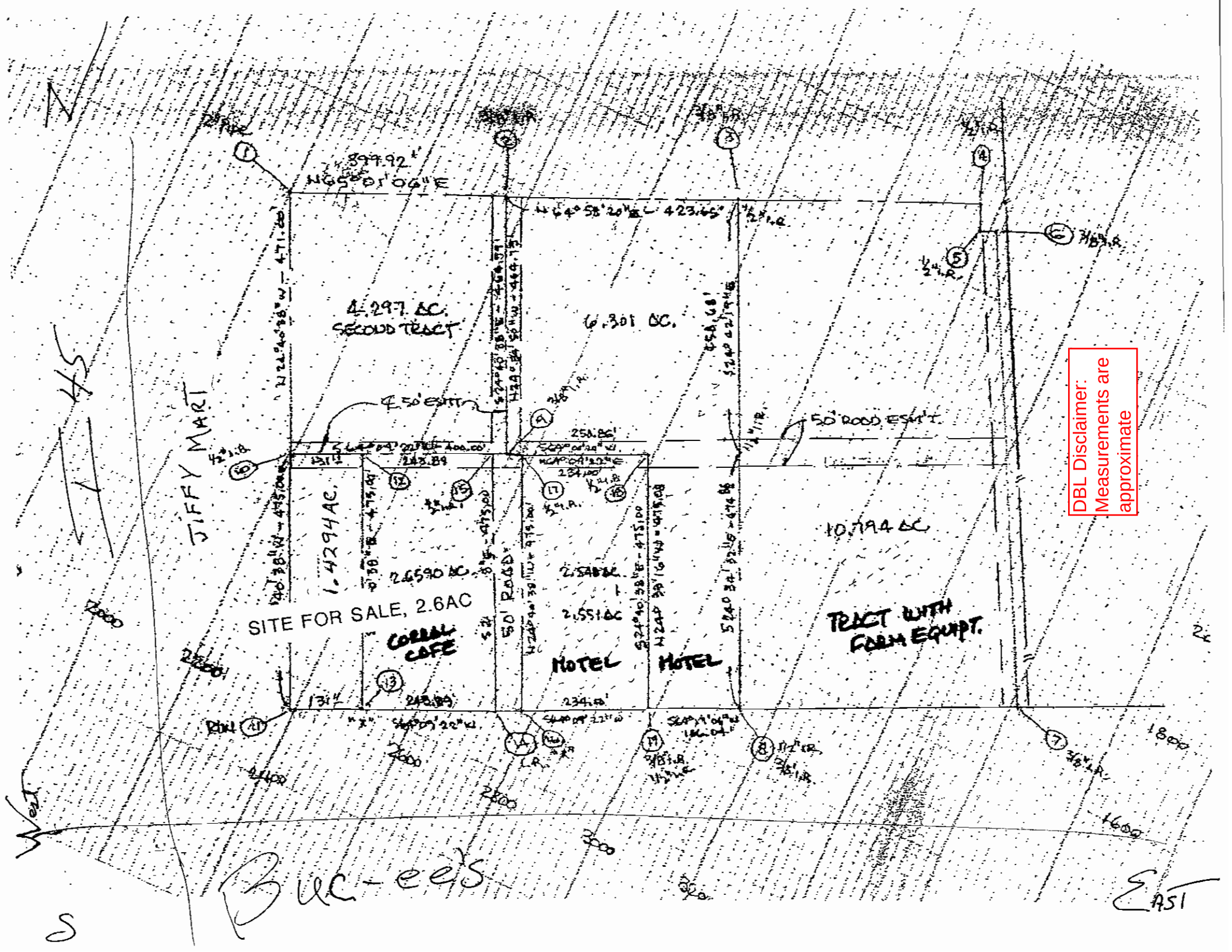
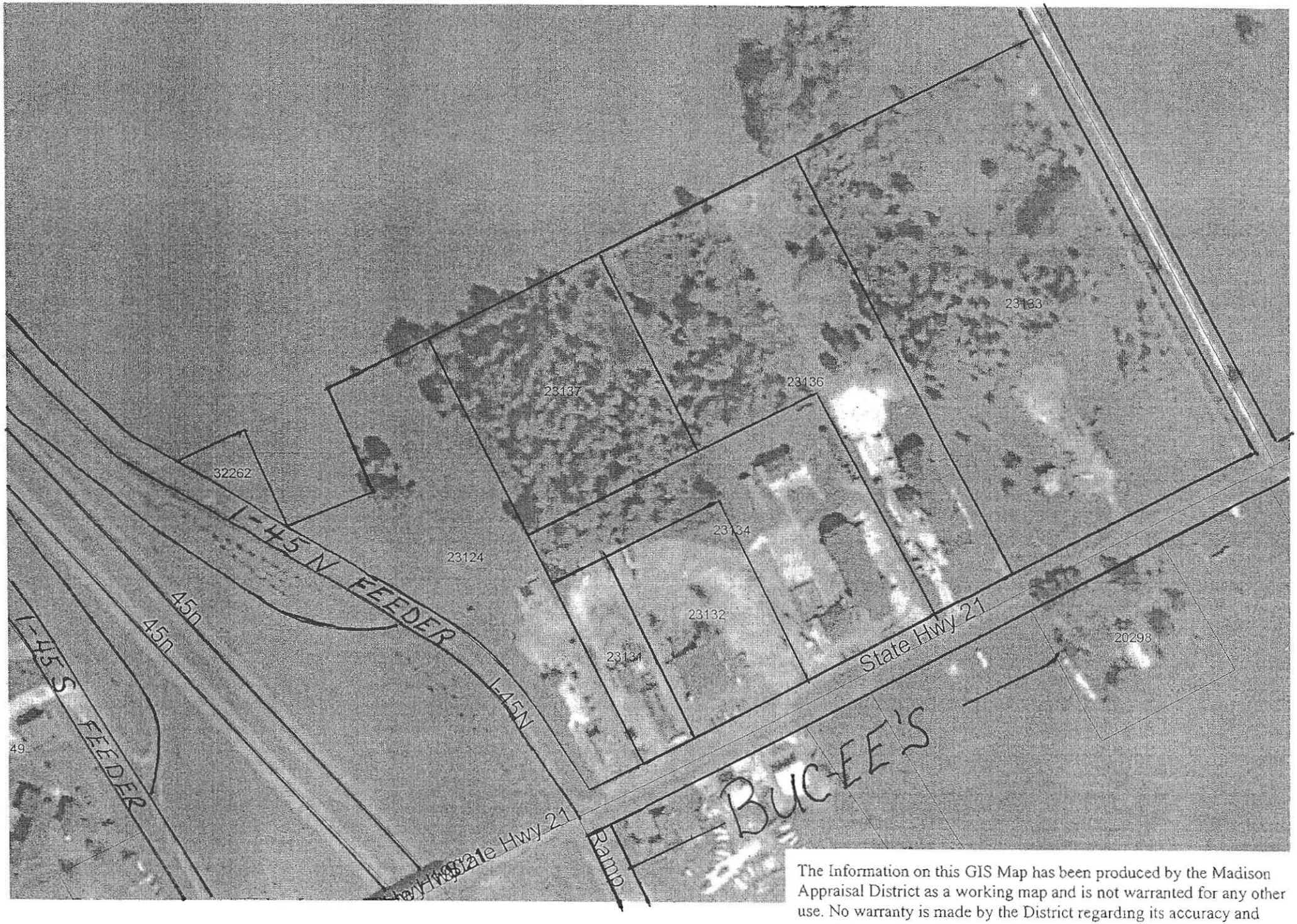
DBL REAL ESTATE
1702 E MAIN ST
MADISONVILLE, TX 77864
(936) 348-9977 PH/(936) 348-9979 FAX

Exciting location that offers a unique opportunity to investors! Located 1.5 hours from Houston, 2.5 hours from Dallas & only 45 minutes from Texas A & M University.

8400 SF building with 250 FT of Hwy 21 road frontage located at the corner of I-45N and Hwy 21. Adjoining empty lot (1.4294 ac) also available for purchase . Offered at $800,000

DBL DISCLAIMER:
Measurements are approximate


N
899.92'
N65°05'06"E
4.297 AC.
SECOND TRACT
6.301 AC.
JIFFY MART
50' ROAD ESM'T.
1.4294 AC.
2.6590 AC.
2.5488 AC.
2.551 AC.
10.794 AC.
SITE FOR SALE, 2.6AC
CORRAL CAFE
MOTEL
MOTEL
TRACT WITH FARM EQUIPT.
50' ROAD
West
EAST
S
Buc-ees
DBL Disclaimer: Measurements are approximate



The Information on this GIS Map has been produced by the Madison Appraisal District as a working map and is not warranted for any other use. No warranty is made by the District regarding its accuracy and completeness.

Traffic Counts for the I-45 & Hwy. 21 Intersection

Located on the corner of Interstate 45 North and Highway 21 East, the Corral Café building is situated at the most heavily trafficked intersection in Madison County. The following traffic counts* were obtained from the 2004 Texas Department of Transportation traffic studies. To ensure a greater measure of accuracy, the figures have been adjusted to include a 3% increase in traffic flow per year since the count as advised by TXDoT officials. (Last Updated: 4/17/2008)

- I-45: Traffic that passes Hwy 21 on I-45 North (toward Dallas) averages a flow of **30,240 vehicles per day (VPD),** an average of **907,200 vehicles per 30-day month (VPM)**. The count of traffic passing Hwy 21 on I-45 South (toward Houston) is the same.

- Hwy. 21: Traffic that crosses I-45 on Highway 21 East averages a flow of **4,816 VPD**, an average of **144,480 VPM.** Traffic that crosses I-45 on Highway 21 West averages a flow of **11,312 VPD,** an average of **339,360 VPM.**

*DBL Disclaimer: Traffic counts are approximate and are not guaranteed to be without error. Averages are provided based on TXDoT traffic studies; actual daily traffic numbers will vary.

TEXAS ASSOCIATION OF REALTORS®

COMMERCIAL PROPERTY CONDITION STATEMENT

CONCERNING THE PROPERTY AT 3303 E. Main, Madisonville, TX 77864

THIS IS A DISCLOSURE OF THE OWNER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY OWNER, OWNER'S AGENTS, OR ANY OTHER AGENT.

PART I - Complete if Property is Improved or Unimproved

Are you (Owner) aware of:

		Aware	Not Aware
(1)	any of the following environmental conditions on or affecting the Property:		
	(a) radon gas?	☐	☑
	(b) asbestos components:	☐	☑
	(1) friable components?	☐	☑
	(2) non-friable components?	☐	☑
	(c) urea-formaldehyde insulation?	☐	☑
	(d) endangered species or their habitat?	☐	☑
	(e) wetlands?	☐	☑
	(f) underground storage tanks?	☑	☐
	(g) leaks in any storage tanks (under or above ground)?	☐	☑
	(h) lead-based paint?	☐	☑
	(i) hazardous materials or toxic waste?	☐	☑
	(j) radiation?	☐	☑
	(k) open or closed landfills on or under the surface of the Property?	☐	☑
	(l) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage of toxic or hazardous materials, refining, utility transmission lines, mills, feed lots, and the like?	☐	☑
	(m) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	☐	☑
(2)	previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in (a) through (m) in the preceding question?	☐	☑
(3)	any part of the Property lying in a flood-prone or 100-year flood plain area?	☐	☑
(4)	any improper drainage onto or away from the Property?	☐	☑
(5)	any fault line on or near the Property that adversely and materially affects the Property?	☐	☑
(6)	outstanding mineral rights, exceptions, or reservations of the Property held by others?	☐	☑
(7)	air space restrictions or easements on or affecting the Property?	☐	☑
(8)	unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	☑	☐
(9)	special districts (e.g., historical districts, development districts, extraterritorial jurisdictions, or others) in which the Property lies?	☐	☑
(10)	pending changes in zoning, restrictions, or in physical use of the Property?	☐	☑
(11)	your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)?	☐	☑
(12)	lawsuits affecting title to or use or enjoyment of the Property?	☐	☑
(13)	your receipt of any written notices of violations of deed restrictions or regulations of the EPA, OSHA, or Texas Natural Resource Conservation Commission, or other governmental agencies?	☐	

Initialed for Identification by Buyer _____, _____ and Seller _____, _____

DBL Real Esate 1702 East Main Street, Madisonville TX 77864
Phone: 936-348-9977 Fax: 936-348-9979 Don & Beverly Hateher

		Aware	Not Aware
(14)	common areas or facilities affiliated with the Property co-owned in interest with others?	☐	☑
(15)	an owners' or tenants' association or maintenance fee or assessment affecting the Property?	☐	☑
	If aware, name of association: _____ ;		
	Name of manager _____ ;		
	Amount of fee or assessment: $ _____ per _____ :		
	Are fees current through the date of this notice? ☐ yes ☐ no ☐ unknown		
(16)	subsurface structures, hydraulic lifts, or pits on the Property?	☐	☑
(17)	intermittent or weather springs that affect the Property?	☐	☑
(18)	any material defect in any irrigation system, fences, or signs on the Property?	☐	☑
(19)	conditions on or affecting the Property that materially affect the health or safety of an individual?	☐	☑

If you are aware of any of the above items, explain. *(Attach additional information if needed.)* _____

PART II - Complete Only if Property is Improved

A. Are you (Owner) aware of any material defects in any of the following on the Property:

		Aware	Not Aware	Not Appl
(1)	Structural Items:			
	(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	☐	☑	
	(b) exterior walls?	☐	☑	
	(c) fireplaces and chimneys?	☐	☑	☑
	(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	☐	☑	
	(e) windows, doors, plate glass, or canopies?	☐	☑	
(2)	Plumbing Systems:			
	(a) water heaters or water softeners?	☐	☑	☐
	(b) supply or drain lines?	☐	☑	
	(c) faucets, fixtures, or commodes?	☐	☑	☐
	(d) private sewage systems?	☐	☑	☐
	(e) pools or spas and equipment?	☐	☑	☐
	(f) sprinkler systems?	☐	☑	☐
	(g) water coolers?	☐	☑	☐
	(h) private water wells?	☐	☑	☐
	(i) pumps or sump pumps?	☐	☑	☐
(3)	HVAC Systems: any cooling, heating, or ventilation systems?	☐	☑	
(4)	Electrical Systems: service drop, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	☐	☑	
(5)	Other Systems or Items:			
	(a) security or fire detection systems?	☐	☑	☐
	(b) porches or decks?	☐	☑	☐

Initialed for Identification by Buyer _____ , _____ and Seller _____ , _____

Commercial Property Condition Statement concerning 3303 E. Main, Madisonville, TX 77864

	Aware	Not Aware	Not Appl
(c) gas lines?	☑	☐	☐
(d) garage doors and door operators?	☐	☑	☐
(e) loading doors or docks?	☐	☑	☐
(f) rails or overhead cranes?	☐	☑	☐
(g) elevators or escalators?	☐	☑	☐
(h) parking areas, drives, steps, walkways?	☐	☑	
(i) appliances or built-in kitchen equipment?	☐	☑	☐

If you are aware of material defects in any of the above items, explain. *(Attach additional information if needed.)* _____

B. Are you (Owner) aware of:

	Aware	Not Aware
(1) any of the following water or drainage conditions materially and adversely affecting Property:		
(a) ground water?	☐	☑
(b) water penetration?	☐	☑
(c) previous flooding or water drainage?	☐	☑
(d) soil erosion or water ponding?	☐	☑
(2) previous structural repair to the foundation systems on the Property?	☐	☑
(3) settling or soil movement materially and adversely affecting the Property?	☐	☑
(4) pest infestation from rodents, insects, or other organisms on the Property?	☐	☑
(5) termite or wood rot damage on the Property needing repair?	☐	☑
(6) previous termite treatment on the Property?	☐	☑
(7) previous fires on or that affected the Property?	☐	☑
(8) aluminum wiring in the Property?	☐	☑
(9) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?	☐	☑
(10) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?	☐	☑

If you are aware of any of the above items, explain. *(Attach additional information if needed.)* _____

Date _____ _____

The undersigned acknowledges receipt of the foregoing statement.

Date _____ Buyer or Tenant _____

NOTICE TO BUYER/TENANT: Listing Broker, DBL Real Estate *, and Other Broker,* DBL Real Estate *, advise you that this statement was completed by Owner, as of the date signed. The Listing Broker and Other Broker have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.*

Schwab Realty
P.O. Box 99
Centerville, Texas
75833
(903) 536-2672

Approved by the Texas Real Estate Commission for Voluntary Use

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

DBL Real Estate
1702 E. Main
Madisonville, Texas
77864
(936)348-9977

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.

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 512-465-3960

EQUAL HOUSING OPPORTUNITY

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