



BILL JOHNSON AND ASSOC. REAL ESTATE CO.

420 E. Main St., Bellville
 FM 1094 at Cedar St., New Ulm
 Bellville - New Ulm, TX 77418 - 78950
 Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636
 Fax: Bellville (979) 865-5500 New Ulm (979) 992-2637
 Email: billjohnson@bjre.com

1670 Hwy 36	
	ID: 54830 Type: Commercial Status: Active City: SEALY County: Austin Price: \$699,500 Acreage: 3.50 School Dist: Sealy Taxes: \$292.76 Financing: Cash - Map of SEALY Contact the Agent Email this Listing
Roper's More Photos	

Excellent Commercial Property with Great Road Frontage!!!! Are you ready to start your own business?? Endless possibilities.... This 6,000 sq. ft. metallic building was formerly known as "Roper's" Bar, and was rebuilt in 2008 after a fire destroyed the original establishment. The new building is fully air conditioned and contains a dance floor, a cedar bar, tables and chairs, billiard's area, and restrooms. The parking area outside has 5,184 sq. ft. of asphalt paving and the remainder is graveled. There are also two manufactured homes behind the gated wooden fence. The first home is a 3 bedroom, 2 bath with porches and is approximately 1,500 +/- square feet, while the second manufactured home is a 2 bedroom, 1 bath and roughly 1,000 square feet. This property also contains one of the original brick railroad trestles around. It is a definite "Must See" when previewing this property. Please contact Bill Johnson & Associates to schedule a showing. ***BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.***

Improvements:

6 Bedrooms - 4 Bathrooms - Single Floor - Metal Exterior - Metal Roof - Age Range: 5-20 Yrs - Public Water - Septic - CHA - Additional House

Land Features:

Maint. Fees: \$0 - Paved Road Frontage - Gravel Road Frontage - Highway Road Frontage - Pond - Seasonal Creek - Partially Wooded - Mostly Flat - Sandy Soil -

Directions: From Sealy, take Hwy 36 N towards Bellville about 1/2 mile and look for BJRE sign on your right.

Previous Page



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1670 Hwy 36



Gaming area.



View of Home #2.



[Previous Page](#)

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979-865-5969 or 281-463-3791 - Bellville

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LOT OR ACREAGE LISTING

Location of Property: Hwy 36 & FM 2187 Listing #: 54830
 Address of Property: 1638 & 1670 Hwy 36, Sealy, TX 77474 Road Frontage: 700' +/-
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: NONE Lot Size or Dimensions: 3.5 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 3.5000**Price per Acre (or)****Total Listing Price:** \$699,500.00**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:

		2008
School:	\$	206.56
County:	\$	59.24
FM/Rd/Br.:	\$	21.96
ESD#21:	\$	5.00

TOTAL: \$ 292.76Agricultural Exemption: ☐ Yes ☒ No**School District:** Sealy I.S.D.**Minerals and Royalty:**

Seller believes 100% *Minerals
 to own: 100% *Royalty
 Seller will NEG Minerals
 Convey: NEG 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: NONE

Roadway: NONE

Electric: Reliant Energy

Telephone: A T & T

Water: City of Sealy

Other: _____

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

6,000 sq. ft. metallic building built in 2008 being used as a Night Club/Bar

5,184 sq. ft. of asphalt paved parking

110 sq. ft. open porch

72 sq. ft. wood deck

Remainder of property is mostly all graveled area.

One- 3 bed/2bath mobile home & One-2b/1b Mobile Home

Approx. % Wooded: 25%

Type Trees: Pecan, Sycamore

Fencing: Perimeter ☐ YES ☒ NO

Condition: _____

Cross-Fencing: ☒ YES ☐ NO

Condition: Good

Ponds: Number of Ponds: One

Sizes: 1/4 acre

Creek(s): Name(s): ONE-unknown name**River(s):** Name(s): NONE**Water Well(s): How Many?**

Year Drilled: _____ Depth: _____

Community Water Available: ☒ YES ☐ NO

Provider: _____

Electric Service Provider (Name): Reliant**Gas Service Provider (Name):** NONE**Septic System(s): How Many:** Private

Year Installed: 2006

Soil Type: sandy loam, clay**Grass Type(s):** native, St. Augustine**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.**Nearest Town to Property:** Sealy

Distance: 1/2 mile

Driving time from Houston 30 minutes

Items specifically excluded from the sale:

Seller's personal property.

Additional Information:

This property offers the nightclub and two manufactured homes behind the wooden fence.

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HOME LISTING #1

Address of Home: 1638 Hwy 36.		Listing #: 54830
Location of Home: Hwy 36 & FM 2187		
County or Region: Austin	For Sale Sign on Property? ☒ YES ☐ NO	
Subdivision: NONE	Property Size: 3.5 acres	
Subdivision Restricted: ☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO	
Listing Price: \$699,500.00		
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:		
Size and Construction:		
Year Home was Built: 2001		
Lead Based Paint Addendum Required if prior to 1978: ☐ YES		
Bedrooms: 3 Bath: 2		
Size of Home (Approx.) 1,500		
Total		
Foundation: ☐ Slab ☐ Pier/Beam ☒ Other		
Roof Type: Metal Year Installed: 2001		
Exterior Construction: Metal		
Room Measurements: APPROXIMATE SIZE:		
Living Room:		
Dining Room:		
Kitchen:		
Family Room:		
Utility Room:		
Bath: ☐ Tub ☐ Shower		
Bath: ☐ Tub ☐ Shower		
Mster Bath: ☐ Tub ☐ Shower		
Mstr Bdrm:		
Bedroom:		
Bedroom:		
Bedroom:		
Other:		
Garage: ☐ Carport: ☐ No. of Cars:		
Size: ☐ Attached ☐ Detached		
Porches:		
Front: Size:		
Side: Size:		
Deck: Size: ☐ Covered		
Deck: Size: ☐ Covered		
Fenced Yard:		
Outside Storage: ☐ Yes ☐ No Size:		
Construction:		
TV Antenna ☐ Dish ☐ Cable ☐		
Home Features		
☒ Ceiling Fans No. 3		
☒ Dishwasher		
☐ Garbage Disposal		
☐ Microwave (Built-In)		
☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric		
☐ Other		
Items Specifically Excluded from The Sale: LIST:		
All of Owner's Personal property.		
Heat and Air:		
☒ Central Heat Gas ☐ Electric ☒ One		
☒ Central Air Gas ☐ Electric ☒ One		
☐ Other:		
☐ Fireplace(s)		
☐ Wood Stove		
☐ Water Heater(s): ☐ Gas ☐ Electric		
Utilities:		
Electricity Provider: Reliant Energy		
Gas Provider: NONE		
Sewer Provider: Private-Septic		
Water Provider: City of Sealy		
Water Well: ☐ YES ☐ NO Depth:		
Year Drilled:		
Average Utility Bill: Monthly: \$300.00		
Taxes: 2008 Year		
School: \$206.56		
County: \$59.24		
FM/Rd/Br: \$21.96		
ESD#2: \$5.00		
City: \$0.00		
Taxes: \$292.76		
School District: Sealy		
Additional Information:		

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HOME LISTING #2

Address of Home: 1670 Hwy 36.		Listing #: 54830	
Location of Home: Hwy 36 & FM 2187			
County or Region: Austin	For Sale Sign on Property? ☒ YES ☐ NO		
Subdivision: NONE	Property Size: 3.5		
Subdivision Restricted: ☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO		
Listing Price: \$699,500.00		Home Features	
Terms of Sale		☐ Ceiling Fans No. _____	
Cash: ☒ YES ☐ NO	☐ YES ☒ NO	☐ Dishwasher	
Seller-Finance: ☐ YES ☒ NO		☐ Garbage Disposal	
Sell.-Fin. Terms:		☐ Microwave (Built-In)	
Down Payment: _____		☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric	
Note Period: _____		☐ Other _____	
Interest Rate: _____		Items Specifically Excluded from The Sale: LIST:	
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		Occupant's personal property.	
Balloon Note: ☐ YES ☐ NO			
Number of Years: _____			
Size and Construction:		Heat and Air:	
Year Home was Built: 1982		☒ Central Heat Gas ☐ Electric ☒ One	
Lead Based Paint Addendum Required if prior to 1978: ☐ YES		☒ Central Air Gas ☐ Electric ☒ One	
Bedrooms: 2 Bath: 1		☐ Other: _____	
Size of Home (Approx.) 756		☐ Fireplace(s)	
1,050 Total		☐ Wood Stove	
Foundation: ☐ Slab ☐ Pier/Beam ☒ Other		☐ Water Heater(s): ☐ Gas ☐ Electric	
Roof Type: Metal Year Installed: 1982		Utilities:	
Exterior Construction: Metal		Electricity Provider: Reliant Energy	
Room Measurements: APPROXIMATE SIZE:		Gas Provider: NONE	
Living Room: _____		Sewer Provider: Private-Septic	
Dining Room: _____		Water Provider: City of Sealy	
Kitchen: _____		Water Well: ☐ YES ☐ NO Depth: _____	
Family Room: _____		Year Drilled: _____	
Utility Room: _____		Average Utility Bill: Monthly: \$250.00	
Bath: ☐ Tub ☐ Shower		Taxes: 2008 Year	
Bath: ☐ Tub ☐ Shower		School: \$206.56	
Mstr Bath: ☐ Tub ☐ Shower		County: \$59.24	
Mstr Bdrm: _____		FM/Rd/Br: \$21.96	
Bedroom: _____		ESD#2: \$5.00	
Bedroom: _____		City: \$0.00	
Bedroom: _____		Taxes: \$292.76	
Other: _____		School District: Sealy	
Garage: ☐ Carport: ☐ No. of Cars: _____		Additional Information:	
Size: ☐ Attached ☐ Detached			
Porches:			
Front: Size: _____			
Side: Size: _____			
Deck: Size: _____ ☐ Covered			
Deck: Size: _____ ☐ Covered			
Fenced Yard: _____			
Outside Storage: ☐ Yes ☐ No Size: _____			
Construction: _____			
TV Antenna ☐ Dish ☐ Cable ☐			

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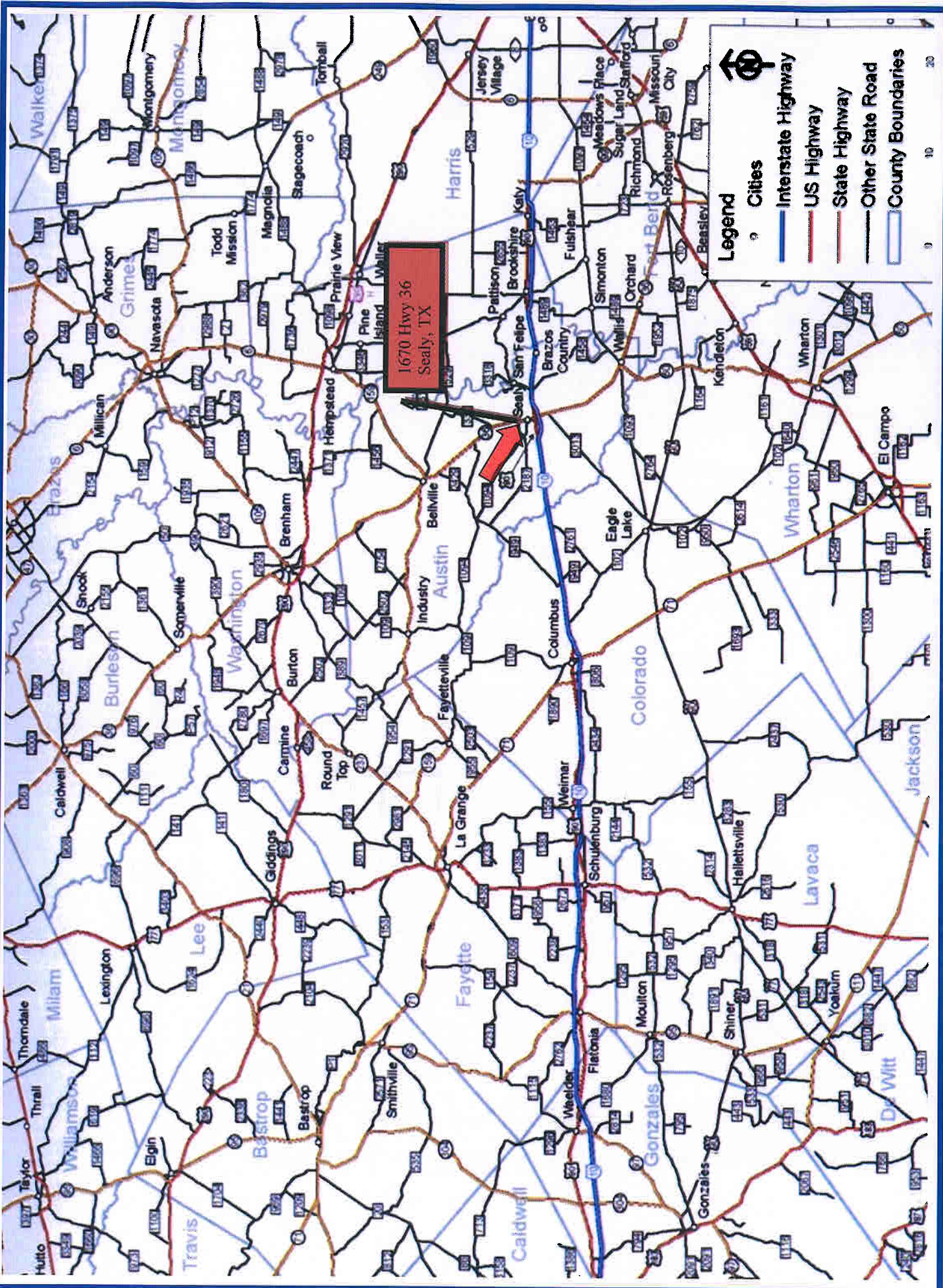
1638 Hwy 36-Sealy TX (R14679)



1670 Hwy 36
Sealy, TX

Legend

- Cities
- Interstate Highway
- US Highway
- State Highway
- Other State Road
- County Boundaries



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 512-465-3980.



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TREC No. OP-K

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Phone: 979-865-5466

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Bill Johnson and Associates Re

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