



Bellville Village



233 South Front St.
10,665 Square Feet of
Mixed Use Commercial
Retail/Office/Restaurant
High Visibility and Traffic



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

Shown by Appointment- 979-865-5969 or 979-992-2636



North and South End Cap Spaces were formerly restaurants and are currently equipped with full kitchens and ample parking





The Village is located in the heart of Bellville, a quaint Texas town. With over 10,000 square feet of rentable space, numerous business opportunities are available including retail, restaurant, office or governmental use.

Most of the space is finished out and affords great visibility along Highway 36 with high traffic counts. Area retailers include Brookshire Brothers Grocery, Sonic and Dairy Queen with numerous local retail and office space as well.

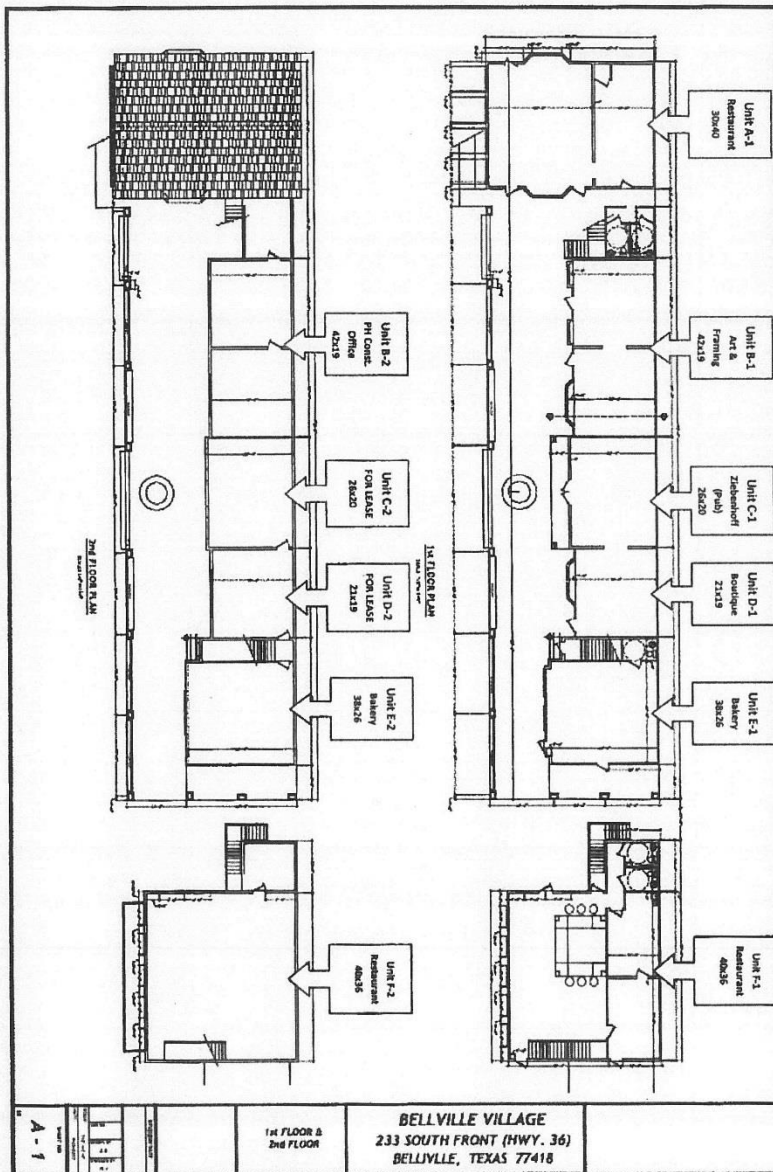
COMMERCIAL LISTING

Address of Property:		233 S. Front Street, Bellville TX		Listing # 107046	
Location of Property:					
County or Region:		Austin		For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		N/A		Property Size: 0.9774	
Subdivision Restricted:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Listing Price:		\$799,000.00			
Terms of Sale					
Cash:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Sell.-Fin. Terms:					
Down Payment:					
Note Period:					
Interest Rate:					
Payment Mode:		<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			
Balloon Note:		<input type="checkbox"/> YES <input type="checkbox"/> NO			
Number of Years:					
Size and Construction:					
Year Built:		2013			
Lead Based Paint Addendum Required if prior to 1978:				<input type="checkbox"/> YES	
Bedrooms:		Bath:			
Size of Home (Approx.)		10,665		Total	
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other					
Roof Type:		Composition		Year Installed: 2013	
Exterior Construction: Hardi w/ Tile Trim on Wood Frame					
Room Measurements: APPROXIMATE SIZE:					
First Floor:		5,937 sq ft total			
Second Floor:		4,728 sq ft Total			
Resturant:		30x40			
Office/Retail:		42x19			
Retail/Pub		26x20			
Office/Retail:		21x19		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bakery		38x26		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Banquet Hall		40x36		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Upstairs Office		42x19			
Upstairs Office		26x20			
Office Space		21x19			
Living Space		38x26			
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:					
Size:		<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:					
Front: Size:					
Side: Size:					
Deck: Size:		<input type="checkbox"/> Covered			
Deck: Size:		<input type="checkbox"/> Covered			
Fenced Yard:					
Outside Storage:		<input type="checkbox"/> Yes <input type="checkbox"/> No		Size:	
Construction:					
TV Antenna <input type="checkbox"/>		Dish <input type="checkbox"/>		Cable <input type="checkbox"/>	

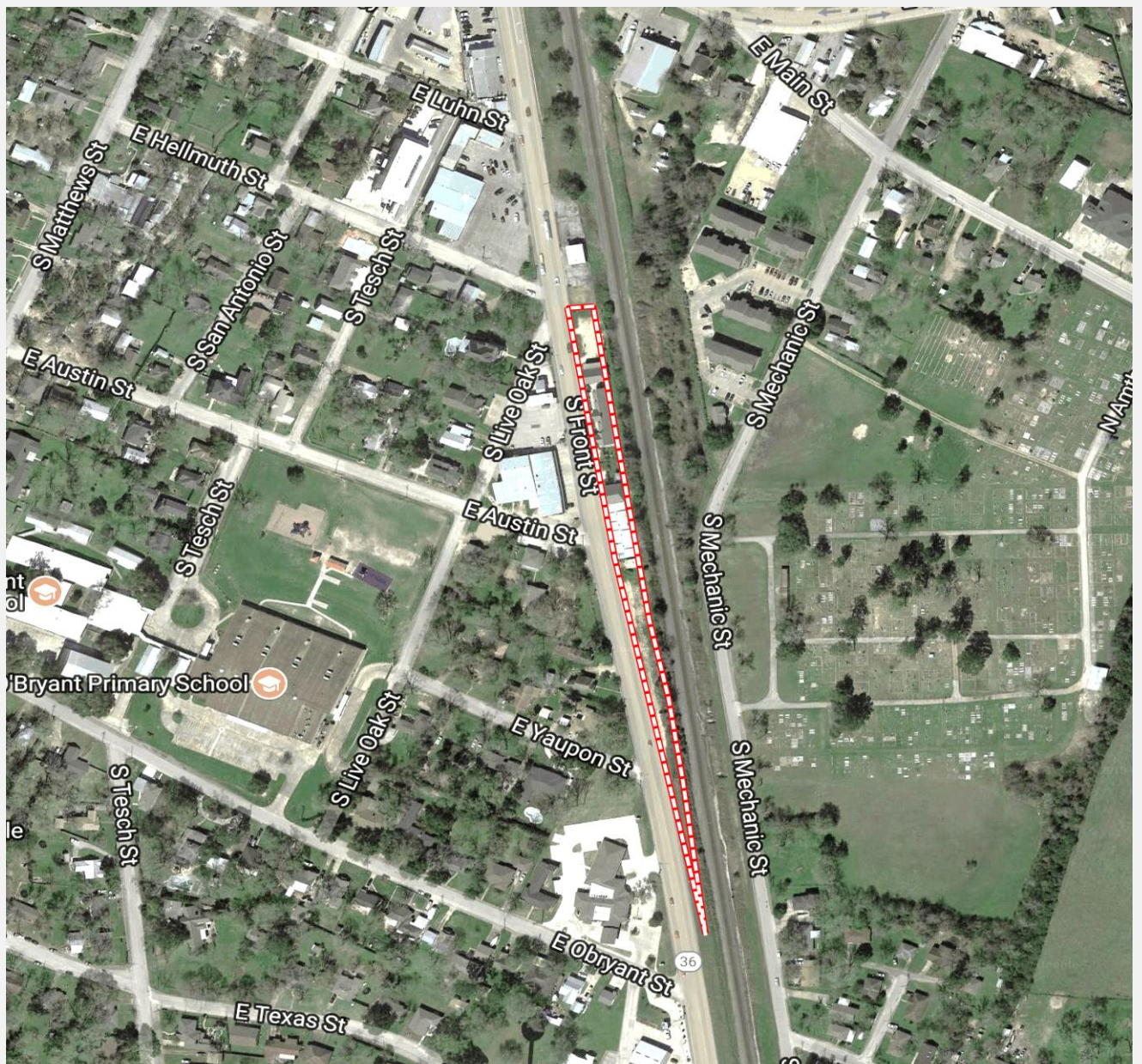
Home Features	
<input type="checkbox"/> Ceiling Fans	No.
<input type="checkbox"/> Dishwasher	
<input type="checkbox"/> Garbage Disposal	
<input type="checkbox"/> Microwave (Built-In)	
<input type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input type="checkbox"/> Electric
<input type="checkbox"/> Other	
Items Specifically Excluded from The Sale: LIST:	
All of sellers personal property located on said .9779 acres	
Heat and Air:	
<input checked="" type="checkbox"/> Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Other:	window units
<input type="checkbox"/> Fireplace(s)	
<input type="checkbox"/> Wood Stove	
<input type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas <input type="checkbox"/> Electric
Utilities:	
Electricity Provider:	City of Bellville
Gas Provider:	City of Bellville
Sewer Provider:	City of Bellville
Water Provider:	City of Bellville
Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Depth:
Year Drilled:	
Average Utility Bill: Monthly:	Unknown
Taxes:	
	2017 Year
School:	\$7,372.40
County:	\$2,338.10
City:	\$1,640.07
Hospital:	\$340.42
FM/Brg:	\$867.72
Taxes:	\$12,558.71
School District	Bellville ISD
Additional Information:	
Courtyard	
Parking on both ends of property	
End caps set up for resturant use w/ full kitchen	
2nd floor not ADA compliant	
3200 metal building will be torn down	
44 parking spaces added with paved and striped parking lot	

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

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FLOOR PLAN



The charming town of Bellville is located in southern Austin County.

- *IH-10 is 10 miles south on Highway 36S

- *Brenham - 18 miles to the NW via Highway 36N

- *Hempstead - 15 miles NE with access to Hwy 6 and Hwy 290

- *Houston is approximately 65 miles



Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>BJRE Holding, L.L.C</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004851</u> License No.	<u>kzapalac@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Designated Broker of Firm	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>Jay Tjoelker</u> Sales Agent/Associate's Name	<u>553013</u> License No.	<u>jay@bjre.com</u> Email	<u>(281) 750-5776</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Bill Johnson & Associates Real, 420 E. Main Bellville, TX 77418
Jay Tjoelker

Phone: (979) 865-5969

Fax: (979) 865-5500

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