

GREAT COMMERCIAL PROPERTY HALFWAY BETWEEN HOUSTON & AUSTIN



\$190,000



12607 W WASHINGTON ST. BURTON, TX

Exceptional commercial opportunity in downtown Burton, Texas for a great multi-use property on historic FM 390. Property includes 1.306 acres with 1,230 SF restaurant/pub building, 435 SF Deli/shop building AND 3,058 antique lumber barn building, perfect for antique store, event/wedding venue, art gallery OR Vendor space for Antique festivals!! Property is on city water and sewer. Outdoor patio area is partially covered and increases seating area for outdoor dining and enjoyment. Lovely rose garden area with fountain and additional open seating area. Huge covered biergarten area with beer coolers, tables and room for dancing! Property overlooks Indian Creek and has great visibility along FM 390/W Washington St. Restaurant/Pub has commercial kitchen, ladies and men's restrooms and 2 dining areas. Deli building is set up and ready to go. Antique Lumber Barn has wood floors and walls, electricity and adjoining metal building with 2 offices and restrooms.



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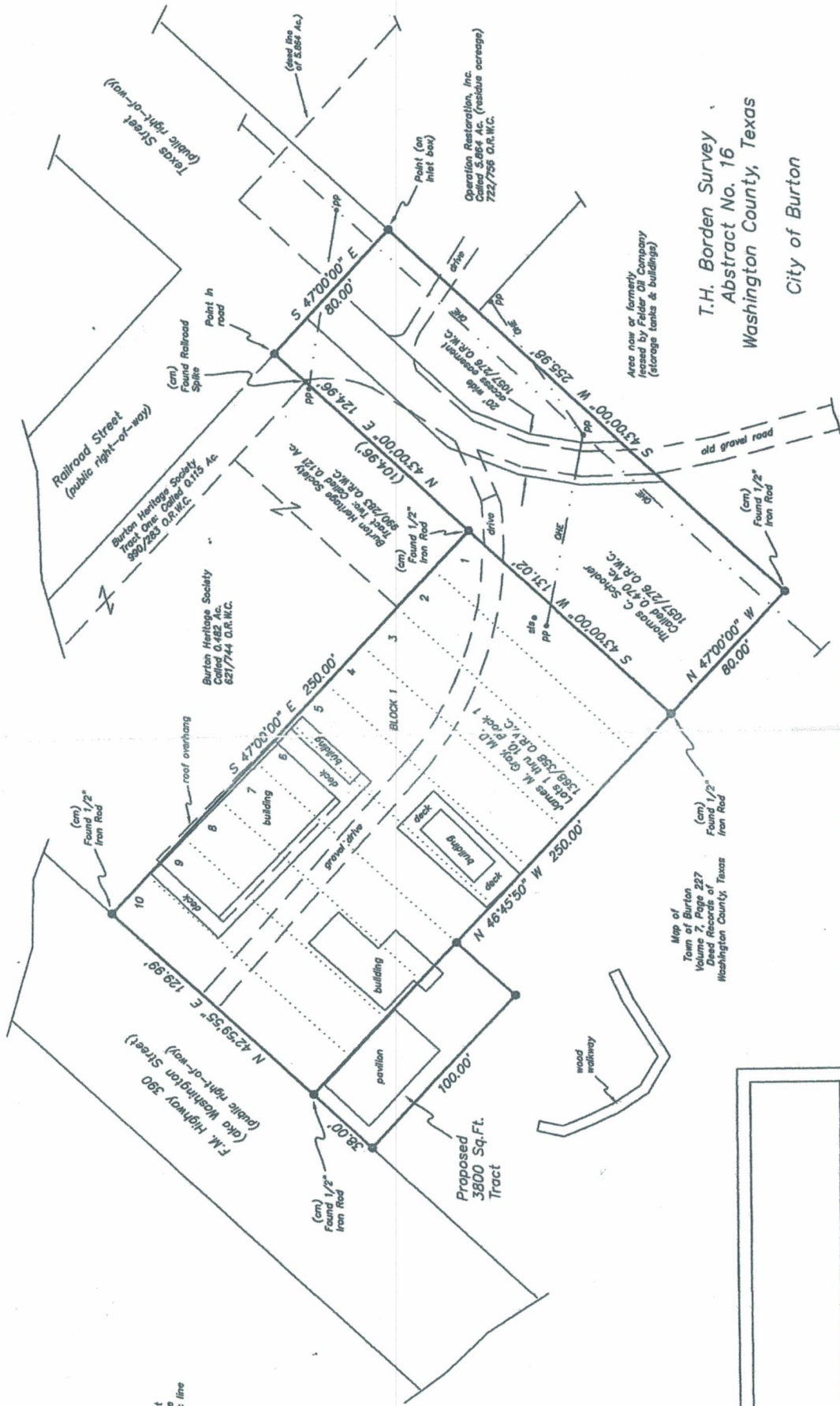


If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.



Scale 1" = 50'

cm = control monument
pp = power (utility) pole
OHE = overhead electric line
sls = sewer lift station



W.O.#2015-2165

Blakey Land Surveying

RPLS 4062 RPLS 5935



4660 Fulshear Lane
Burton, Texas 77655

(978) 289-3000

PRELIMINARY PLAT
This plat shall not be recorded
for any purpose.

T.H. Borden Survey
Abstract No. 16
Washington County, Texas
City of Burton

Area now or formerly
leased by Feltner Oil Company
(storage tanks & buildings)

Operation Restoration, Inc.
Called 3.648 A.C. (residue coverage)
722/755 O.R.C.N.C.

Burton Heritage Society
Called 0.482 A.C.
627/744 O.R.C.N.C.

Burton Heritage Society
Called 0.115 A.C.
590/763 O.R.C.N.C.

Railroad Street
(public right-of-way)

Texas Street
(public right-of-way)

Proposed
3800 Sq. Ft.
Tract

wood
walkway

Map of
Town of Burton
Volume 7, Page 227
Dead Records of
Washington County, Texas

Found 1/2"
Iron Rod

Found 1/2"
Iron Rod

Found 1/2"
Iron Rod

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Iron Rod

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Iron Rod

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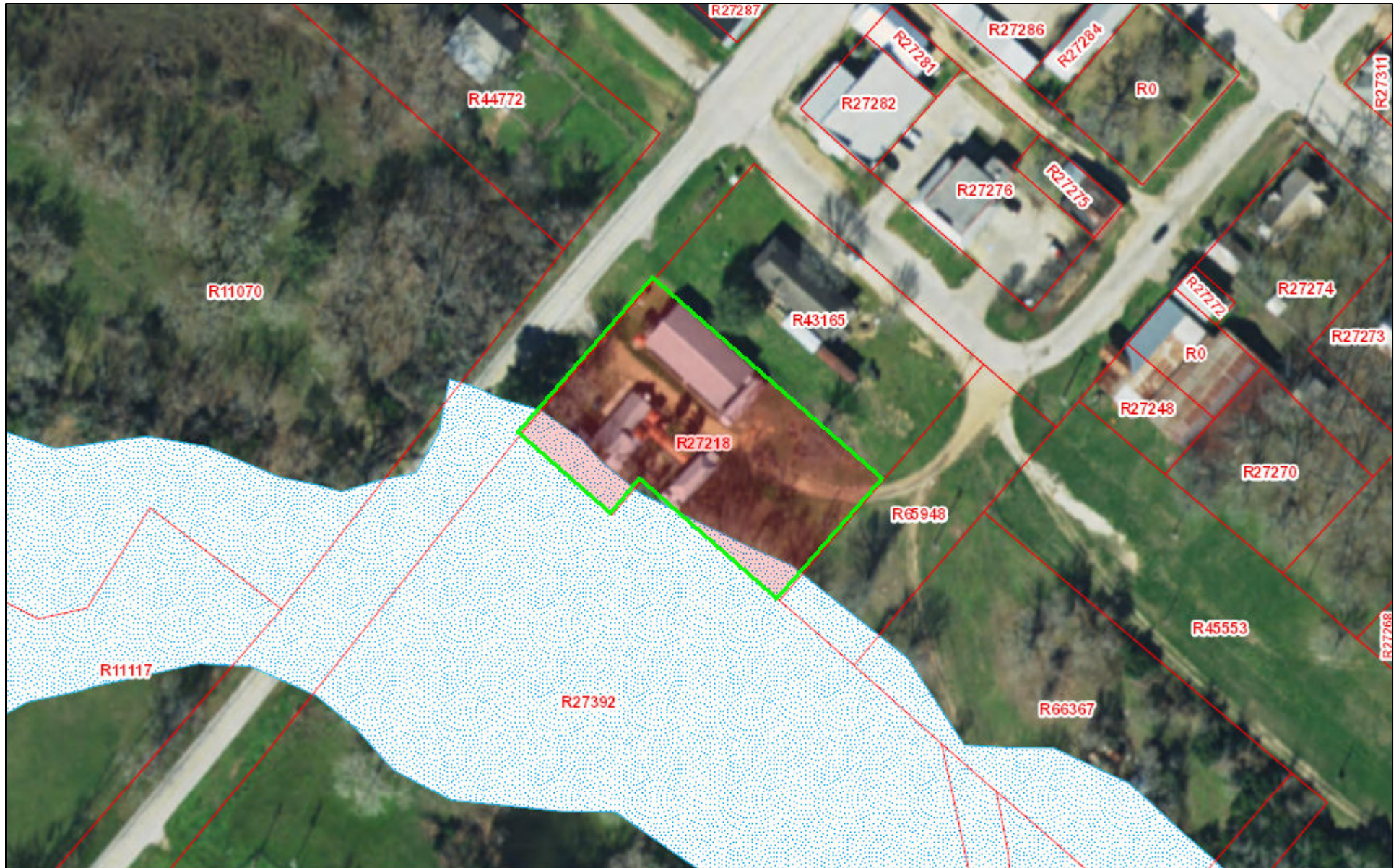
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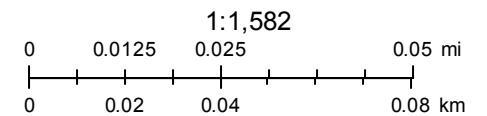
PW aerial



May 5, 2017

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

-  Parcels
-  Flood Plain



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Washington County Appraisal District & BIS Consulting - www.bisconsultants.com

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date