

# Interstate 10@ FM 1458

## Sealy, TX

- 71.7 Acres
- 3710' Paved Road Frontage-3 Sides
- Centered on current I-10 Expansion Project
- Austin County
- Ag Exempt



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**Bill Johnson & Associates  
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## Exceptional Commercial Property – Interstate 10 Corridor, Sealy, Texas

This 71.7-acre property is located on the south side of Interstate 10 (eastbound) at the intersection of FM 1458. It is within the town site of San Felipe and in the center of the current I-10 expansion project which extends from east of the Brazos River to the west of Sealy, Texas at FM 3358. The property has high visibility with approximately 740+/- feet of road frontage on the I-10 feeder, 1217 +/- feet of road frontage on FM 1458, and 1750' +/- on Stockhold Road, which is also an asphalt road. The property is currently designated as residential, it is under agricultural exemption, and is served by private utilities, water well, and septic systems. The acreage is located just east of the Sealy Outlet Mall and across I-10 from new Ford and Chevrolet Dealerships and the Gulf States Toyota Regional Parts Distribution center. The immediate area along I-10 is experiencing rapid growth which together with the strong westward development of Houston makes this is a remarkable commercial development opportunity.



LOT OR ACREAGE LISTING

Location of Property:		East bound I-10 at FM 1458		Listing #:		117689	
Address of Property:		12283 FM 1458		Paved Road Frontage:		3710' See Additional Info	
County:		Austin	Paved Road:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:				Lot Size or Dimensions:		71.70 Acres	
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
Number of Acres:		71.7000		Improvements on Property:			
Price per Acre (or)		\$38000 \$0.872 per sq ft		Home:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Total Listing Price:		\$2,724,600.00		Buildings:		Equipment Shed	
Terms of Sale:						2 Storeage Sheds	
Cash:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Barns:		20' x 20' Metal Barn	
Seller-Finance:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO				
Sell.-Fin. Terms:				Others:		Pump House	
Down Payment:							
Note Period:							
Interest Rate:				% Wooded:		10%	
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.				Type Trees:		Oak	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO				Fencing:		Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Number of Years:				Condition:		Good	
Property Taxes:		Year:	2019	Cross-Fencing:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
School:			\$1,071.24	Condition:		Good	
County:			\$610.35	Ponds:		Number of Ponds: 1	
Hospital:			\$48.60	Sizes:		1/2 Ac Shallow Pond	
FM Road:			\$126.30	Creek(s):		Name(s):	
Rd/Brg:			\$102.65				
Twn of San Felipe			\$242.81	River(s):		Name(s):	
TOTAL:			\$2,201.95				
Agricultural Exemption:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Water Well(s): How Many?			
School District:		Sealy ISD		Year Drilled:		1974	Depth:
Minerals and Royalty:				Community Water Available:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Seller believes	100%	*Minerals		Provider:			
to own:	100%	*Royalty		Electric Service Provider (Name):			
Seller will	Negotiable	Minerals		Direct Energy			
Convey:	Negotiable	Royalty		Gas Service Provider		N/A	
Leases Affecting Property:				Septic System(s): How Many: 2			
Oil and Gas Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Year Installed:		1974	
Lessee's Name:				Soil Type:		Sandy Loam	
Lease Expiration Date:				Grass Type(s)		Native	
Surface Lease:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Flood Hazard Zone: See Seller's Disclosure or to be determined by survey			
Lessee's Name:				Nearest Town to Property:		Sealy	
Lease Expiration Date:				Distance:		Two miles	
Oil or Gas Locations:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Driving time from Houston		15 miles to Katy	
Easements Affecting Property:	Name(s):			Items specifically excluded from the sale:			
Pipelines:	Energy Transfer & Kinder Morgan			All of Sellers Personal Property			
Roadway:							
Electric:	Centerpoint			Additional Information:		**Paved Road Frontage	
Telephone:						I-10 Feeder Road - 740'	
Water:						FM 1458 - 1217'	
Other:						Stockhold Rd - 1753'	

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



## HOME

Address of Home:		12283 FM 1458		Listing #:	117689
Location of Home:		FM 1458 just south of I-10			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		Property Size:		71.7 Acres	
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
<b>Listing Price:</b>		<b>\$2,724,600.00</b>			
<b>Terms of Sale</b>					
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<b>Sell.-Fin. Terms:</b>					
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:					
<b>Size and Construction:</b>					
Year Home was Built:		1974			
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES			
Bedrooms:	3	Bath:	2		
Size of Home (Approx.)		2235 Sq Ft per ACAD		Living Area	
				Total	
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		Composition		Year Installed: 2012	
Exterior Construction:		Brick with wood trim			
<b>Room Measurements:</b>		<b>APPROXIMATE SIZE:</b>			
Living Room:	13' x 13'				
Dining Room:	12' x 13'				
Kitchen:	10' x 12'				
Family Room:	19' x 15'				
Utility:	10' x 8'				
Bath:	12' x 12'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:	8' x 9'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower		
Master Bdrm:	16' x 14'				
Bedroom:	13' x 12'				
Bedroom:	13' x 12'				
Bedroom:					
Other:					
Garage:	<input checked="" type="checkbox"/>	Carport:	<input type="checkbox"/>	No. of Cars: 2	
Size:	24' x 24'	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached		
<b>Porches:</b>					
Front: Size:	6' x 32'				
Back: Size:	24' x 12'				
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 checked="" type="checkbox"/>	Cable	<input type="checkbox"/>

### Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	4
<input checked="" type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Garbage Disposal		
<input type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
<input type="checkbox"/>	Refrigerator		

### Items Specifically Excluded from The Sale: LIST:

Sellers Personal Property

### Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/> Units: 1
<input checked="" type="checkbox"/>	Central Air	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/> Units: 1
<input type="checkbox"/>	Other:				
<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:	Direct Energy
Gas Provider:	
Sewer Provider:	Septic
Water Provider:	Well
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth:
	Year Drilled: 1974
Average Utility Bill:	Monthly:

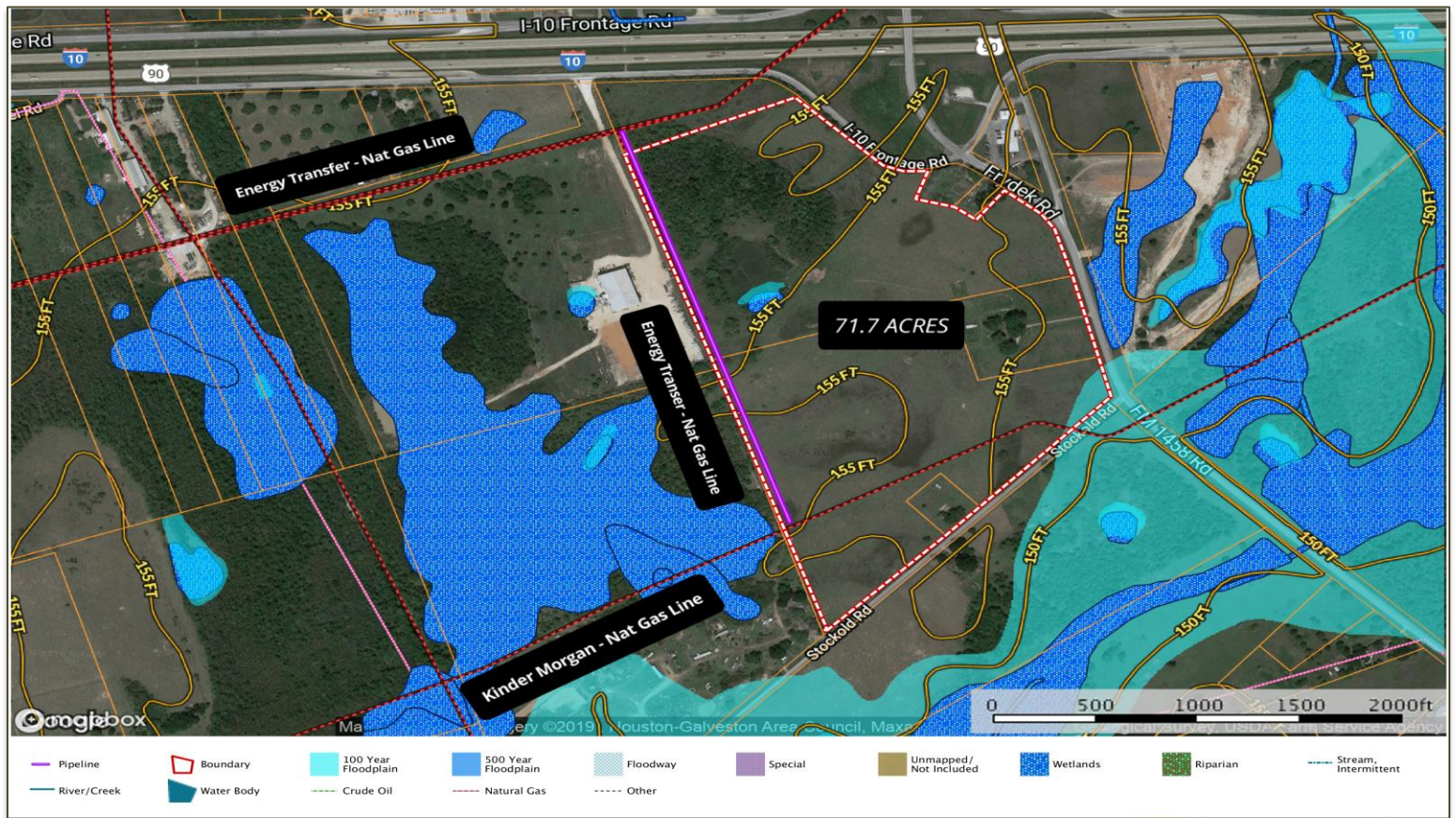
### Taxes:

	2019	Year	
School:			\$1071,24
County:			\$610.35
Hospital:			\$48.60
FM Road:			\$126.30
Rd/Brg:			\$102.65
Twn of San Felipe			\$242.81
Taxes:			\$2,201.95
School District:		Sealy ISD	

### Additional Information:

Very clean, well maintained 3Br/2bdr home with office, Suitable for rental, home office, etc.

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#### Directions:

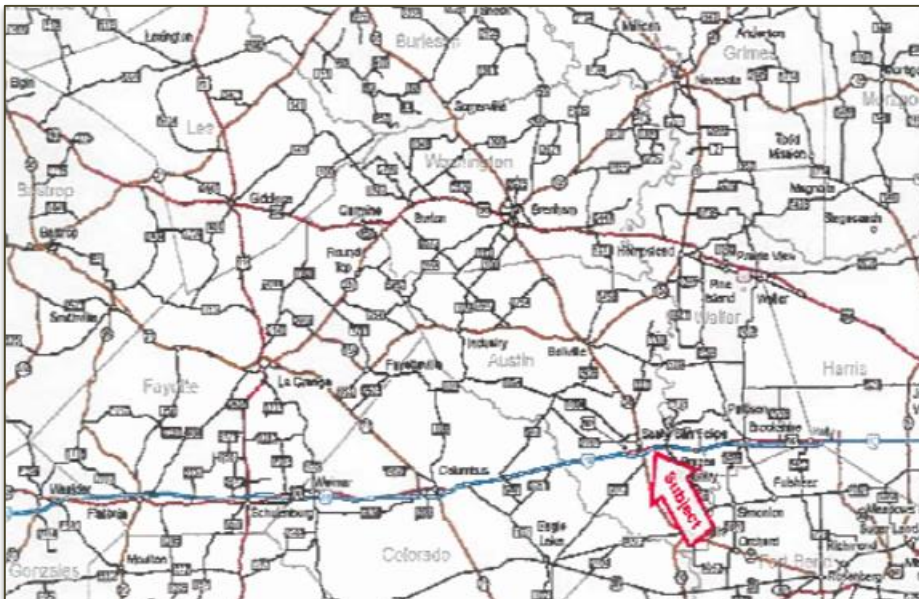
From Bellville travel 14 miles on Hwy 36S to Sealy. Take Slight right onto N. Circle Dr. In 0.5 mi turn left onto Hwy 90 for 1.4 mi to Koy Underpass. Turn right & left onto I-10 Feeder. Exit 723 turning right onto Frydek Rd. Property on right.



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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 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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date