



# 17787 Fordtran Blvd

## *Industry, TX*

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*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*

- 3 Bedroom / 1 Bath
- 1,292 Sq.Ft.
- Built 1937





A 1.03-acre tract with a 1937 3BR-1B frame home located in Industry Texas. Located within the city of Industry in an area of commercial development, the property has approximately 264 feet of road frontage on State Highway 159W and approximately 224 feet of road frontage on Fordtran/Main Street.

This property is an excellent piece of commercial real estate.



## LOT OR ACREAGE LISTING

Location of Property:	Industry* FM 109 @ 159W- Continue W on 159 1/2 mi;property on left.			Listing #:	129249
Address of Property:	17787 Fordtran Blvd Industry TX			Road Frontage:	See inAdditional 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:	N/A			Lot Size or Dimensions:	1.03 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>Number of Acres:</b>			<b>Improvements on Property:</b>		
1.0300			Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
<b>Price per Acre (or)</b>			Buildings:		
<b>Total Listing Price:</b>			Barns: Old Wooden Barn with metal roof		
\$300,000.00			Others: Double Carport		
<b>Terms of Sale:</b>					
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			% Wooded: 5%		
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			Type Trees: Pecans, crepe myrtle, Pine		
Sell.-Fin. Terms:			<b>Fencing:</b> Perimeter <input type="checkbox"/> YES <input type="checkbox"/> NO		
Down Payment:			Condition: <input type="checkbox"/> YES <input type="checkbox"/> NO		
Note Period:			Cross-Fencing: <input type="checkbox"/> YES <input type="checkbox"/> NO		
Interest Rate:			Condition: <input type="checkbox"/> YES <input type="checkbox"/> NO		
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			<b>Ponds:</b> Number of Ponds: None		
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Sizes:		
Number of Years:			<b>Creek(s):</b> Name(s): None		
			<b>River(s):</b> Name(s): None		
<b>Property Taxes:</b> Year: 2020			<b>Water Well(s): How Many?</b> None		
School: \$1,110.83			Year Drilled: Depth:		
County: \$417.61			City Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Hospital: \$97.84			Provider: West End-City Water		
FM Road: \$76.64			<b>Electric Service Provider (Name):</b>		
Rd/Brg: \$63.16			Bluebonnet Electric		
TOTAL: \$1,766.08			<b>Gas Service Provider</b>		
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Fayetteville Propane		
<b>School District:</b> Bellville ISD			<b>Septic System(s): How Many?</b> None		
<b>Minerals and Royalty:</b>			Year Installed: N/A		
Seller believes 100% *Minerals			<b>Soil Type:</b> Sandy		
to own: 100% *Royalty			<b>Grass Type(s)</b>		
Seller w ill Negotiable Minerals			<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>		
Convey: Negotiable Royalty			<b>Nearest Town to Property:</b> Industry City Limits		
<b>Leases Affecting Property:</b>			Distance:		
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Driving time from Houston 1 hour 15 minutes		
Lessee's Name:			<b>Items specifically excluded from the sale:</b>		
Lease Expiration Date:			All of Sellers or Lessees personal property located on said		
			1.03 acre property		
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<b>Additional Information:</b>		
Lessee's Name:			ROAD FRONTAGE: Hwy 159= 264.71 ft.		
Lease Expiration Date:			Fordtran/Main Street = 224.5 ft.		
<b>Oil or Gas Locations:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
<b>Easements Affecting Property:</b> Name(s):					
Pipeline:					
Roadway:					
Electric: Texas Power & Light					
Telephone:					
Water: West End Water Supply Corp.					
Other:					

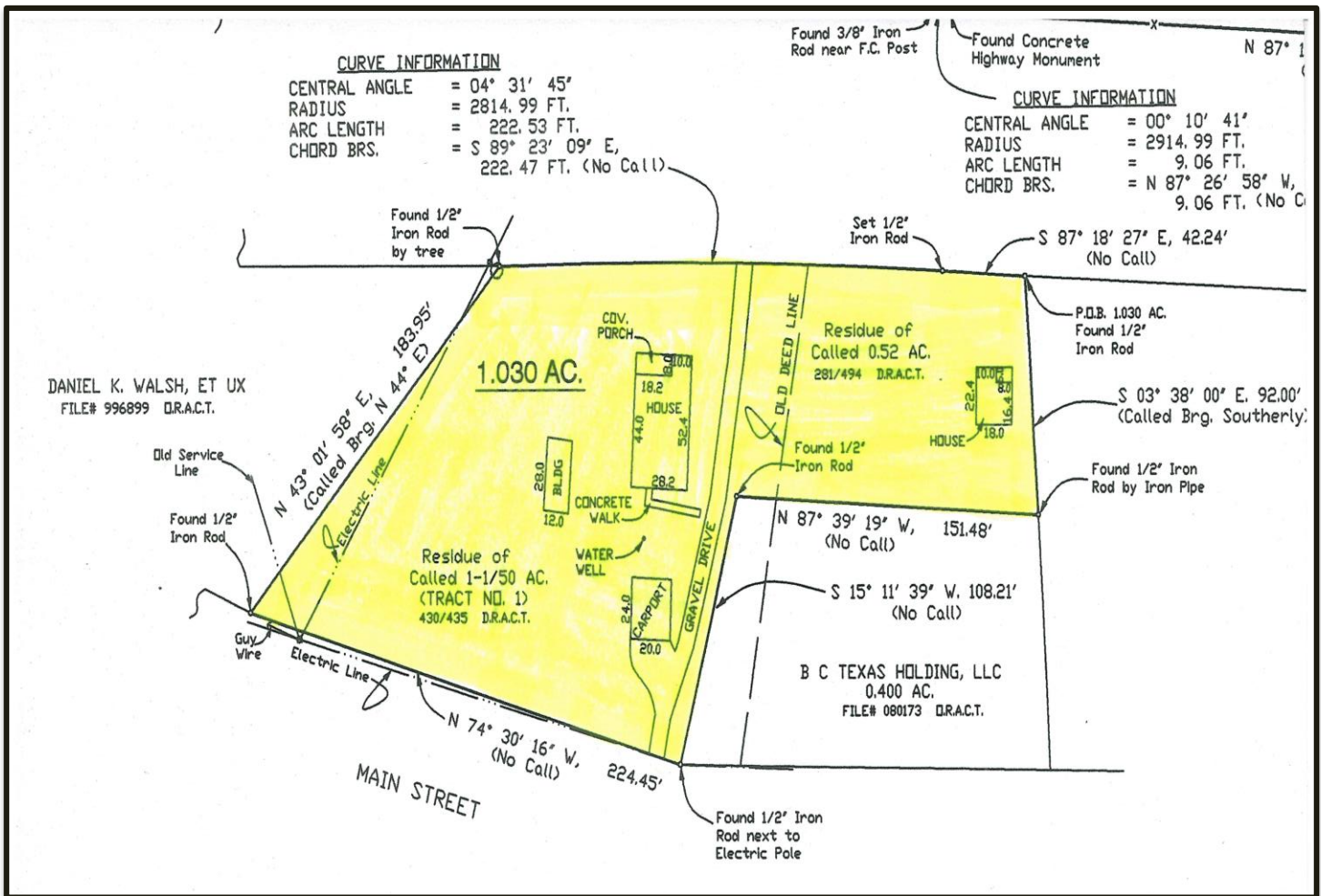
**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



## HOME

Address of Home:		17787 Fordtran Blvd., Industry TX 78944		Listing	129249
Location of Home:		Intersection of FM 109/Hwy 159E: Continue W on 159 1/2 mi; left onto Fordtran. Property on left			
County or Region:		Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:		N/A	Property Size:	1.03 Ac	
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>\$300,000.00</b>			
<b>Terms of Sale</b>		<b>Home Features</b>			
Cash:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No. 2
Seller-Finance:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> Dishwasher	
Sell.-Fin. Terms:		<input type="checkbox"/> Garbage Disposal			
Down Payment:		<input type="checkbox"/> Microwave (Built-In)			
Note Period:		<input type="checkbox"/> Kitchen Range (Built-In) <input type="checkbox"/> Gas <input type="checkbox"/> Electric			
Interest Rate:		<input type="checkbox"/> Refrigerator			
Payment Mode:		Items Specifically Excluded from The Sale: LIST:			
Balloon Note:		All of sellers/lessees personal property located on said			
Number of Years:		1.03 acre property			
<b>Size and Construction:</b>		<b>Heat and Air:</b>			
Year Home was Built:		1937			
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES			
Bedrooms: 3		Baths: 1			
Size of Home (Approx.)		1,292 Living Area			
		<b>Total</b>			
Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Central Heat Gas <input type="checkbox"/> Electric <input type="checkbox"/>			
Roof Type: Metal		Year Installed: Unknown			
Exterior Construction: Wood		<input checked="" type="checkbox"/> Central Air Gas <input type="checkbox"/> Electric <input type="checkbox"/>			
		<input type="checkbox"/> Other:			
		<input type="checkbox"/> Fireplace(s)			
		<input type="checkbox"/> Wood Stove			
		<input checked="" type="checkbox"/> Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric			
<b>Room Measurements:</b>		<b>Utilities:</b>			
Living Room: 13x13		Electricity Provider: Bluebonnet Electric			
Dining Room: 12x13		Gas Provider: Fayetteville Propane			
Kitchen: 13x11		Sewer Provider: City of Industry			
Family Room:		Water Provider: City of Industry			
Utility: Enclosed room at back of house 13'7x5'8		Water Well: <input type="checkbox"/> YES <input type="checkbox"/> NO Depth: N/A			
Bath: 10x5'6		Year Drilled: N/A			
Bath:		Average Utility Bill: Monthly			
Bath:					
Bedroom: 13x19		<b>Taxes:</b> 2020 Year			
Bedroom: 13'4x10		School: \$1,110.83			
Bedroom: 11x13		County: \$417.61			
Entry		Hospital: \$97.84			
Other:		FM Rd: \$76.64			
Garage: <input type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: TWO		SpRd/Brg: \$63.16			
Size: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		<b>Taxes:</b> \$1,766.08			
<b>Porches:</b>		<b>School District:</b> Bellville ISD			
Sun Porch:					
Front: Size:		<b>Additional Information:</b>			
Porch: Size: <input type="checkbox"/> Covered		Home is under current renovations-			
Patio: Size: <input type="checkbox"/> Covered		Trane AC			
Fenced Yard:		Dish TV			
Outside Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No Size:					
Construction:					
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input checked="" type="checkbox"/>					

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Directions: Industry  
 FM109 @ Hwy 159W- Continue west  
 ½ mile to property on the left



*Texas is Our Territory*  
**Bill Johnson & Associates**  
**Real Estate**  
*Since 1970*



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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	

Regulated by the Texas Real Estate Commission

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

IABS 1-0 Date

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Kimberly Zapalac

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