



# Double Creek ~ 190.834 Ac.

## *Cat Spring, Texas*



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

*Since 1970*





## Double Creek

This 190.834-acre property is an excellent piece of commercial property located in Colorado County between Sealy and Columbus on the north side of I-10. Featuring 665 feet of frontage on the I-10 feeder road (Hwy-90) and 4,039 feet of frontage on Double Creek Road (a paved county road) providing great visibility from I-10.



Word on the street is that TXDOT will be constructing additional exit and entry ramps just to the east and west of this 190.834-acre tract making the property easily accessible. There is a considerable amount of commercial activity at and along to I-10 and FM-949 overpass at the present time which is a short distance from this 190.834-acre property.



This property also features a 7-8 acre lake and Church Creek meandering across one end of the property. Electricity and minerals are available.





# Details

- Size: 190.834 Acres
- Colorado County
- Columbus Schools
- Located between Sealy and Columbus
- IH-10 Visibility
- Generous Road Frontage
- 9+/- Ac. Lake
- Unrestricted
- Minerals Available
- Seasonal Creek
- Ag Exempted
- Electricity Available
- Prime Commercial property



NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

**LOT OR ACREAGE LISTING**

Location of Property:		Sealy: I-10 West, Exit FM 949- Right on 90 East- 1.6 miles to prop.		Listing #:		131349	
Address of Property:		Corner of Old Hwy 90 & Double Creek		Road Frontage:		SEE ADDITIONAL INFO	
County:		Colorado	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:		190.834	
Subdivision Restricted:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Mandatory Membership in Property Ow ners' Assn.		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
<b>Number of Acres:</b>				<b>190.8340</b>			
<b>Price per Acre (or)</b>				<b>\$25,000.00</b>			
<b>Total Listing Price:</b>				<b>\$4,770,850.00</b>			
<b>Terms of Sale:</b>				<b>Improvements on Property:</b>			
	Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Home:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
	Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Buildings:	(1) Old Tin Shed		
	Sell.-Fin. Terms:			Barns:	(1) Old Barn		
	Down Payment:			Others:	Old house-collapsed & of no value		
	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 and Pine
	Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO			<b>Fencing:</b>	Perimeter
	Number of Years:						<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>Property Taxes:</b>				<b>Year:</b> <b>Est 2022 on 211 acres</b>			
School:			\$407.74	<b>Ponds:</b>	Number of Ponds:	Two	
County:			\$196.34	Sizes:	1/2 Acre; 9+/- Acre		
Hospital:			\$0.00	<b>Creek(s):</b>	Name(s):	Church Creek	
GCD:			\$3.44				
Rd/Brg:			\$0.00	<b>River(s):</b>	Name(s):	None	
TOTAL:			\$607.52				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		<b>Water Well(s): How Many?</b>	One		
<b>School District:</b>	Columbus ISD			Year Drilled:	Unknown	Depth:	Unknown
<b>Minerals and Royalty:</b>				<b>Community Water Available:</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Seller believes	50%		*Minerals	Provider:			
to own:	50%		*Royalty	<b>Electric Service Provider (Name):</b>			
Seller w ill	Negotiable		Minerals	San Bernard Electric Cooperative Inc			
Convey:	Negotiable		Royalty	<b>Gas Service Provider</b>			
				Private			
<b>Leases Affecting Property:</b>				<b>Septic System(s): How Many:</b> None			
Oil and Gas Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Year Installed:			
Lessee's Name:				<b>Soil Type:</b>	Sandy Clayish Loam		
Lease Expiration Date:				<b>Grass Type(s)</b>	Bahia & Native		
				<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>			
Surface Lease:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		<b>Nearest Town to Property:</b>	Sealy		
Lessee's Name:	Ivan Menke			Distance:	Approx 14 miles		
Lease Expiration Date:	with 90 day notice			Driving time from Houston	50 minutes		
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<b>Items specifically excluded from the sale:</b>			
<b>Easements Affecting Property:</b>				All of Sellers and Lessee's personal property located on said			
Pipeline:				190.834 acres			
Roadway:				<b>Additional Information:</b>			
Electric:	San Bernard Electric			Road Frontage: 665+/- feet Old Hwy 90			
Telephone:				4,039+/- feet Double Creek Road			
Water:							
Other:							

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





### Directions:

From Sealy travel I-10 west, exit at FM 949. Turn right onto Hwy 90 east for 1.6 miles to property.



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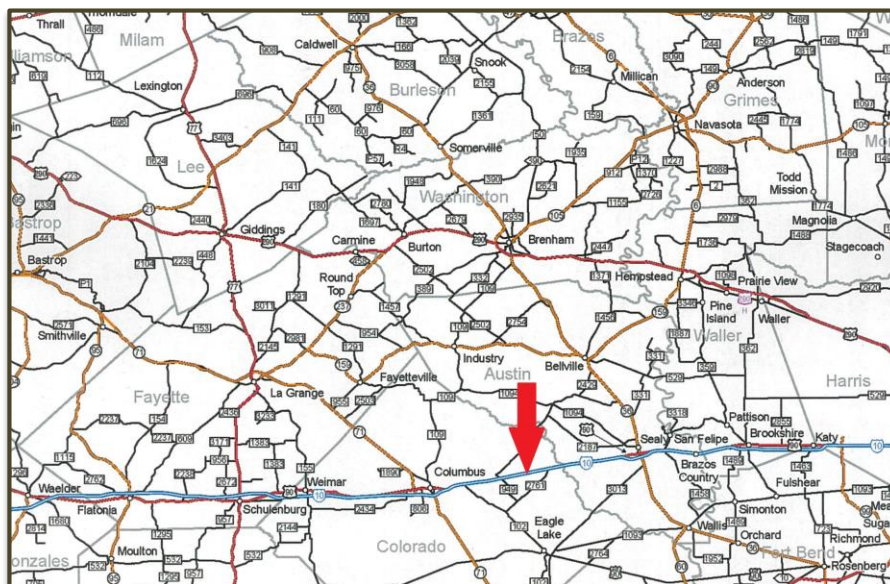
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## Information About Brokerage Services

*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