



World Class Ranches Team
Brokered by EXP Realty

320 E. Carl Albert Parkway, B1
McAlester, OK 74501
918-426-6006 or Toll Free 844-ALB-LAND

Your Brand for Ranch & Trophy Properties



130 ACRES COMMERCIAL HWY 36, SEALY, TX

130 Acres \$4,550,000.00

130 Acres Commercial Hwy 36, Sealy, TX



These 130 acres of prime commercial real estate is sited on Highway 36 just south of Sealy, Texas, is approximately 30 miles west of Houston city limits, and ready for further development. The property is a mixture of forested and open areas with approximately 930 feet of Highway 36 frontage. The 24'X58' office building includes the office, two large handicap accessible bathrooms, and a storage room. It has central heat and air, and windows that provide an abundance of natural light. The 40'X80' pavilion can accommodate a large area for special event gatherings or golf cart parking. The roof has spray foam insulation covered with metal for comfort and aesthetics. Over 110 Oak Trees have been planted and are under irrigation. These trees provide both shade and a beautiful park-like ambience. Equipment can be stored and maintained in the 40'X60' shop with a 25'X60' side shed. 220 electric is in the shop. There is also an additional 30'X50' shop, and a 40'X60' equipment shed. In addition, there are two large, gravel parking lots. Water is supplied by a well. A retention pond overflow feeds into the creek. According to the US Census Bureau the estimated population of Austin County and the six adjoining counties is in excess of 1,182,000. The adjoining 12 acres, more or less, is also available for . . .

PROPERTY DESCRIPTION

Price Per Acre: 35,000.00

Acreage: 130 Acres

Location: 1 hr. from downtown Houston, TX

Closest Town: Sealy, TX

Access: Highway 36

Taxes: 14,864.74/year

Topography: flat to very gently rolling

Improvements: Office, shops, pavilion, parking lots,

Water: Well Water

Utilites: Electricity, well water, aerobic septic

Development Potential Tremendous development potential



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Sandy Brock Bahe

Broker Associate, Accredited Land
Consultant, Ranch, Hunting &
Timber Land Consultant
918-470-4710

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130 Acres Commercial Hwy 36, Sealy, TX

purchase. It features a boat and RV storage facility. Three buildings are currently in place and there is room for an additional six. Drainage for the entire RV site has been completed. These 12 acres have approximately 1100 feet of Highway 36 frontage, making over 2000 feet of frontage for the two properties. The asking price for the storage facility and 12 acres is \$1,200,000.00. Call Sandy Brock Bahe at 9180470-4710 or Toll Free at 844-WCR-LAND. Location in miles from: Houston—54 (about 30 miles from Houston City Limit) Katy—25 Hempstead—32 Brenham—37 Belleville—19 Rosenberg—23 College Station—89 Huntsville—113 Lake Jackson—78 Victoria--99

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Buildings



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Shop



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Other Images



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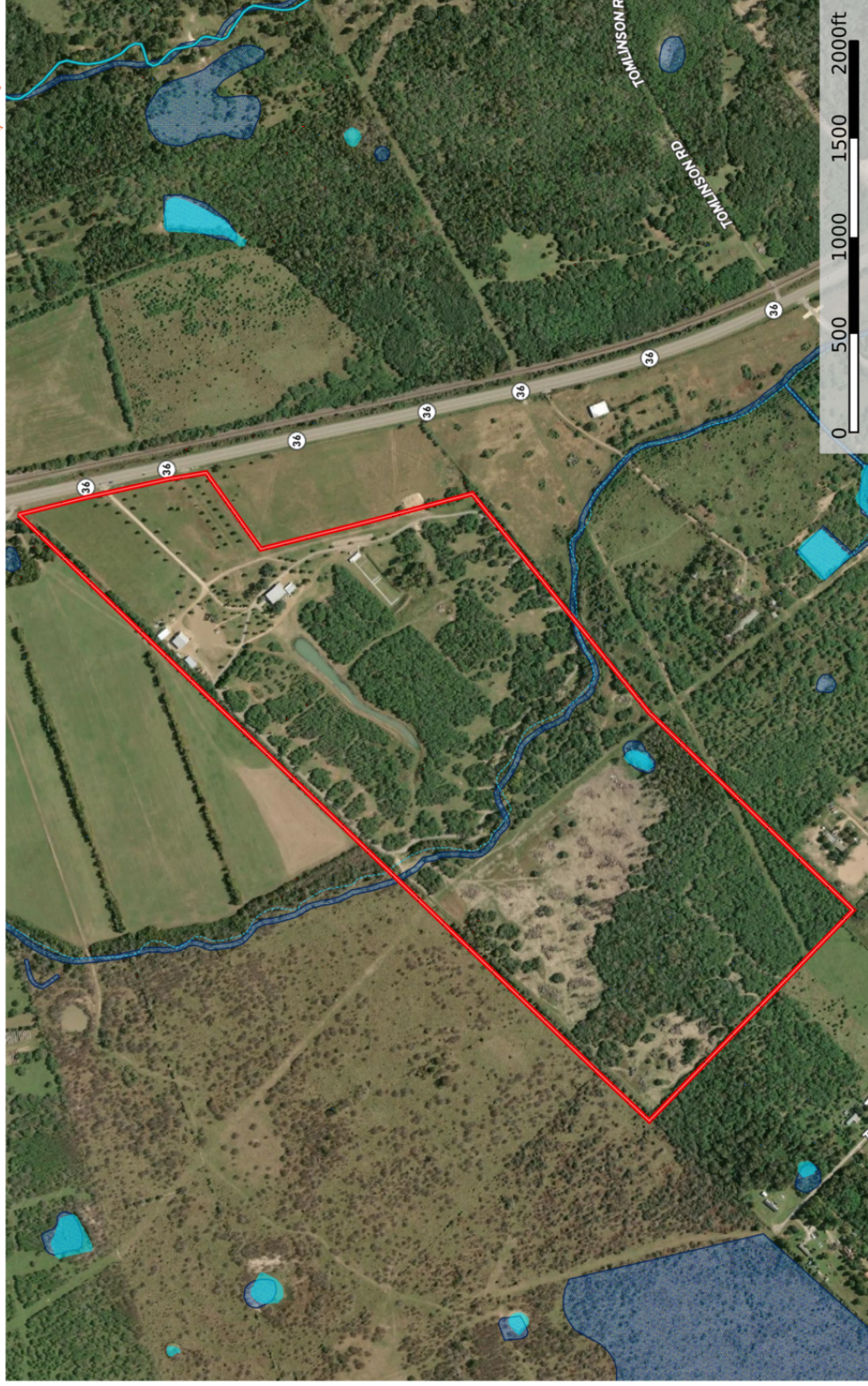
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Christopher - Sealy 142 acres
Texas, AC +/-



- Pond / Tank
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

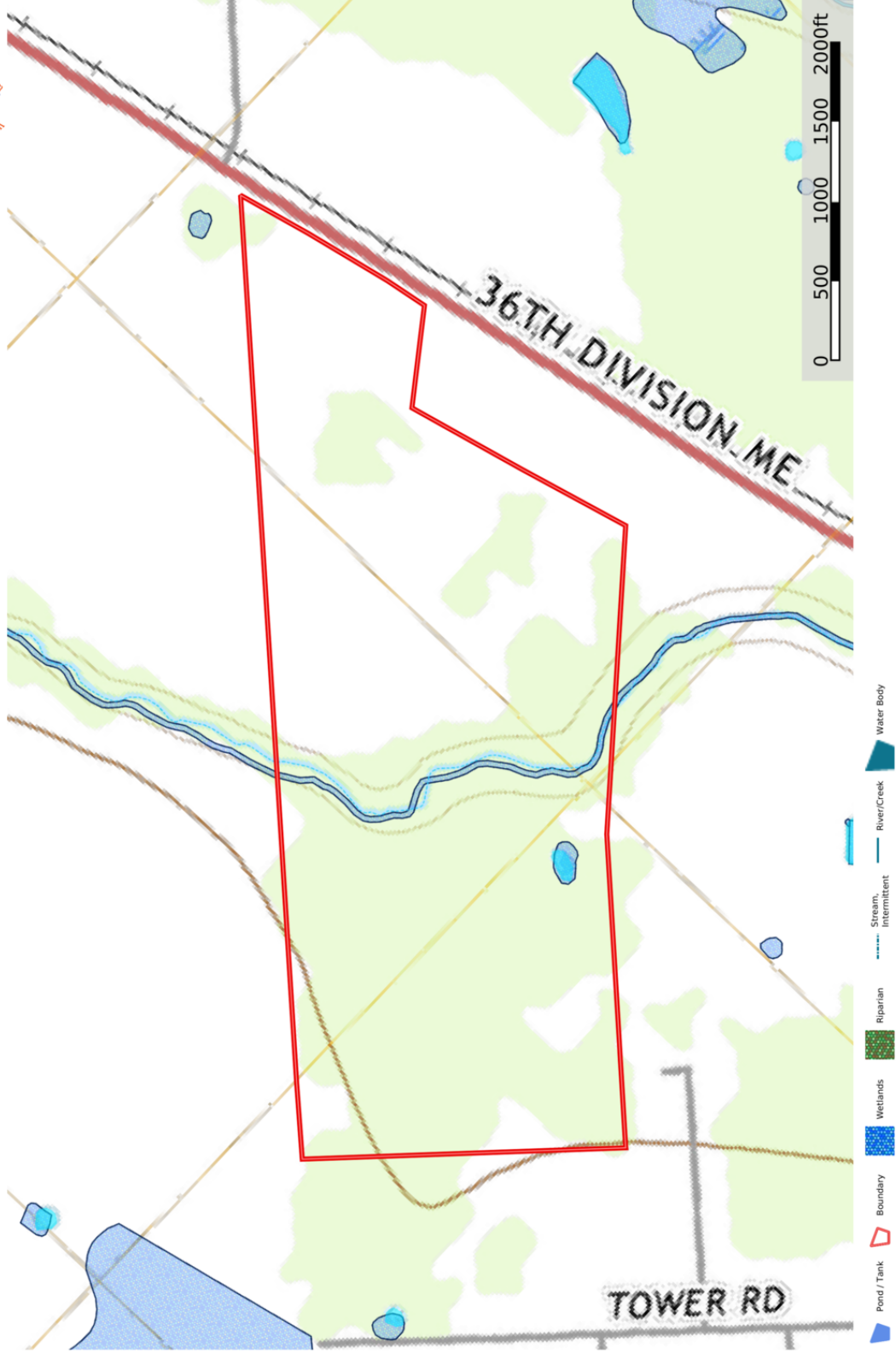
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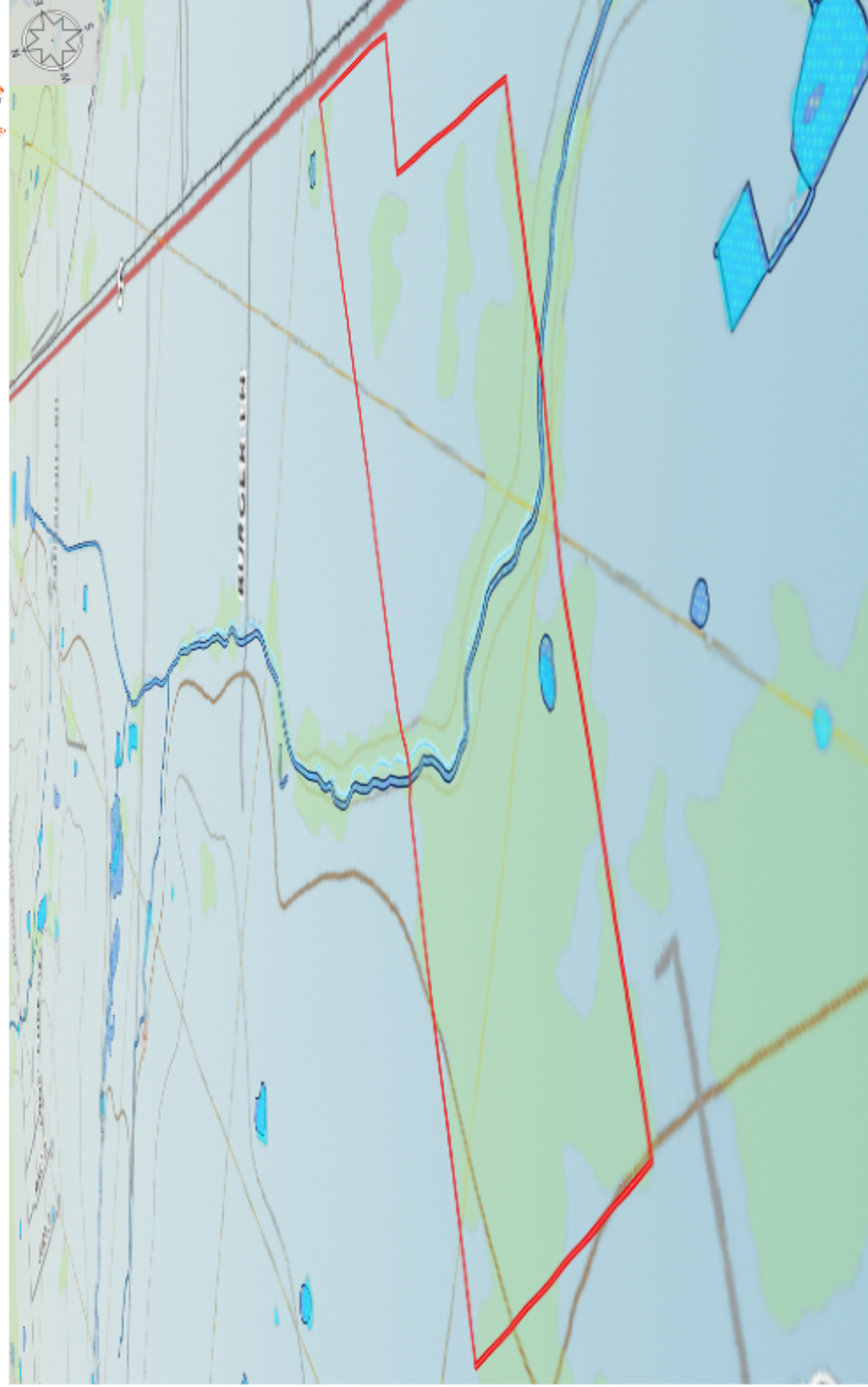
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