



FOR SALE

ANDERSON MAPPING AND SURVEYING 675 ROUND BUNCH ROAD BRIDGE CITY, TX 77611

- DESCRIPTION:** Full service surveying company, serving Orange and surrounding counties. Owner is retiring!
- REAL ESTATE:** Two buildings: a 2,000 square foot office with storage and A separate 900 square foot brick office/retail building Currently leased out for \$900/month.
- BUSINESS PROPERTY:** See attached list of personal property.
- PERSONNEL:** RPLS, draftsman, two-man crew and owner Mark Anderson.
- ASKING PRICE:** \$689,000, inclusive of business, real estate and property.
- COMMENTS:** Anderson Surveying enjoys a sterling reputation in our area. additional crews would allow opportunities for industrial work, but Mr. Anderson has opted to remain with one crew, focusing on title work, land surveying, etc. See attached overview of company for clarification. Chevron Phillips is in the beginning stage of an \$8.5 billion dollar plant and is located less than four miles from our survey company. Further, there is an estimated \$30 billion dollars in ongoing industrial work when factoring in adjacent Jefferson County. This is a golden opportunity for an out of area company to expand into this area, acquire an excellent survey firm and "hit the Ground running" with instant revenue!

Contact **Michael McFarland** to discuss or arrange a tour, at **409-790-3606**

908 Port Neches Ave., Port Neches, TX 77651



Anderson Surveying & Mapping, Inc.

P. O. Box 692

Bridge City, TX 77611

(409) 735-6161 Fax (409) 735-5544

Anderson Surveying & Mapping was started in March of 1979 by George D. Anderson upon obtaining his RPLS designation. Since that time, the company has experienced steady growth, and is still family owned and operated by his son Mark Anderson. As a result of their business ethics, attention to detail, and dependability, Anderson Surveying enjoys a solid and loyal client base. Much of their business is title work, with clients such as Capitol Title, Security Title, Texas Regional Title, as well as with numerous lending institutions, other businesses requiring survey work, as well as individuals. They have had numerous opportunities to expand their work into the refineries, but have opted to stay with one survey crew, which keeps them extremely busy, but precludes taking on the additional amount or work required by industry without adding more crews.

Currently, the company consists of a two man survey crew, a draft person, a part time office person, with Mr. Anderson assisting with the office duties as well as directing and bidding the actual survey work. Currently, the company averages 400 to 450 surveys per year, which consist of title surveys, large boundary surveys, topo surveys, large tracts subdivisions, as well as elevation surveys.

In addition to the ongoing business, this offering also includes the actual real estate, which consists of a 2,000 square foot office/storage, with an additional 900 square foot brick building currently being leased out for \$900 per month. This property enjoys an excellent location with good visibility and accessibility, and is located on Hwy. 1442 (Round Bunch) which is experiencing phenomenal growth and a high traffic count. Further, all the personal property affiliated with the business will be conveyed so that the new owner can literally 'hit the ground running' and continue surveying with no break in business. (See attached list of personal property conveyed)

In summary, Anderson Surveying and Mapping is a full service surveying company with excellent clients and a sterling reputation that assures steady business. Mr. Anderson feels by adding one or more crews and obtaining work in the plants and refineries, that there is unlimited potential as far as company growth, particularly in light of the billions of dollars of industrial expansion in this area. All have expressed their desire to hire local contractors, and we feel the timing may be perfect for a new owner to grow Anderson Surveying to its full potential. Further, Mr. Anderson has indicated that he would stay on as a consultant for an agreed period of time if needed.