

# 3294 Ward Bend Road

SEALY, TEXAS

± 13.54 Acres

CALL BROKER FOR PRICING



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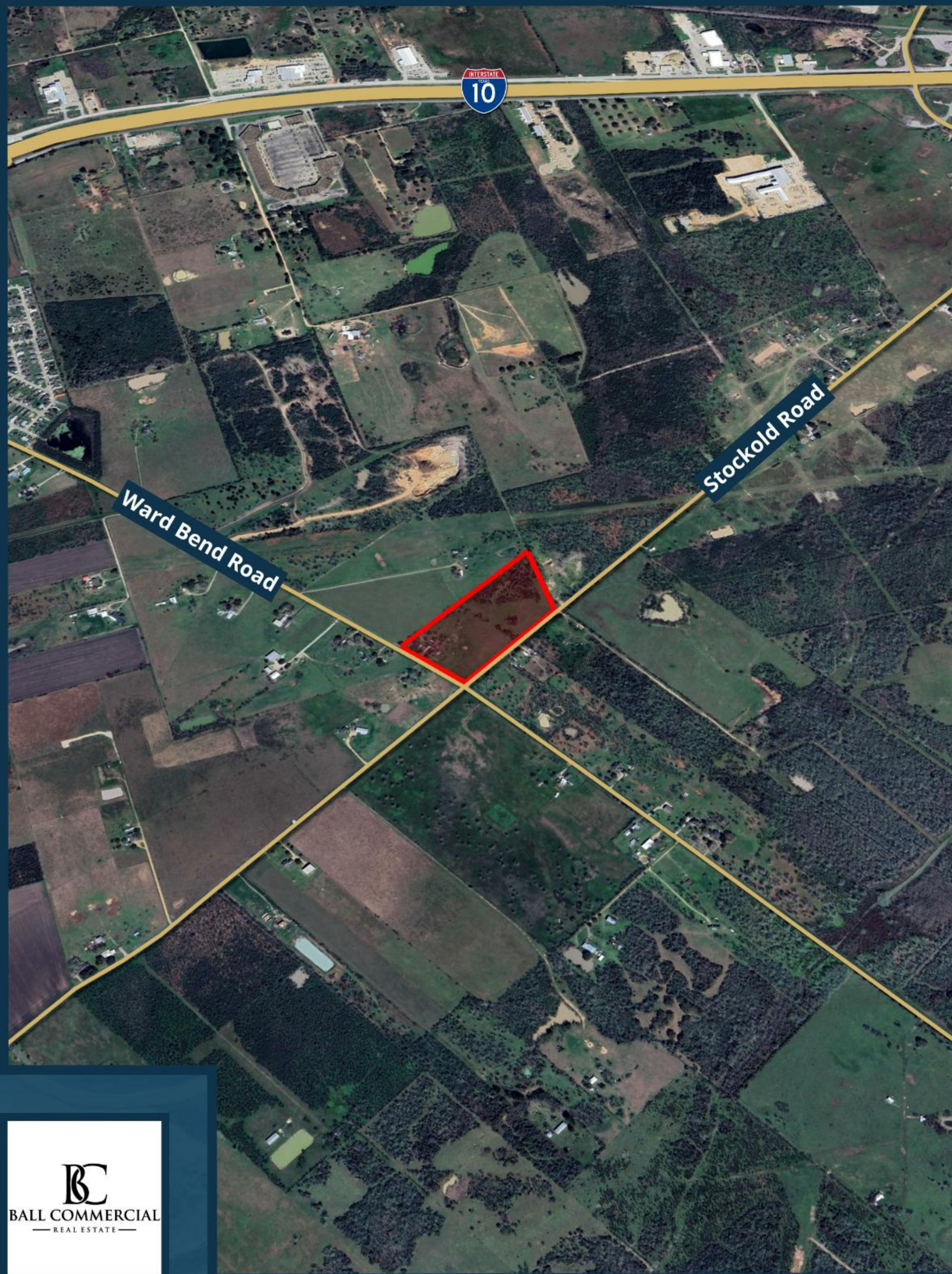
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(713) 819-1545  
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# 3294 Ward Bend Road

SEALY, TEXAS



Acreage  $\pm$  13.54 Acres

Frontage  $\pm$  558 feet on Ward Bend Road

$\pm$  920 feet on Stockold Road

Location Hard corner in fast-growing Austin County

$\pm$  1.3 miles from Interstate 10

$\pm$  1.9 miles from Highway 36

$\pm$  2.1 miles from Toyota Distribution Center

$\pm$  5.5 miles from Walmart Distribution Center

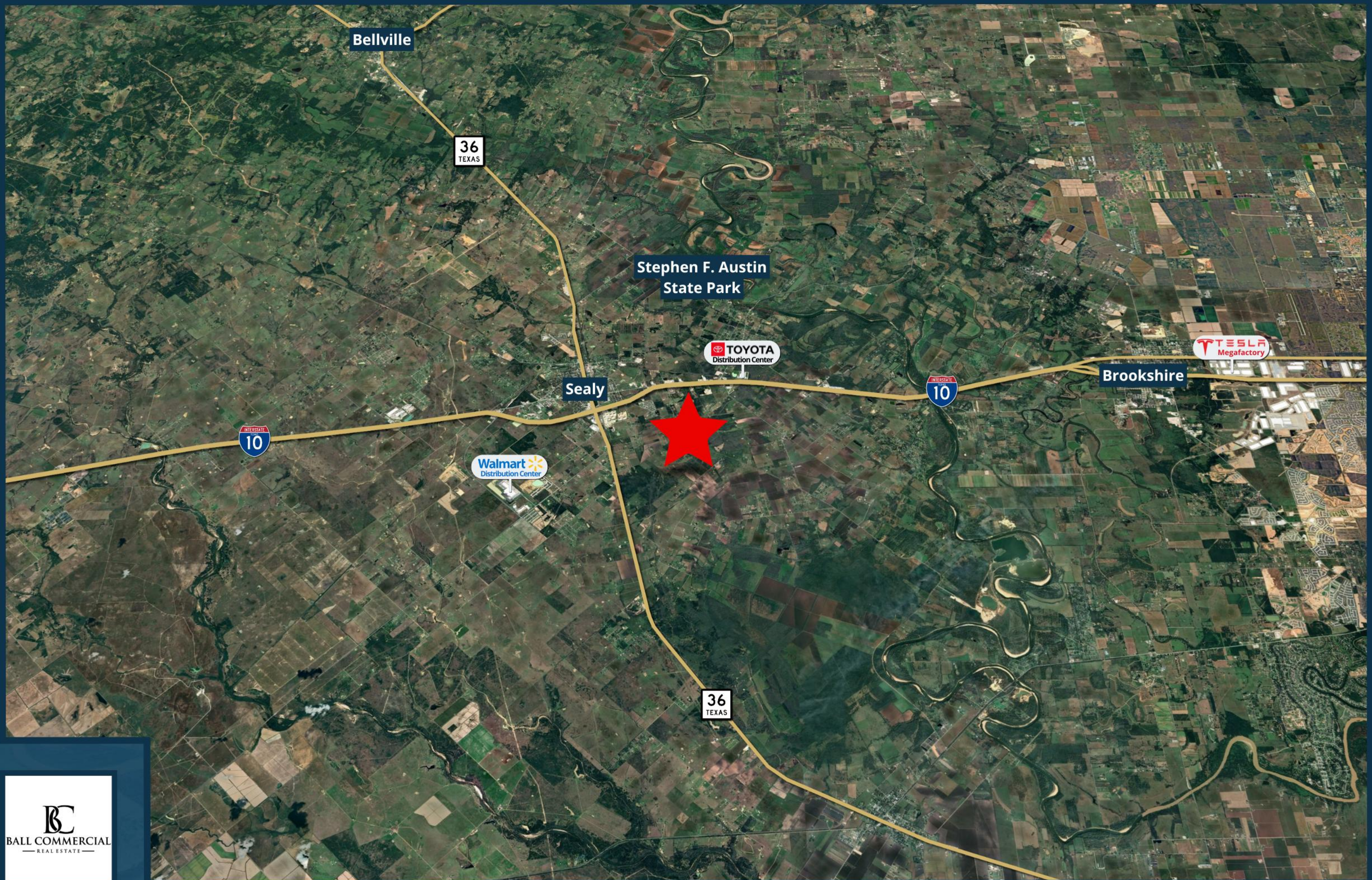
$\pm$  14 miles from Tesla Megafactory

Floodplain Not in the 100-year or 500-year floodplain

Best Use Commercial or residential development









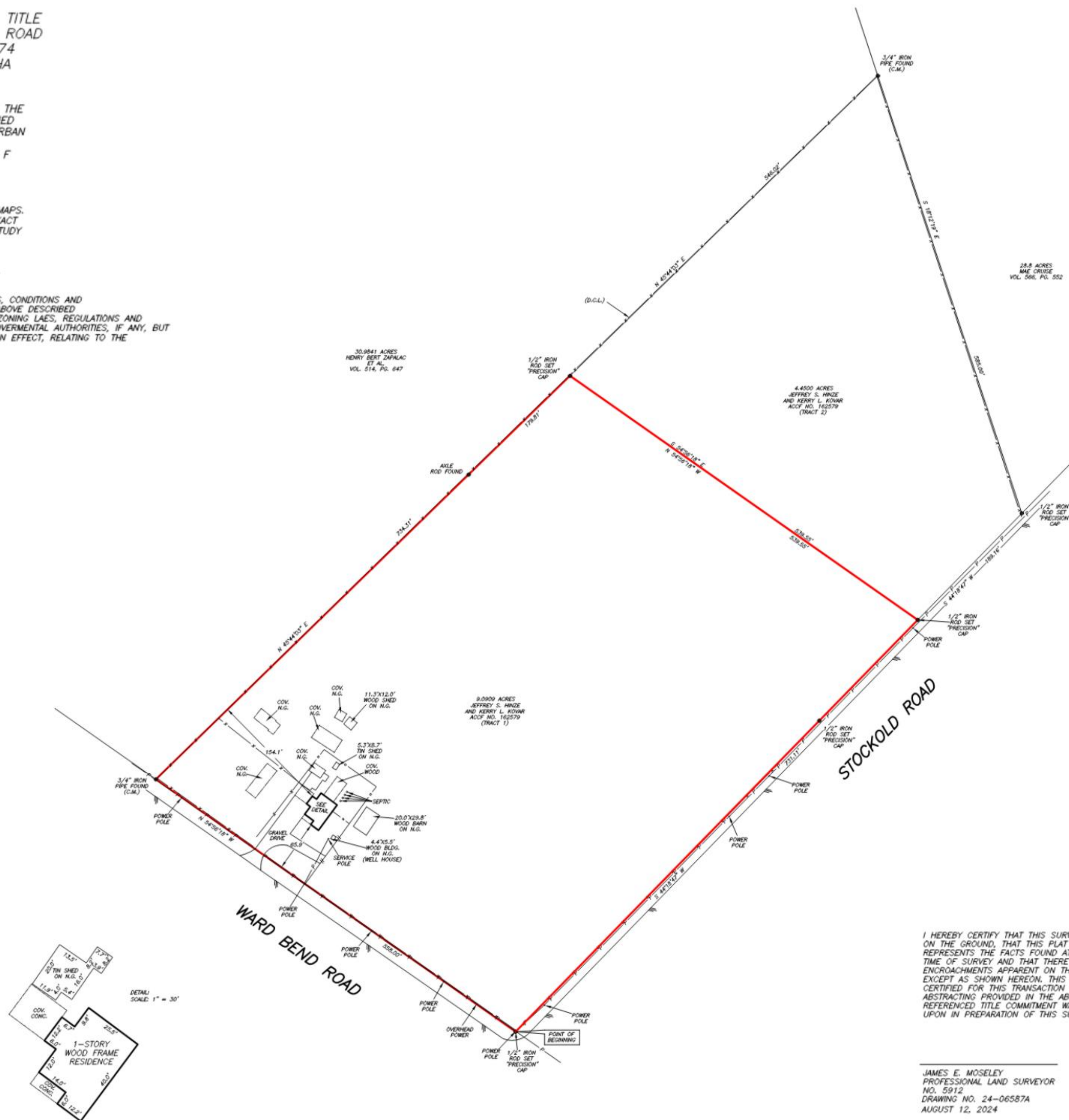
THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS ESTABLISHED  
BY THE U.S. DEPT. OF HOUSING & URBAN  
DEVELOPMENT.  
COMMUNITY/PANEL NO. 48015C 0350 F  
MAP REVISION: 10/18/2019  
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

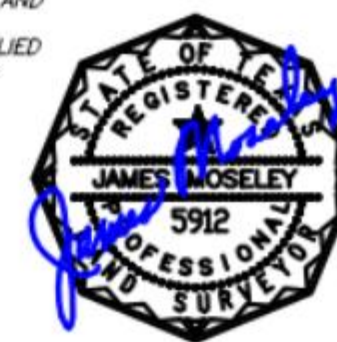
NOTE: ANY AND ALL RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED MENTIONED COUNTY AND STATE, AND TO ALL ZONING LAES, REGULATIONS AND ORDINANCES OF MUNICIPAL AND/OR OTHER GOVERMENTAL AUTHORITIES, IF ANY, BUT ONLY TO THE EXTENT THAT THEY ARE STILL IN EFFECT, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY.

SCALE: 1" = 90'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY  
PROFESSIONAL LAND SURVEYOR  
NO. 5912  
DRAWING NO. 24-06587A  
AUGUST 12, 2024



D.C.L.=DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL 514, PG. 647

DRAWN BY: JB

## PRECISION SURVEYORS

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