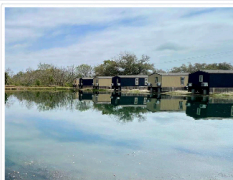


List Price: \$2,500,000

9497 Highway 35 VAN VLECK, TX 77482



Type/Style: Commercial
Apx SqFt : 4,696
Source SqFt: Appraisal District
List Price/SqFt: \$532.37
Price per SqFt:
Parking Lot/Capacity:
Apx Year Built: 2017
Source Year Built: Appraisal District

Area: Van Vleck
Subdivision: Van Vleck
Schools: Van Vleck
Zoning:

Apx Lot Size per CAD: 210351

Apx Acreage: 4.83

Price per Acre: Tax ID: 0013-0000-004900

Annual Taxes: 7649.22

Source Taxes: Appraisal District

Size of Tract: 3-5 acres

Easements:

Topography:

Access: Highway

Restrictions:

Environmental Status:

Latent Defects: Unknown

Construction:**Foundation:****Roof:****Heating:****Air Conditioning:****Utilities:** Private Well, Aerated Septic**Fence:****Documents on File:** Other-See Remarks

Legal Description: AB 0013, BURNETT & SOJOURNER, TRACT 49 & 50, ACRES 4.829, (PLAT B)

Directions: Hwy 35 in Van Vleck

Remarks: INCOME PRODUCER! TURN-KEY SETUP. ALL OF THE HARD WORK HAS BEEN DONE. NOW IT IS TIME FOR SOMEONE TO COME IN AND TAKE THE REIGNS AS THE NEW OWNER. A LOT OF BLOOD, SWEAT, AND TEARS HAVE GONE INTO MAKING THIS A FINELY OILED, MONEY MAKING MACHINE. BUY TODAY AND RECEIVE AN EASY 8.88+% CAP RATE; OR MAKE ADJUSTMENTS TO SUIT YOUR GOALS.

Private Remarks:

Owner Name: OG TRE PARKS

Occupant:

Listing Conditions: Not Applicable

Sub Agency: Y

Sub Agency \$: Y

Sub Agency %: Y

Buyer: Y

Buyer \$: Y

Buyer %: Y

Negotiable Fees: No

Negotiable Fee Amount: 0

Backup Contracts:

Limited Service:

Entry Only:

Earnest Money Required:

Assumable:

Exclusions:

Proposed Financing: Cash, Conventional

Showing Instructions: Call L/A For Appointment

Possession: At Closing

Broker License #: 299314

CntctDt:

DOM: 1

Orig LP: \$2,500,000

Internet: Yes

DsplyAddr: No

AllowAVM: Yes

AllowCmmts: Yes

Listing Office: BOB PELTIER & ASSOC. (#:100)

Main: (979) 849-1234

Fax: (979) 849-2121

Listing Agent: Blake Peltier (#:93)

Agent Email: peltier_realtor@yahoo.com

Contact #: (979) 849-2900

Information Herein Deemed Reliable but Not Guaranteed