

±130 Acres For Sale

7311 TX-36, Sealy, TX 77474



Subject Property

Boat/RV Storage
Additional 12 Acres Available

Bobbie Bozarth

LIC: #447440
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Ashley Byrd

LIC: #580537
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[Click to View Drone Footage](#)

[Click to View on Google Maps](#)

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Property Overview

Investment Highlights

- Flexible use potential for commercial, industrial, recreational, or mixed-use development
- No Restrictions
- Over 930 feet of frontage with potential for 2,000+ feet with combined 12 acres
- Additional RV and boat storage income opportunity
- Currently Ag. Exempt

Traffic Count

Collection Street	Traffic Volume	Distance
FM 3013 S	19,593	2.8 miles
Gebhardt Rd SE	17,389	3 miles
Gebhardt Rd SW	3,013	3 miles
TX 36 S	8,295	3.9 miles
Meyer Street S	22,240	4 miles
FM 3013 SE	2,581	5 miles

Improvements

- 24'x58' office building
- 40'x60' equipment storage shed
- 40'x60' shop building
- 30'x40' shop building
- 25'x60' attached side shed
- 50'x80' covered pavilion
- 800 Amp service
- 3-Stall horse barn
- 110+ oak trees planted throughout the property
- Creek and overflow pond
- Roads throughout/fenced
- Security cameras
- On Site: Private Well

PRICE/ACRE - CALL BROKER FOR PRICING

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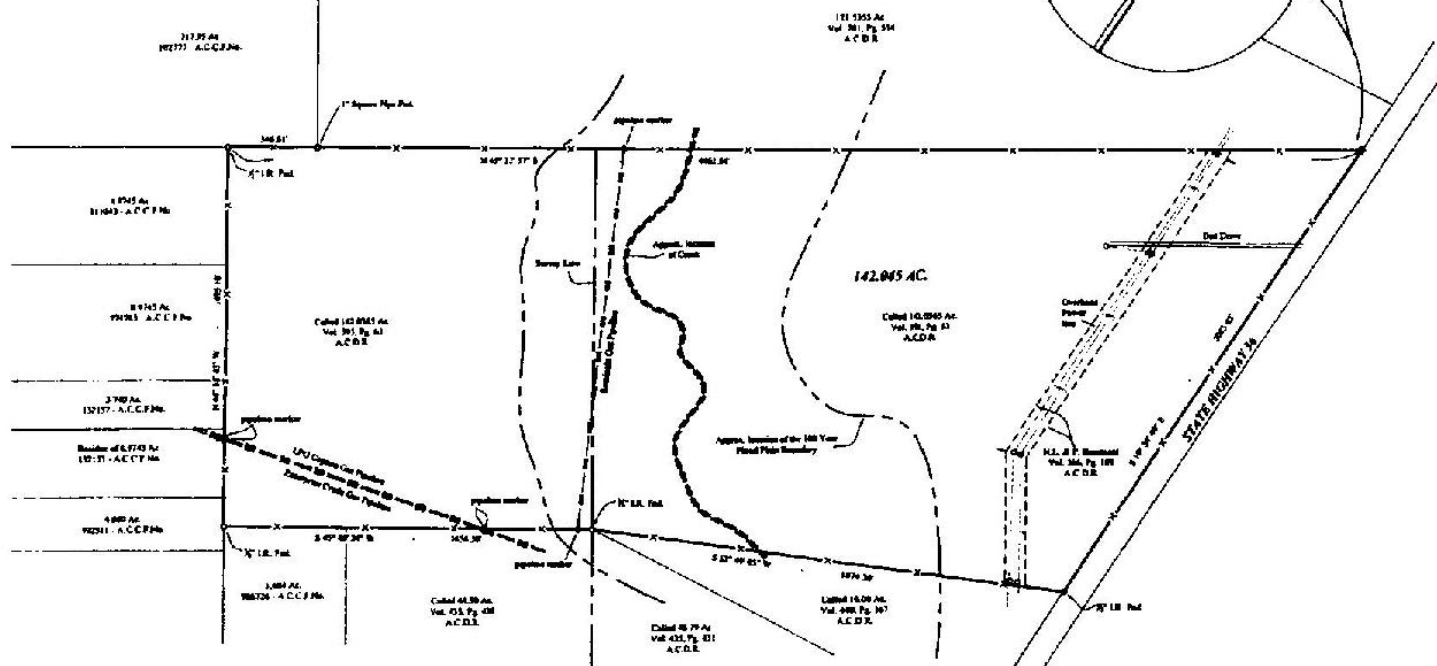
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Scale: 1" = 300'

Unable to find truly the following:
 Pipeline right-of-way to Shell Pipe Line Corp. recorded in Volume 258, Page 148 Deed Records.
 Pipeline right-of-way to Shell Pipe Line Corp. recorded in Volume 182, Page 807 Deed Records.
 Right-of-way to Texas Central Power Company recorded in Volume 85, Page 131 Deed Records.
 Right-of-way to Austin County recorded in Volume 115, Page 174 Deed Records.



PLAT OF SURVEY

BEING A 142.045 ACRE TRACT OF LAND BEING CALLED 142.045 ACRES IN
 VOLUME 593, PAGE 63 AND BEING SITUATED IN THE H. & T. C. R.R. Co.
 SURVEY, SECTION 201, ABSTRACT 224 AND THE M. N. ALLEN SURVEY,
 ABSTRACT 3, AUSTIN COUNTY, TEXAS.

NOTE: This survey consists of a separate plat and legal description.

This survey relies on record data furnished by Stewart Title Company,
 dated August 6, 1986, CLF No. 10587.

The smallest portion of the property is in the 100 Year Flood Plain,
 according to the Austin County, Texas Flood Plain Map Community
 Panel No. 48018C0001 F, dated September 03, 2010.

All bearings noted herein are based on the True right-of-way line of
 State Highway 36 running South 17° 54' 40" East.

The undersigned does hereby certify that the above is an accurate
 Plat of Survey, made on the ground, of the property legally
 described herein in August, 2014 and is correct, and that
 there are no discrepancies, conflicts, or amendments to
 statements appearing on the ground except as shown herein.

[Signature]
 For Clay & Leyendecker, Inc.
 David Leyendecker, R.P.L.S.
 Texas Registration No. 2005

This survey is valid only with an original signature.

Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors
 Kary, Texas

Scale:	1" = 300'
File Name:	14-086C
Dwn. By:	BR
Date:	08-01-14
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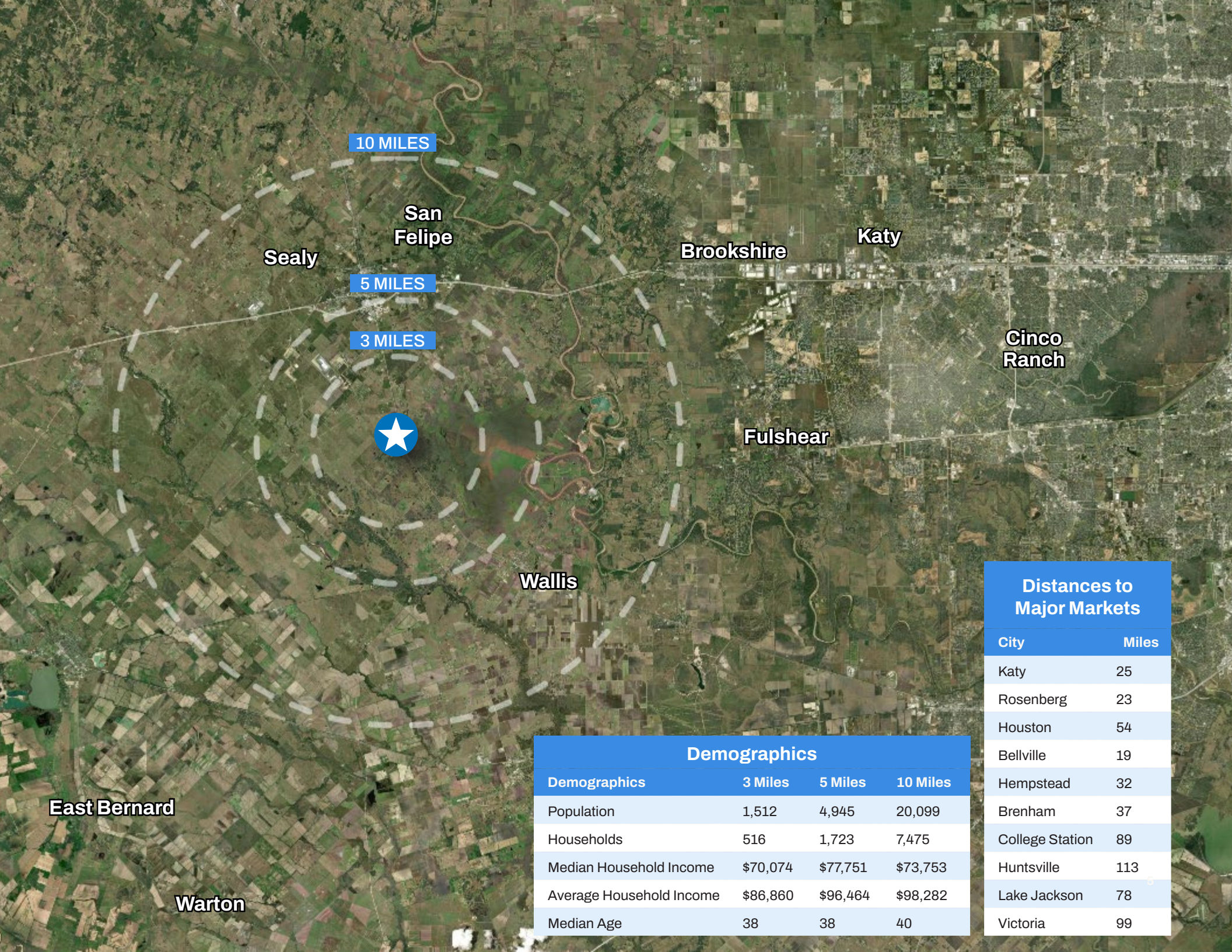
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Demographics			
Demographics	3 Miles	5 Miles	10 Miles
Population	1,512	4,945	20,099
Households	516	1,723	7,475
Median Household Income	\$70,074	\$77,751	\$73,753
Average Household Income	\$86,860	\$96,464	\$98,282
Median Age	38	38	40

Distances to Major Markets	
City	Miles
Katy	25
Rosenberg	23
Houston	54
Bellville	19
Hempstead	32
Brenham	37
College Station	89
Huntsville	113
Lake Jackson	78
Victoria	99



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties

and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Transwestern	466196	clint.bawcom@transwestern.com	713-270-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-3365
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Bobbie Bozarth	447440	bobbie.bozarth@transwestern.com	713-272-1221
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date