

FM 359 & Bozeman Rd.

BROOKSHIRE, TEXAS

± 20.812 Acres

CALL BROKER FOR PRICING



BALL COMMERCIAL

— REAL ESTATE —



Hunter M. Ball

Founder & Principal ■ hunter@ballcre.com

Tommy Wilson

Senior Vice President ■ twilson@ballcre.com

(713) 819-1545

ballcre.com

FM 359 & Bozeman Rd.

BROOKSHIRE, TEXAS



Acreage

± 20.812 Acres

Frontage

± 574 feet on FM 359

± 1,494 feet on Bozeman Road

Location

Hard corner in Waller County

± 5.8 miles from Interstate 10

± 7.7 miles from Houston Executive Airport

± 8.6 miles from Stephen F. Austin State Park

Floodplain

Not in the 100-year or 500-year floodplain

Best Use

Commercial or residential development

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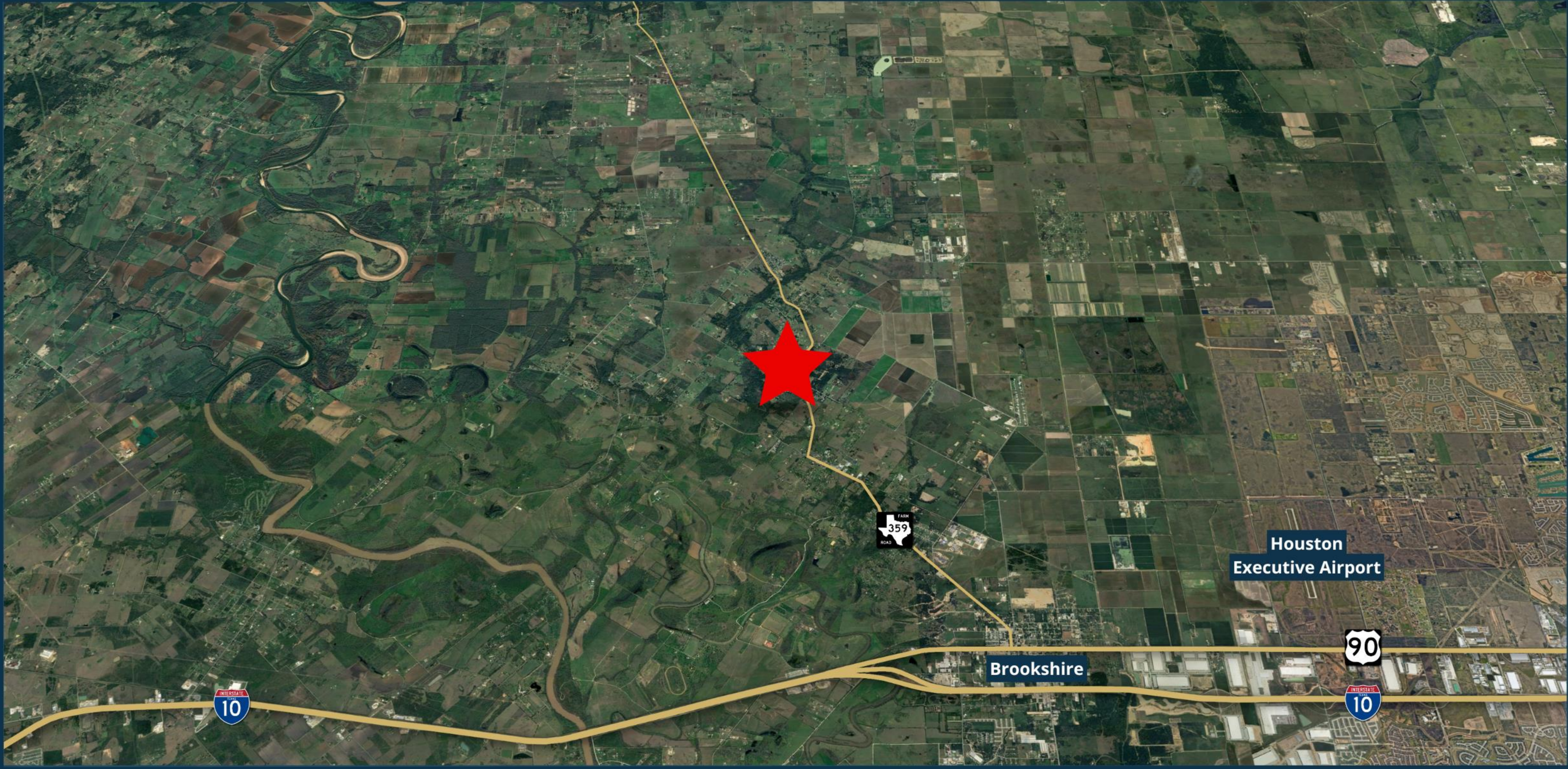
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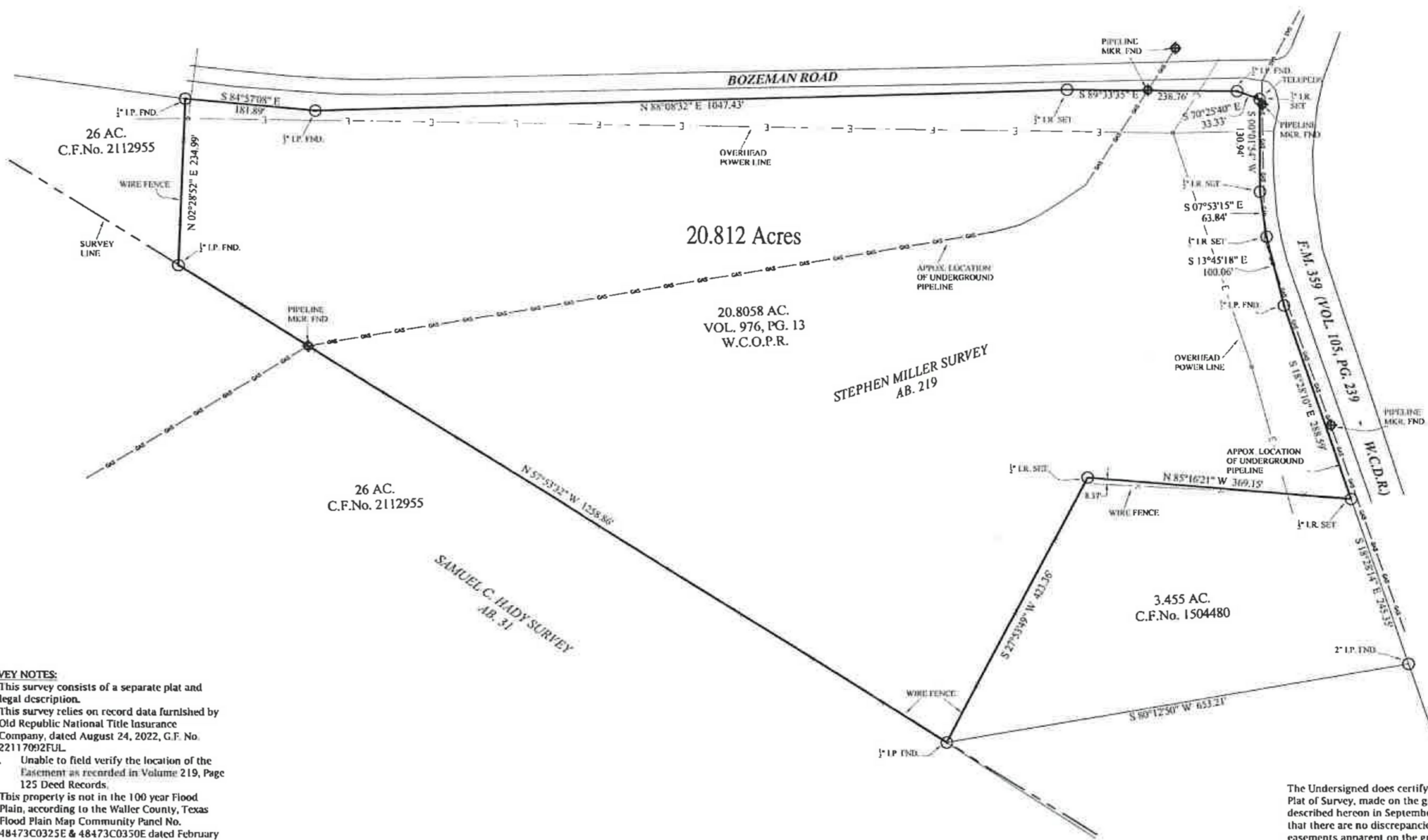
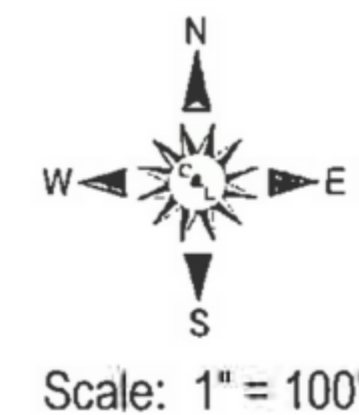
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SURVEY NOTES:

1. This survey consists of a separate plat and legal description.
2. This survey relies on record data furnished by Old Republic National Title Insurance Company, dated August 24, 2022, G.F. No. 22117092FUL.
- 2.1. Unable to field verify the location of the easement as recorded in Volume 219, Page 125 Deed Records.
3. This property is not in the 100 year Flood Plain, according to the Waller County, Texas Flood Plain Map Community Panel No. 48473C0325E & 48473C0350E dated February 18, 2009.
4. All bearings recited hereon are based on the Southwest property line of this tract running North 57° 53' 32" West.
5. Visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Location of underground pipelines shown on this survey are approximate.

PLAT OF SURVEY

FOR A 20.812 ACRE TRACT OF LAND (CALLED 20.8058 ACRES IN VOLUME 976, PAGE 13 OFFICIAL PUBLIC RECORDS) AND BEING LOCATED IN THE STEPHEN MILLER SURVEY, ABSTRACT 219, WALLER COUNTY, TEXAS.

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in September, 2022 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.



Herman M. Clay Jr.
9-26-2022

For Clay & Leyendecker, Inc.
Herman M. Clay Jr., R.P.L.S
Texas Registration No. 2732

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REVIEWED AND ACCEPTED BY:

Bruce J. Patel 9/30/2022
PURCHASER DATE

PURCHASER DATE

Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors
1350 Ave. D, Katy, Texas 77493 / (281) 391-0173
Texas Registered Engineering Firm F-2309 / Texas Land Surveying Firm No. 10044600

Scale: 1" = 100'

File Name: 22-099C

Dwn. By: BR Date: 9-26-2022