

FM2821

## 807 FM 2821/368 A SH 75 N, Huntsville, Texas

Sam Houston State University

SPRINGTIME

Smileys

NAPA

FM2021

For Lease

DX-775

SHITSN

H·E·B

**Owner's Appointed Agent and Representative** 

For Lease

EQUAL HOUSING OPPORTUNITY REALTOR



CHARD -

## **PROPERTY OVERVIEW**

## 807 FM 2821 \$1750/month



### PROPERTY DETAILS

- Zoning: mixed use
- Building size: 2500 square feet
- Year built: 1975
- Annual Average Daily Traffic: 14,469



## 368 A SH 75 N \$5000/month



### PROPERTY DETAILS

- Zoning: mixed use
- Building size: 5000 square feet
- Year built 1972
- Tenant Finish Allowance Available

# **PROPERTY OVERVIEW**

## THE STORY

Location, Location – Positioned right off FM 2821 and adjacent to State Highway 75 North, this 2,500 sq. ft. and 5000 sq. ft. space sits in the heart of Huntsville's expanding Northpoint area. With easy access to major routes, this location offers the perfect mix of convenience and visibility. Two of the four units on this property are already leased, creating a professional, well-established environment for any business moving in. Be part of this active, diverse community with only two units left available!

### TAKE A LOOK





## **SURVEY OF PROPERTIES**



#### LEGAL DESCRIPTION:

BEING A 2.318 AGRE TRACT OF LAND LYNG IN THE P. GRAY LEAGUE, ABSTRACT NO. 24, BEING ALL OF A 0.03 AGRE TRACT PESCREPD IN AN INSTRIMENT TO DAN KELLEY, RECORDED IN VOL. 352, PG. 749, DEED RECORGE OF MALKER COMPY, TEXAS, AND BEINA PART OF A 3.80 AGRE TRACT RESCREPD AN AN INSTRIMENT TO DAN KELLEY, ET UK RECORDED IN VOL. 362, PG. 749, DEED RECORGE, SAL 23.84 AGRE BEINA MORE PARTICLARY, PG. SCHERE DA F PLAND. MORE

THENCE, NORTHWESTERY 4LONG SAD CLRVE TO THE LEFT (MANING A RADIUS OF 1,94-9 01° AND A LOXID OF NORTH 71°06 35° WEST, 231.57°) ALONG THE NORTH RIGHT OF WAY LIKE OF SAD STATE HIGHWAY 75, THE SOUTH LIKE OF SAD 3.80 ACRE TRACT HAD THE SOUTH LIKE OF THE HERRIN DESCRIBED TRACT, AN ARC DISTANCE 727.530.50° TO A POINT OF THE SOUTHEAST LIKEN FORMER F A 1.63 ACRE TRACT CHESSING BANG PLAT OF 1.03 AF THE CLOTO PHYDRIFL RECORDED IN VIG. 422, PL. 37, NG Y SAD DEED RECORDS, ISSU 0.103 ACRE TRACT CHESSING BANG PLAT OF 1.03 AF THEAT CHESSING PLAT (STATE CHESSING THE NORTH RECORDS, THE SOUTHEAST CHESSING THAT AN INSTRUMENT TO PRIME FLOWER/SCATHLEY NAPA. JOINT VENTURE, RECORDED IN VIG. 422, PL. 64, OF SAD DEED RECORDS, THE SOUTHEAST CHESSING THAT AN INSTRUMENT TO PRIME FLOWER/SCATHLEY NAPA. JOINT VENTURE, RECORDED IN VIG. 422, PL. 64, OF SAD DEED RECORDS, THE SOUTHEAST CHESSING THAT AN INSTRUMENT TO PRIME FLOWER/SCATHLEY NAPA. JOINT VENTURE, RECORDED IN VIG. 422, PL. 64, OF SAD DEED RECORDS, THE SOUTHEAST CHESSING THAT AN INSTRUMENT TO PRIME FLOWER/SCATHLEY NAPA. JOINT VENTURE, RECORDED IN VIG. 422, PL. 64, OF SAD DEED RECORDS, THE SOUTHEAST CHESSING THAT AN INSTRUMENT TO PRIME FLOWER SOUTHERST CHESSING THE FOR THE TOP RECORDSTRACT.

THENCE NAME 30/04/00" EAST. (CALLED NAME 32"26/00" EAST) ALONG THE EAST LINE OF SAID (LS) ACKE TRACT, THE WEST LINE OF SAID 5.48 ACKE TRACT AND THE SOUTHERY WEST LINE OF THE HERKE RECORRECT THAT FOR A DISTINCE OF STORY OF LALED 30.35 70 A 10" REC FORMER TO THE INSTRUMENT CONSERV OF SAID 1.05 ACKE TRACT, THEORY, THE SOUTHERY AND ACKE TRACT, MON ATTINKON CONSERV OF HERKET RECORRECT THE NOTIFICE THE INSTRUMENT CONSERV OF SAID 1.05 ACKE TRACT,

THENEC WORK SQN 25, "HERI, (LALLES NOTH J27500" NEW) LAND IN HERI NEW HERI OF LAND 105 JOEF THAT, THE SUNT LAR OF SUND LOSS TRACT, THE SUNT WORK THAT, THE SUNT WORK FOR LAND THE SUNT WORK THAT, THE SUNT WORK FOR LAND THE SUNT WORK THAT SUNT HERI OF LAND THE SUNT WORK FOR LAN

THENCE NORTH 597-1367-Early (GLLEEN Nems 4772-207-Earl) Alone he some water of war user or sale F.M. Honsawi 2021 was not warentes was take or he learn testingte transfer so a torsaker of 82.77 (GLLEE 64.77) to 8.7% for 0.700 role free king transfers southerest contents contents or a 2.75 Advest Start Contention of Instrument to H.L. & R2 John Ventuer, recorded in Vol. 277, FS. 278, or sale Deed Records, wo the Host Northews I contents or the Host Records fact)

THENCE South 59/05/11° EAST, (CALLO SOUTH 56/30/00° EAST) ALONG THE MOST WESTERLY SOUTH LINE OF SAID 2.75 ACRE TRACT AND THE MORTH LINE OF THE HEREIN DESCREED TRACT FOR A DISTANCE OF 109-535 (CALLED 169/75) TO A RIG CAMPED "ACCESS DIMENSIONS" SET FOR AN L COMPER OF SAID 2.75 ACRE TRACT, IN THE EAST LINE OF SAID 3.80 ACRE THE CAN DIE NORTHANT COMPER THE ACCESS DIMENSIONS" SET FOR AN L COMPER OF SAID 2.75 ACRE TRACT, IN THE EAST LINE OF SAID 3.80 ACRE THE CAN DIE NORTHANT COMPER THE ACCESS DIMENSION SET FOR AN L COMPER OF SAID 2.75 ACRE TRACT, IN THE EAST LINE OF

THENCE South 30°57'04" NEET, CALLED SOUTH 33°50'00" NEET) ALONG THE MOST SOUTHEAV WEST LINE OF SAND 2.75 ACRE TARCT, THE EAST LINE OF SAND 350 ACRE TRACT AND THE EAST LINE OF THE HEREIN DESCREED TRACT FOR A DSTANCE OF 34,95' (CALLED 54,95') TO A ROD CAPRED "STARBURY" FORMO FOR MOST SOUTHEAV SOUTHEST COMPARY OF SAND 34.00E TRACT, THE MORTHMEST COMPARY OF SAND 34.95 ACRE TRACT AND AN ANGLE POINT IN THE EAST LINE OF THE FORM ORSIGNED TRACT, SAND 34.00E THAT THE AND THE MORTHMEST COMPARY OF SAND 34.95 ACRE TRACT AND AN ANGLE POINT IN THE EAST LINE OF SAND 34.95

THENCE South 30%5/45 West, (Called South 30%5/65 West) along the mest line of said Lot 1, the west line of said 0.95 acre tract, the east line of said 3.88 acre tract and the east line of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the and the east line of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the and the east line of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the herein described tract for a distance of 383.96 (Called 384.02) to the POINT AND PLACE OF BEGINNING, CONTAINING 2.38 acress of the herein described tract for a distance of a dis

THIS SURVEY SUBSTANTIALLY COMPLUES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA CONDITION I SURVEY. SURVEY DATE: OFTORER 7 2024

The BLBLECT TRACT BEING LOCATED AT 368 & 368-A STATE HIGHWAY 75 AND 807 & 809 F.M. HIGHWAY 2821, HUNSTVILE, TEXAS 77340 And Error described as: a 2.38 Acer tract tyme in the P. Grav Llader, Adstrikat No. 24, Being All of A.033 Acer tract Described in an Anternet To Dan Klill, Recorded in Volume 326 Acer 7.40 or the Deter Records of Markare Guary. Trada and part of A.380 Acer tract begines in an instrument to Dan Klilley, et ux, Records in Volume: 188 PAGE 562 of the Deed Records of Valuez Compt. Trada.



#### GENERAL NOTES:

I. THIS SURVEY WAS COMPLETED TO REFLECT THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON SEPTEMBER 20, 2024, BEARING G.F. NUMBER 240550.

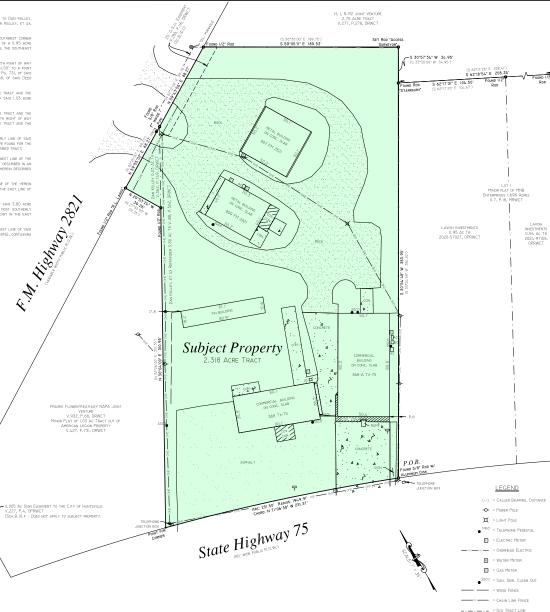
 ALL BEARINGS ARE GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.

3. Subject Property located in Flood Zone: X, Community Panel No. 4847/C0355D, FIRM Dated: August 16, 2011.

484/IC0355D, FIRM DATED: AUGUST 16, 2011.

4. A FIELD NOTE DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.





B&B PROPERTIES \$ 936-291-7552 € www.bnbtex.com

🖵 = SIGN

# **CONTACT US TODAY**

### FOR MORE INFORMATION PLEASE CONTACT

## **Ben Bius**

Principal Broker cell: 936-661-3605 Office: 936-291-7552 Email: benbius@bnbtex.com



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## **Caleb Shaver**

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## **Daniel Bius**

Realtor cell: 936-661-7437 Office: 936-291-7552 Email: danielbius@bnbtex.com







## **ABOUT US**



Guiding Principals Successful people build upon a foundation of Trust. Trust is the most valuable commodity of Human Relations.

**Our Customers can in All Ways** 

- TRUST us to represent their best interest.
- TRUST us to regularly communicate to them our efforts on their behalf.
- TRUST us to faithfully and effectively market their property.

### **Our Fellow Associates Shall Always**

- TRUST one another to maintain a good reputation of Service and Trust.
- TRUST one another to cheerfully promote each other personally and professionally.
- TRUST one another to help and be helped by each other to promote our mutual goals.

### **Information About Brokerage Services**

Texas law requires all real estate license holders 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.

#### 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 or subagent by the buyer or buyer's agent.

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.

**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:
- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Bius Investments, Inc Licensed Broker /Broker Firm Name of Primary Assumed Business Name		info@bnbtex.com <sup>Email</sup>	(936)291-7552 Phone
Ben Bius	266125	benbius@bnbtex.com	(936)291-7552
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer	/Tenant/Seller/Landlord	I Initials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov