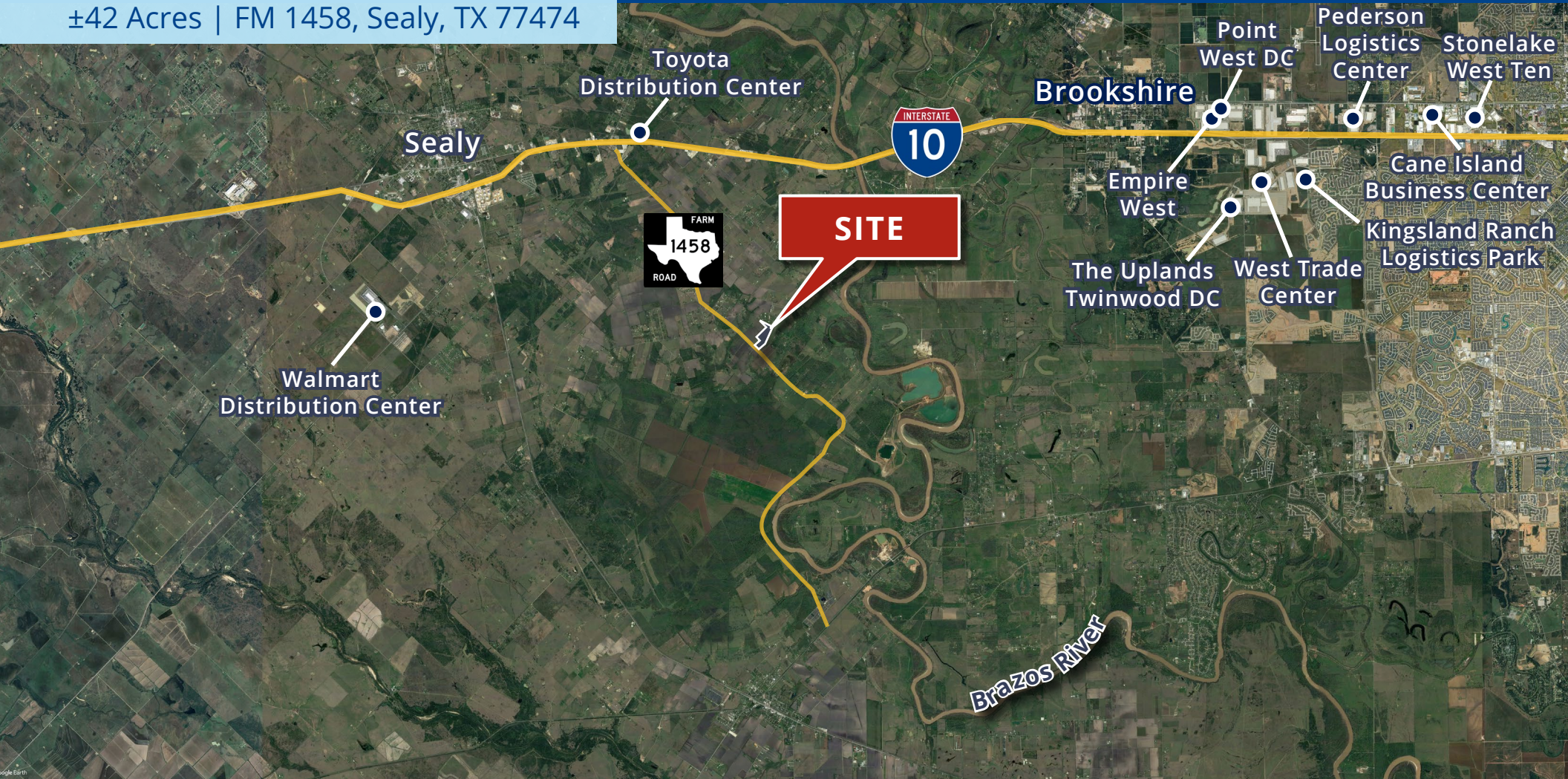


For Sale

±42 Acres | FM 1458, Sealy, TX 77474



Accelerating success.

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Property Information

±42 Acres | FM 1458, Sealy, TX 77474



Site Information

Size	±42 Acres
Street Address	FM 1458 Rd
City, State, Zip	Sealy, TX 77474
County	Austin
Improvements	Raw Land
Property ID	15535
Floodplain	None
Access	FM 1458 Rd
Additional Information	Close proximity to Sealy, Brookshire, & Wallis

Price Contact Brokers for Pricing

2023 Tax Rates

Austin County ESD #1	0.029110
Austin County	0.366000
Farm/Market Rd	0.076000
Spc Rd & Bridge	0.078000
Sealy ISD	0.681100
Sealy ISD I & S	1.361200

Total 1.59141

Site Aerial

±42 Acres | FM 1458, Sealy, TX 77474



Gloster
Aerodrome

±42 Acres

INTERSTATE
10

FARM
1458
ROAD



Brazos River

Floodplain Aerial Map

±42 Acres | FM 1458, Sealy, TX 77474



Pipeline Aerial Map

±42 Acres | FM 1458, Sealy, TX 77474



N

±42 Acres

Frydek

Brazos
Country

Brazos
River

South Frydek

FM 1458 Rd

1458

Brazos
River



Market Overview

FM-1458, Sealy, Texas, 77474
5 mile radius

Household & population characteristics



\$76,899

Median household income



\$306,679

Median home value



82.6%

Owner occupied housing units



44.3

Median age



49.6%

Female population



59.9%

% Married (age 15 or older)

Annual lifestyle spending



\$2,336

Travel



\$26

Tickets to Movies



\$57

Theatre/Operas/Concerts



\$67

Admission to Sports Events



\$8

Online Gaming Services

Households & population



3,240

Current total population



3,311

5 Year total population



1,158

Current total households



1,194

5 year total households

Education

9%

No high school diploma



34%

High school graduate



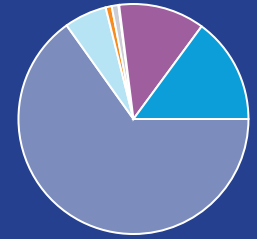
31%
Some college



27%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



70

Total businesses



657

Total employees

Annual household spending



\$2,161

Apparel & Services



\$240

Computers & Hardware



\$3,702

Eating Out



\$6,708

Groceries



\$7,799

Health Care

Employment



60%

White collar



27%

Blue collar



13%

Services

2.7%

Unemployment rate



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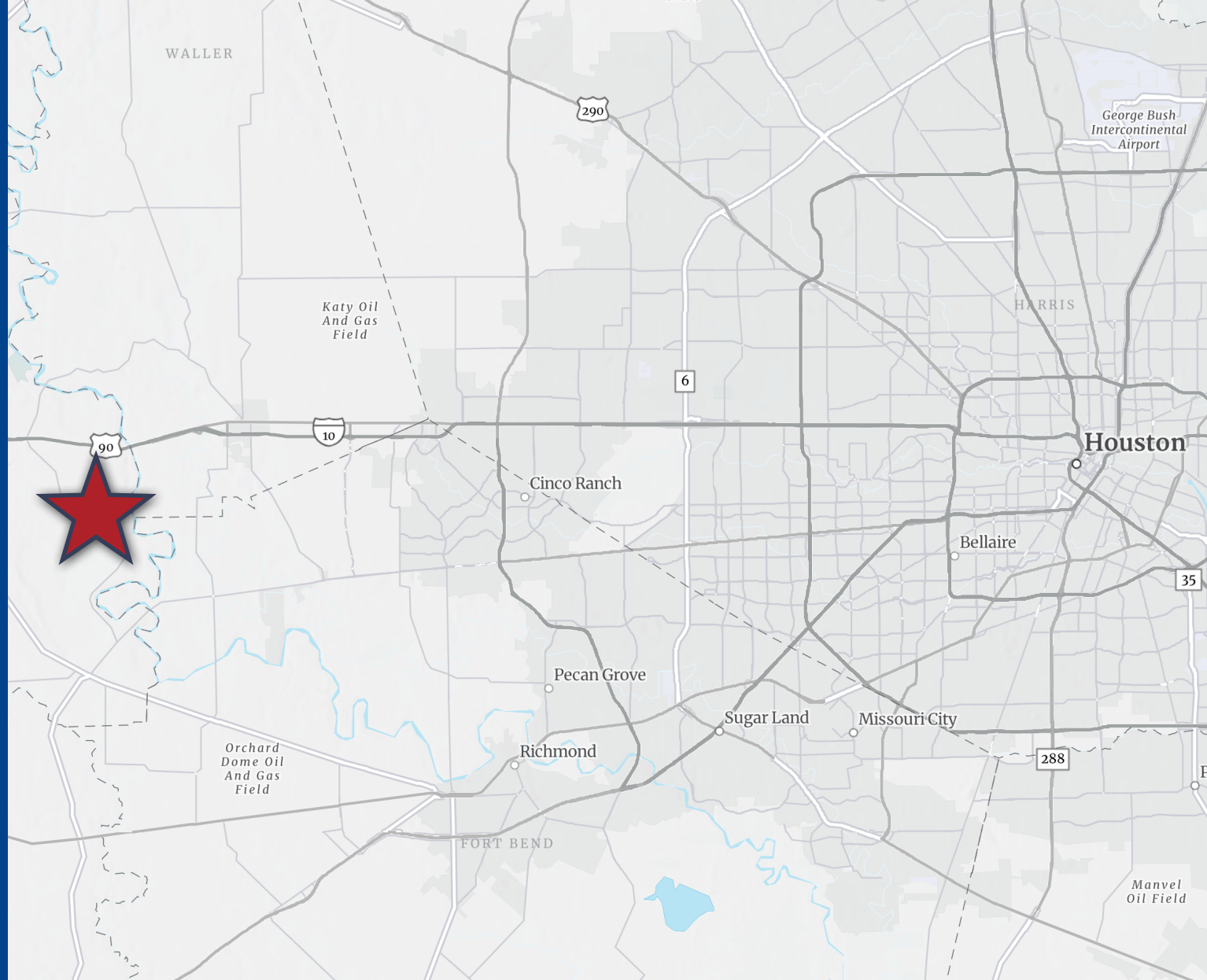
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Quick Links



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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.

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 ESTABLISHED:

- 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 purposed. 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Harrison Kane	644073	harrison.kane@colliers.com	+1 713 835 0074
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date