



LAND-STAR

Sealy

Hwy 10

Hwy 36

Subjected Site
200Ac

29°4' 23.4"W

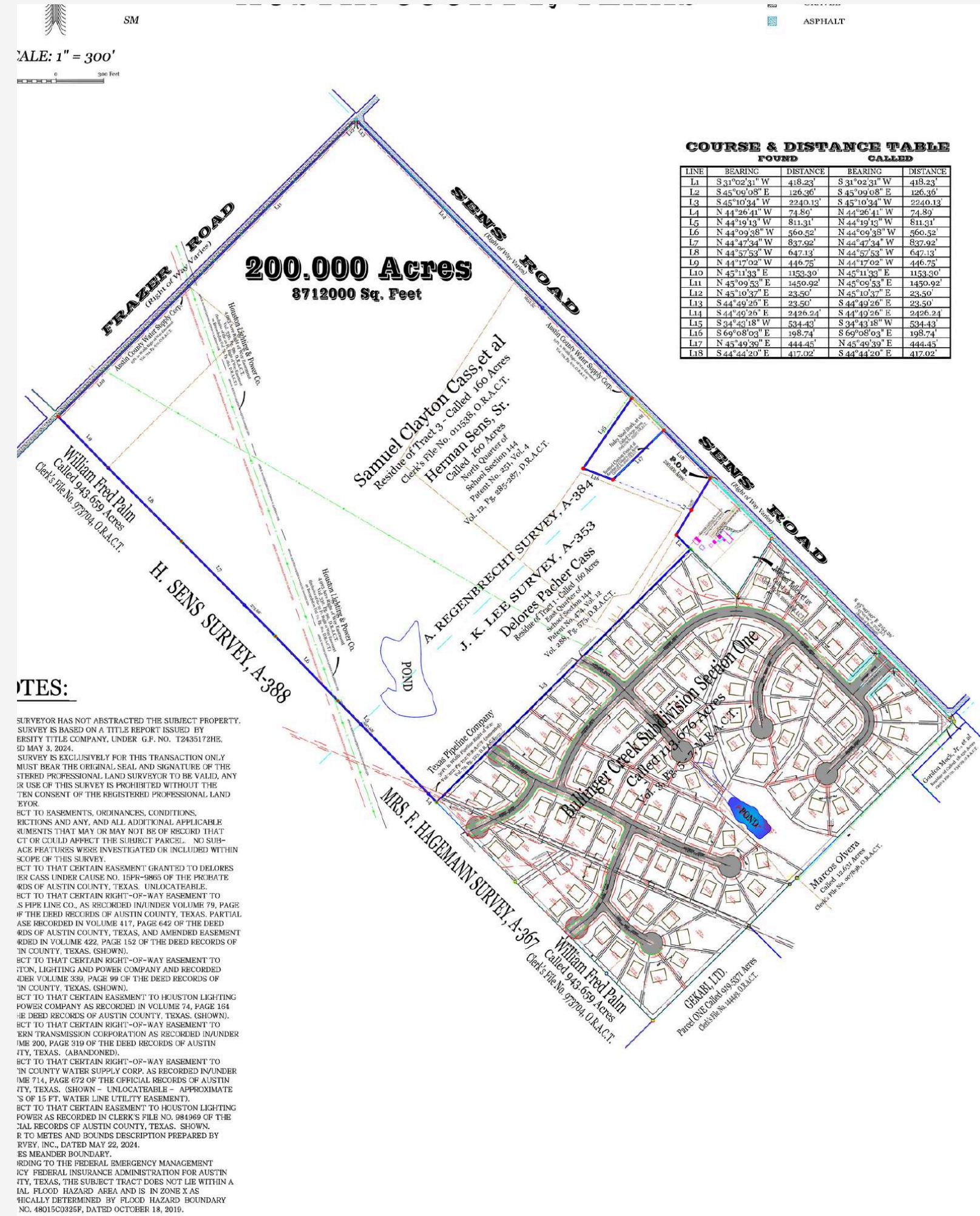
FRAZER RD & SENS RD SEALY, TX 77474



LAND-STAR

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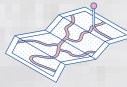
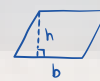








Sealy

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29°49'29.2"N 96°11'23.4"W

PROPERTY OVER VIEW

	ADDRESS	FRAZER RD & SENS RD SEALY, TX 77474
	INTERSECTION	FRAZER RD & SENS RD
	SCHOOL DISTRICT	SEALY ISD
	SITE AREA ACREAGE	200 acres
	SITE AREA SFT	8,712,000 SFT
	COUNTY / CITY /STATE	AUSTIN/SEALY/TEXAS
	CURRENT ZONING	-
	CURRENT USE	RAW LAND
	POTENTIAL USES	Data Center / Light industrial / Warehouse.
	LEGAL DESCRIPTION	A384 A REGENBRECHT, A353 J K LETRACT LIFE ESTATE OF DELORE CASS

SURVY

LAND-STAR



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BOUNDARY & IMPROVEMENTS SURVEY PLAT OF 200.000 ACRES IN THE J. K. LEE SURVEY, A-353 A. REGENBRECHT SURVEY, A-384 AUSTIN COUNTY, TEXAS



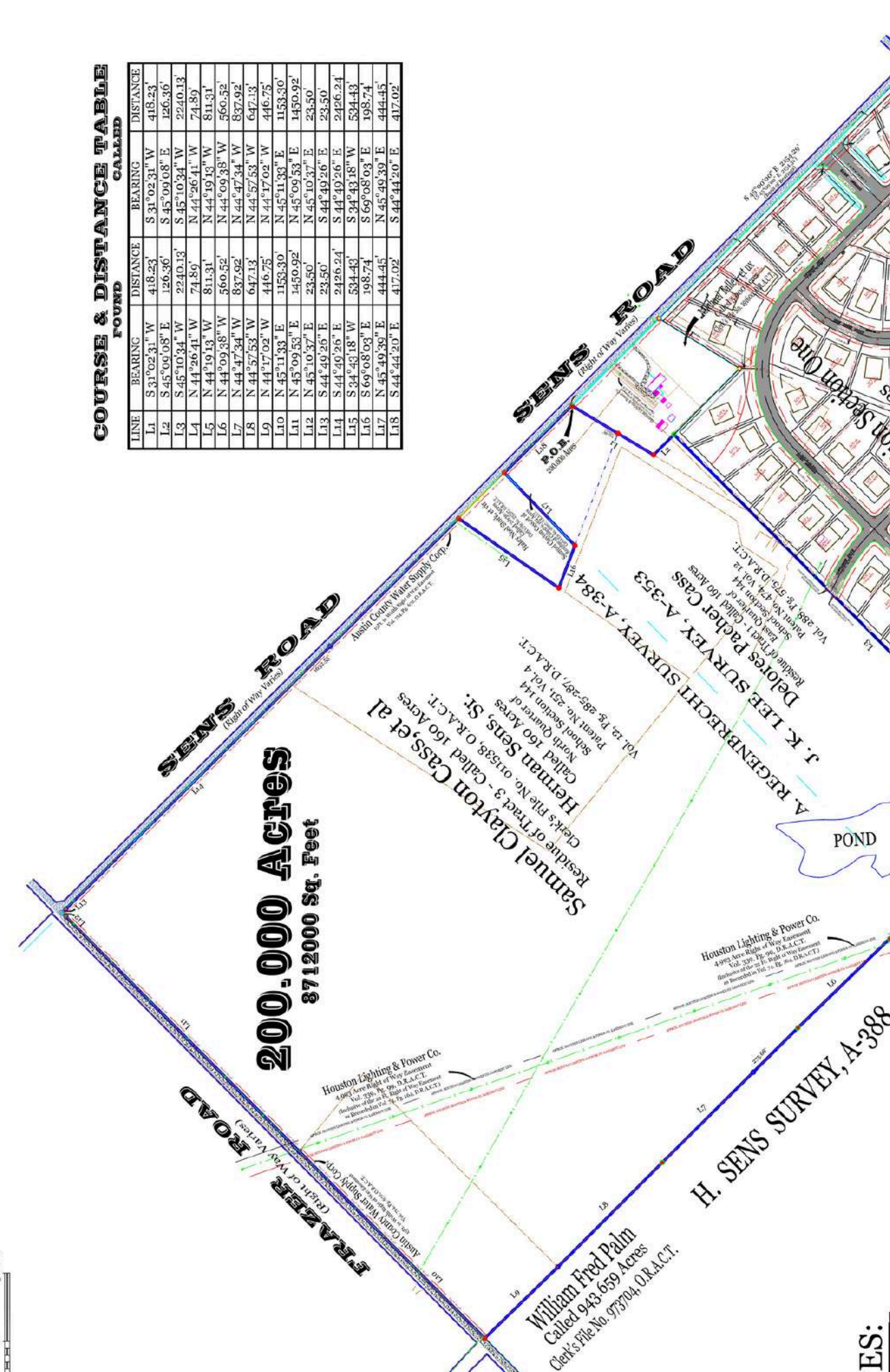
SM

SCALE: 1" = 300'

300' 0 300 Feet

LEGEND

- BARRED/WIRE FENCE
- EASEMENT LINE
- OVERHEAD POWER LINES
- GUY WIRE
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDISTAL
- LPG TANK
- WATER WELL
- CONCRETE
- GRAVEL
- ASPHALT
- 3/8" IRON ROD SET
- 5/8" IRON ROD SET
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- OLD RR SPIRE FOUND
- DEED CALL



COURSE & DISTANCE TABLE CALLED FOUND

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 31°02'31" W	418.23'	S 31°02'31" W	418.23'
L2	S 45°00'08" E	126.36'	S 45°00'08" E	126.36'
L3	S 45°10'24" W	2240.13'	S 45°10'24" W	2240.13'
L4	N 44°26'41" W	71.89'	N 44°26'41" W	71.89'
L5	N 44°19'13" W	811.31'	N 44°19'13" W	811.31'
L6	N 44°09'38" W	566.52'	N 44°09'38" W	566.52'
L7	N 44°47'34" W	837.92'	N 44°47'34" W	837.92'
L8	N 44°57'53" W	647.13'	N 44°57'53" W	647.13'
L9	N 44°17'02" W	446.75'	N 44°17'02" W	446.75'
L10	N 45°11'38" E	1158.30'	N 45°11'38" E	1158.30'
L11	N 45°09'33" E	1450.92'	N 45°09'33" E	1450.92'
L12	N 45°10'37" E	23.50'	N 45°10'37" E	23.50'
L13	S 44°49'26" E	23.50'	S 44°49'26" E	23.50'
L14	S 44°49'26" E	2426.24'	S 44°49'26" E	2426.24'
L15	S 24°43'18" W	594.43'	S 24°43'18" W	594.43'
L16	S 69°08'03" E	198.74'	S 69°08'03" E	198.74'
L17	N 45°49'38" E	444.45'	N 45°49'38" E	444.45'
L18	S 44°44'20" E	477.02'	S 44°44'20" E	477.02'

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, UNDER G.F. NO. T2453172HE, DATED MAY 3, 2024.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. UNREGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT MAY OR COULD AFFECT THE SUBJECT PARCEL. NO SUBSURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THAT CERTAIN EASEMENT GRANTED TO DELORES PACHER CASS UNDER CAUSE NO. 1894-9865 OF THE PROBATE RECORDS OF AUSTIN COUNTY, TEXAS. UNLOCATEABLE.
6. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO TEXAS PIPE LINE CO., AS RECORDED IN UNDER VOLUME 79, PAGE 324 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. PARTIAL EASEMENT RECORDED IN VOLUME 417, PAGE 642 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND AMENDED EASEMENT RECORDED IN VOLUME 422, PAGE 152 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN).
7. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AND RECORDED IN UNDER VOLUME 339, PAGE 99 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN).
8. SUBJECT TO THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY AS RECORDED IN VOLUME 74, PAGE 154 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN).
9. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO EASTERN TRANSMISSION CORPORATION AS RECORDED IN UNDER VOLUME 200, PAGE 319 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. (ABANDONED).
10. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO AUSTIN COUNTY WATER SUPPLY CORP. AS RECORDED IN UNDER VOLUME 714, PAGE 672 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. (SHOWN - UNLOCATEABLE - APPROXIMATE LIMITS OF 15 FT. WATER LINE UTILITY EASEMENT).
11. SUBJECT TO THAT CERTAIN EASEMENT TO HOUSTON LIGHTING AND POWER AS RECORDED IN CLERK'S FILE NO. 984969 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SHOWN.
12. REFER TO METES AND BOUNDS DESCRIPTION PREPARED BY A-SURVEY, INC., DATED MAY 22, 2024.
13. FENCES MEANDER BOUNDARY.
14. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48015C03925F, DATED OCTOBER 18, 2019.

PROPERTY HIGHLIGHTS

- Land is suitable for Data Center
- Initial Power(electric) Due Diligence completed
- Initial Zoning Due Diligence is favourable
- Exiting Water line
- High Voltage Electric Transmission line across the property
- With in 20Miles KATY
- With in 50Miles to Houston

COMMUNITY PROFILE/FAST FACTS ABOUT SEALY, TX

Sealy, Texas is the largest city in beautiful Austin County, located 50 miles west of downtown Houston, but also in proximity to San Antonio and Austin. We are conveniently located at the crossroads of Interstate 10 and Hwy. 36, making it an ideal location and prime environment for economic development. Great access to major markets and the energy corridor area. The Sealy area has several manufacturing and industrial facilities which adds to the relative stability of the unemployment rate. These local facilities produce and distribute corrugated boxes, flanges, frozen foods, sealants, bricks, concrete products, and quartz counter tops coming soon. Sealy currently enjoys a favorable economic environment and local indicators point to continued stability.

SEALY – CITY LIMITS

LOCATION

- Strategically Located on the IH-10 Corridor
- Easy access to major metropolitan areas :

- Downtown Houston, Texas 54 miles
- Houston Executive Airport: 13 miles
- Fulshear: 24.4 miles
- KATY 25 miles
- Hwy 10 4.6 miles

MAJOR AREA EMPLOYERS

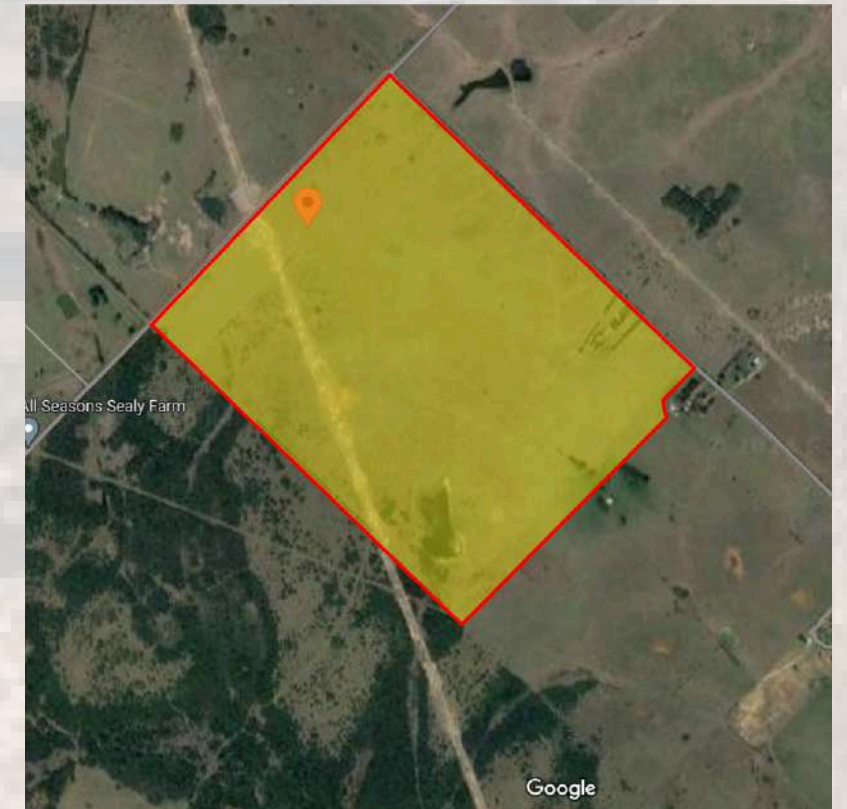
- WALMART DISTRIBUTION CENTER
- GULF STATES TOYOTA PARTS
- INTERNATIONAL PAPER
- AMAZON DISTRIBUTION CENTER





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GALLERY

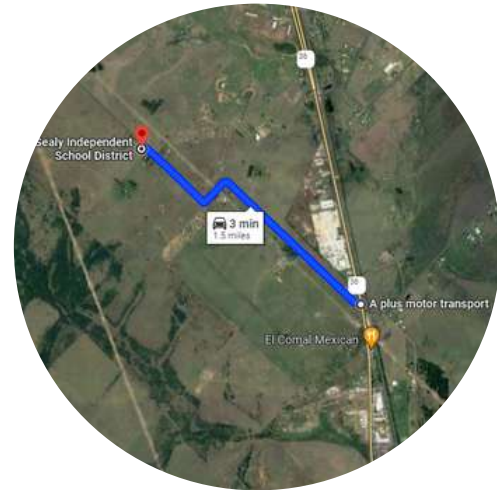


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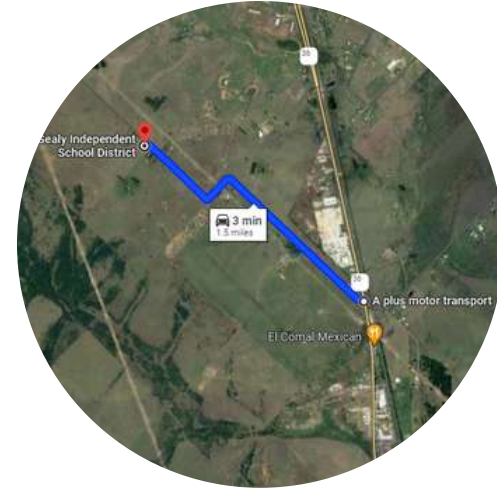
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DRIVE TIME



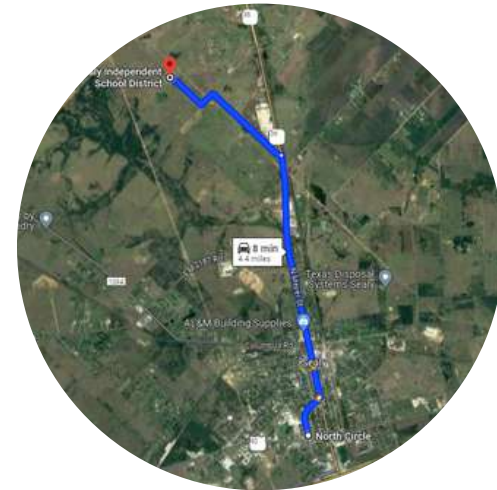
Sealy City

Sealy City 3.7 Miles and 7Min Drive



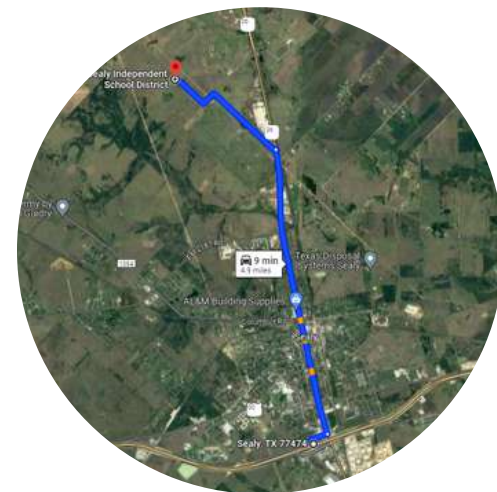
Highway - 36

Highway 36, 1.5 miles and 3min Drive



Highway 90 West

Highway 90 W , 4.4 Miles and 8min Drive



Highway 10

Highway 10, 4.9Miles and 9min Drive

Get In Touch

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