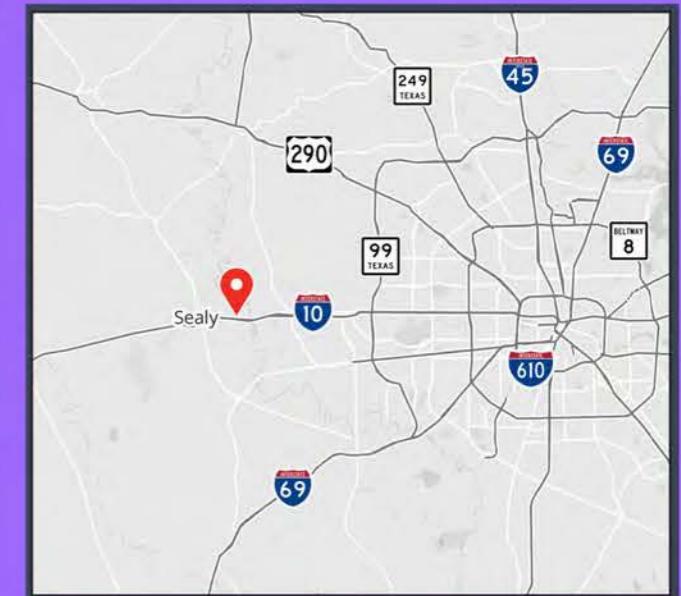


Corum

Properties



Land For Sale:
55.204 AC
Sealy, TX



Get more information

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Corum

Properties

Property Highlights

- Price: \$30,000 / AC
- Location: Located on the north side of I-10, approximately 5 miles east of Sealy.
- Size: 55.204 AC
- Frontage:
 - +/- 365' along Bartlett Rd.
 - +/- 840' along rail and Frontage
- Restrictions: None
- Encumbrances:
 - Pipelines: Two (2) pipeline easements bisecting the subject
 - Powerlines: One (1) powerline easement bisecting the subject.
 - Floodplain: Of the area located in the floodplain, only a minimal portion lies below the Base Flood Elevation (BFE).
- Additional Comments:
 - The entire property is fenced.
 - There is an active water well on the property, currently being used to pump water to the pond near the Bartlett Rd entrance.

Population		
1 Mile	3 Miles	5 Miles
178	1,950	4,693

Average Household Income		
1 Mile	3 Miles	5 Miles
\$66,960	\$91,175	\$90,296

Traffic Counts		
28,711 CPD	I-10 E	
24,296 CPD	I-10 W	



Corum

Properties

Property Taxes & Survey

2022 Tax Rates		
District	Description	2022 Rate
F01	Austin County ESD #1	0.029725
G01	Austin County	0.408319
R01	Farm/Market Rd.	0.075668
R02	SPC Rd. & Bridge	0.077975
S03	Sealy ISD	1.142100
	Total	1.733787

Base Flood Elevation (BFE):

Base flood elevation (BFE) is a value determined by the Federal Emergency Management Agency (FEMA) that helps identify the flood risk in a certain area. By extension, it also determines the risk a particular structure has of flooding if the water level rises. The BFE is the expected water level rise during a flood with a 1% chance of occurring in any given year.

Structures built on lots in the designated Flood Plain must be elevated to the Base Flood Elevation. (As per Austin County Subdivision Regulations 2021 page 50 section B.8)

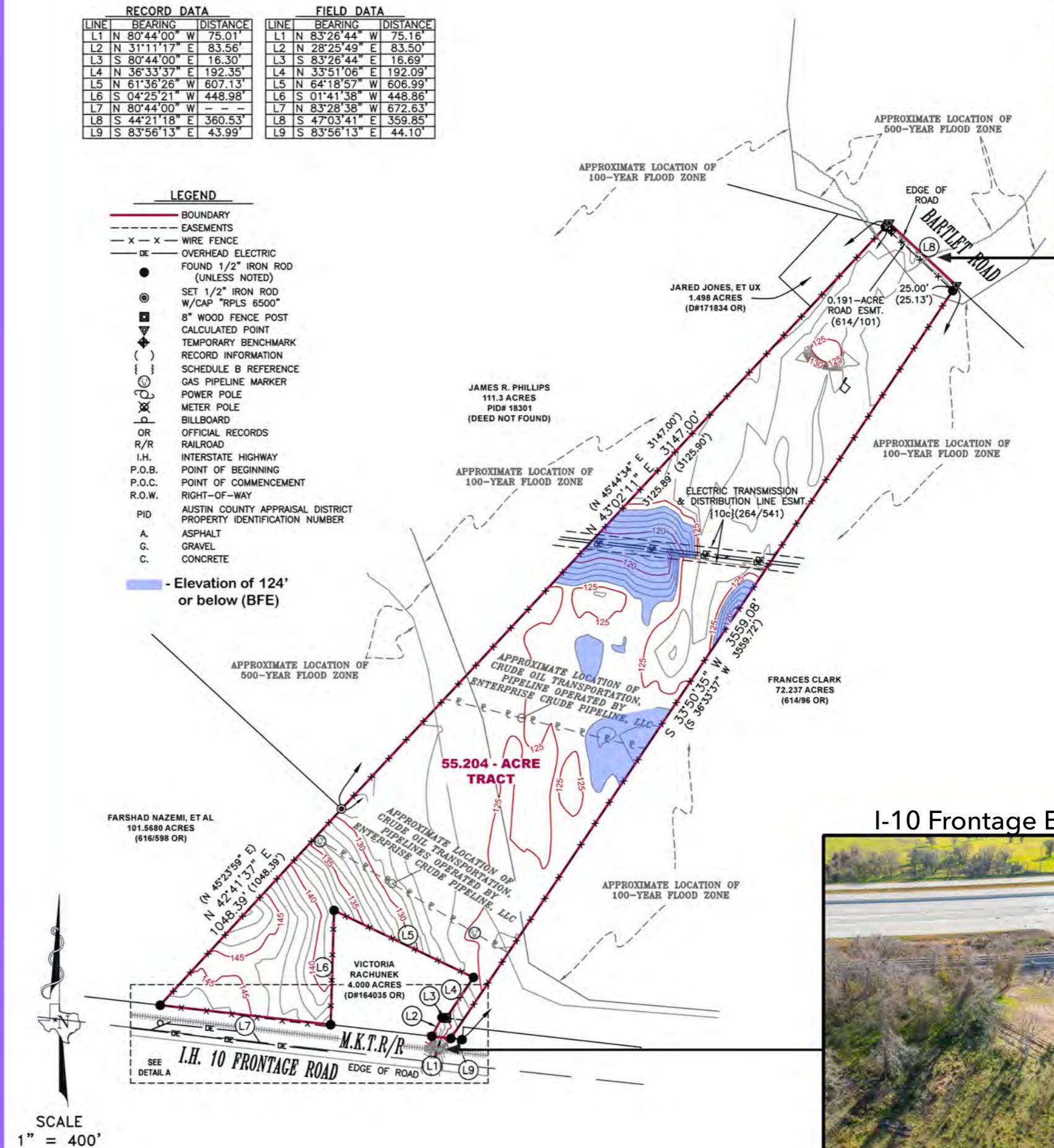
Having +90% of the property at or above BFE greatly affects insurance rates as well as development costs related to bringing in dirt to elevate areas where structures are to be built.

RECORD DATA			FIELD DATA		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 80°44'00" W	75.01'	L1	N 83°26'44" W	75.16'
L2	N 31°11'17" E	83.56'	L2	N 28°25'49" E	83.50'
L3	S 80°44'00" E	16.30'	L3	S 83°26'44" E	16.69'
L4	N 36°33'37" E	192.35'	L4	N 33°51'06" E	192.09'
L5	N 61°36'26" W	607.13'	L5	N 64°18'57" W	606.99'
L6	S 04°25'21" W	448.98'	L6	S 01°41'38" W	448.86'
L7	N 80°44'00" W	—	L7	N 83°28'38" W	672.63'
L8	S 44°21'18" E	360.53'	L8	S 47°03'41" E	359.85'
L9	S 83°56'13" E	43.99'	L9	S 83°56'13" E	44.10'

LEGEND

- BOUNDARY
- - - EASEMENTS
- - X - WIRE FENCE
- DE OVERHEAD ELECTRIC
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ◎ SET 1/2" IRON ROD W/CAP "RPLS 8500"
- 8" WOOD FENCE POST
- ▼ CALCULATED POINT
- ◆ TEMPORARY BENCHMARK
- {} RECORD INFORMATION
- SCHEDULE B REFERENCE
- GAS PIPELINE MARKER
- POWER POLE
- METER POLE
- BILLBOARD
- OR OFFICIAL RECORDS
- R/R RAILROAD
- I.H. INTERSTATE HIGHWAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- PID AUSTIN COUNTY APPRAISAL DISTRICT PROPERTY IDENTIFICATION NUMBER
- A ASPHALT
- G GRAVEL
- C CONCRETE

Elevation of 124' or below (BFE)



Bartlett Rd. Entrance



I-10 Frontage Entrance

