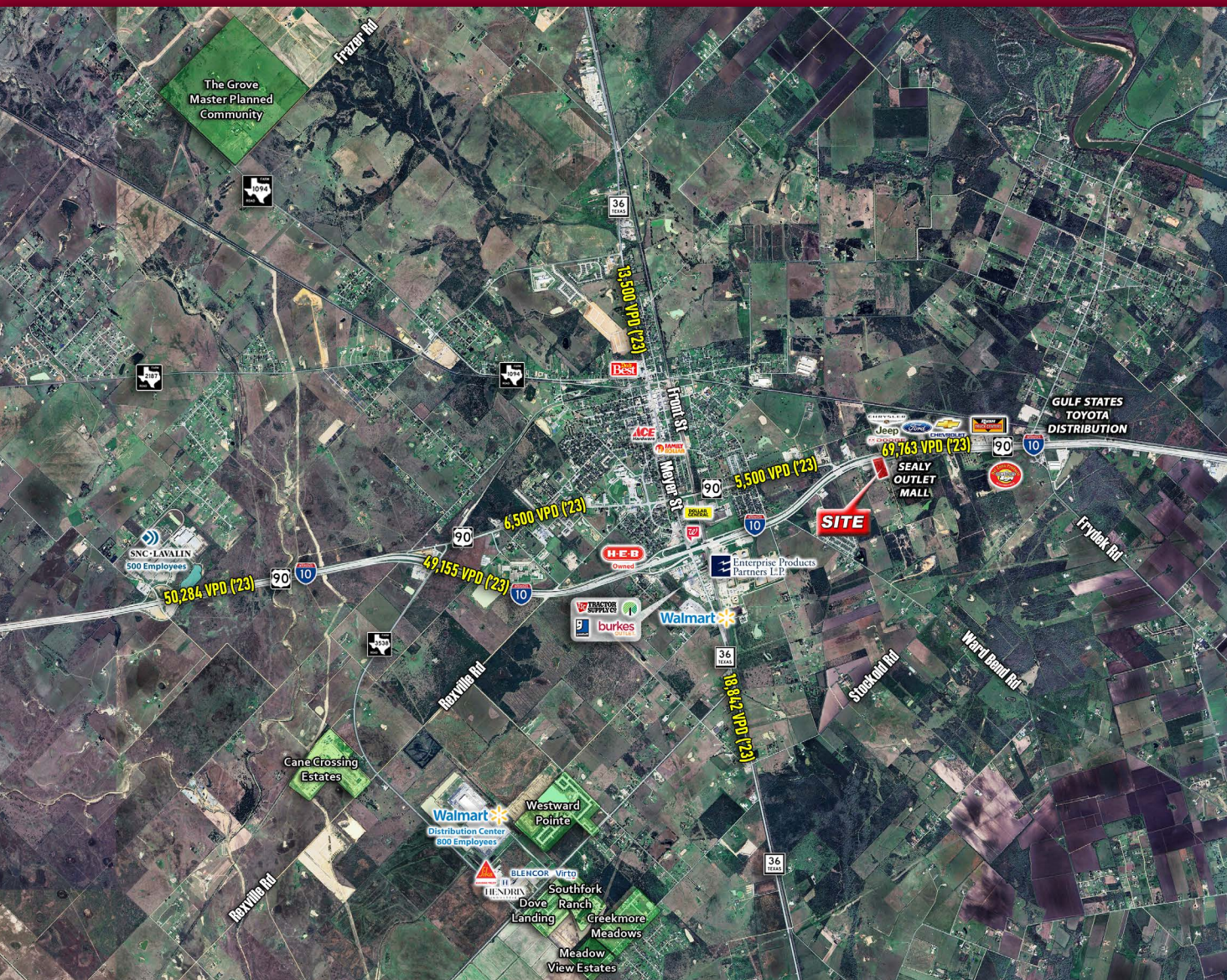




I-10 & Hluchan Road

±7.33 Acres for Sale | Sealy, Texas



SIZE: ±7.33 AC

PRICE: \$1,590,000

LOCATION: SWC I-10 & Hluchan Rd
in Sealy, Texas

USES: Industrial, Flex, Retail,
or Commercial

PROPERTY HIGHLIGHTS:

- New eastbound exit ramp that feeds directly into property is now open
- I-10 construction is complete from Brookshire to Sealy
- Corner tract with 420 feet of frontage on I-10
- Southwest corner of I-10 and Hluchan
- City of Sealy Water & Sewer
- Located adjacent to the Sealy Outlet Mall
- In the path of growth with several Master Planned Developments currently in the planning stages
- Projections are for over 2,500 SFH to be added to the Sealy area in the next 5 to 10 years

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OLEH BRYNDZIA | 281-664-6731 | OBryndzia@CaldwellCos.com

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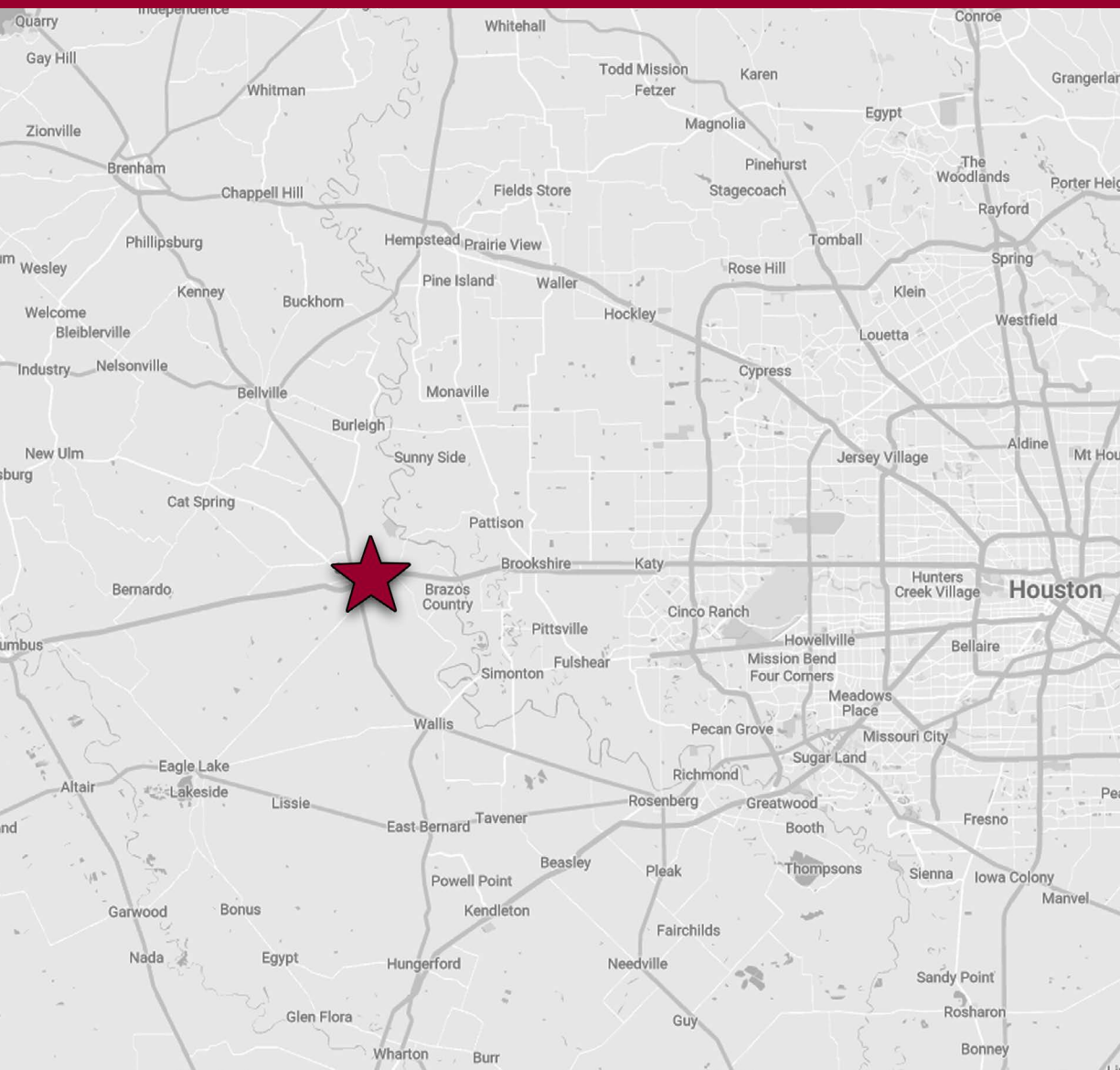
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I-10 & Hluchan Road

±7.33 Acres for Sale | Sealy, Texas



LOCATION:

SWC of I-10 & Hluchan Rd in Sealy, Texas 77474

TAXES:

| | |
|----------------------|---------------|
| Sealy ISD | \$0.67 |
| Austin County | \$0.36 |
| Austin County ESD #2 | \$0.09 |
| City of Sealy | \$0.31 |
| Farm Market Rd | \$0.08 |
| SPC RD & Bridge | \$0.08 |
| Sealy ISD I&S | \$0.33 |
| TOTAL TAXES | \$1.92 |

TRAFFIC COUNTS:

I-10: 69,763 VPD (TXDOT 2023)

DEMOGRAPHICS:

| | 3 Mile | 5 Miles | 7 Miles |
|------------------------------|----------|-----------|-----------|
| 2025 Population | 12,613 | 21,746 | 68,982 |
| 2030 Proj. Population | 13,384 | 22,850 | 78,190 |
| Avg. HH Income | \$92,675 | \$100,687 | \$142,467 |

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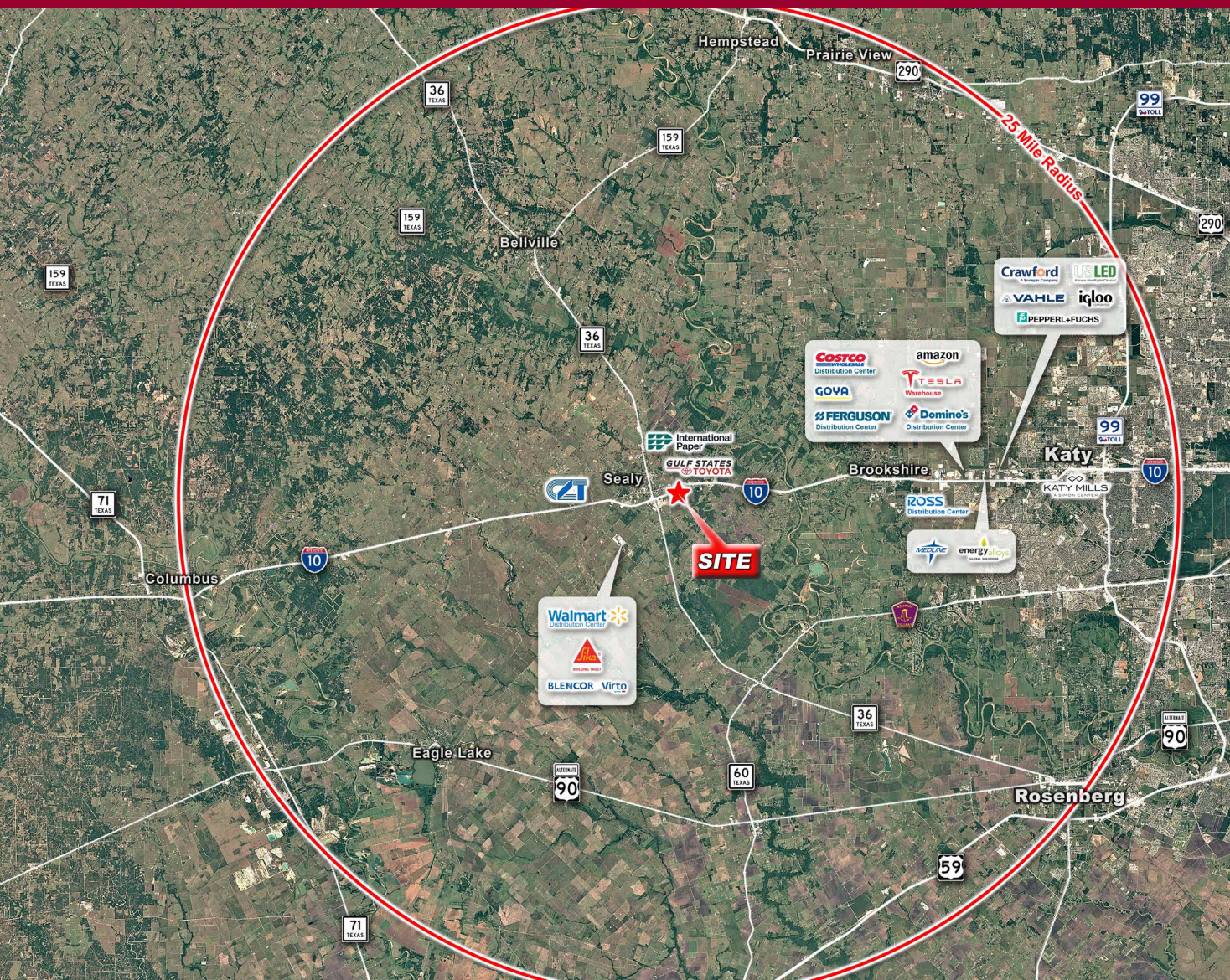
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I-10 & Hluchan Road

±7.33 Acres for Sale | Sealy, Texas



DRIVE TIMES:

- Downtown Sealy: 5 Minutes
- Brookshire: 15 Minutes
- Katy: 20 Minutes
- Downtown Houston: 50 Minutes

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I-10 & Hluchan Road

±7.33 Acres for Sale | Sealy, Texas



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.

11-2-2015



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 buy 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:
 - 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

| | | | |
|--|-------------|---------------------------|--------------|
| Caldwell Brokerage Company, LLC dba Caldwell Land Co | 9002313 | N/A | 713.690.0000 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Jim Black | 381266 | jblack@caldwellcos.com | 281-664-6612 |
| Designated Broker of Firm | License No. | Email | Phone |
| Jim Black | 381266 | jblack@caldwellcos.com | 281-664-6612 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Keith P. Grothaus, CCIM, SIOR | 329947 | kgrothaus@caldwellcos.com | 281-664-6635 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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