

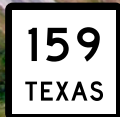


Oldham
Goodwin

AUSTIN COUNTY LAND | FOR SALE

85 ACRE DEVELOPMENT TRACT ON FM 1486

FM 1486 | Bellville, Texas 77418



PROPERTY HIGHLIGHTS

- Development tract with excellent visibility on FM 1486
- Property is situated near the corner of Hwy 159 and FM 1486
- Tract is level and located outside of the 100-year and 500-year floodplain
- Power available at property
- 6" water line available for connection across FM 1486
- No restrictions



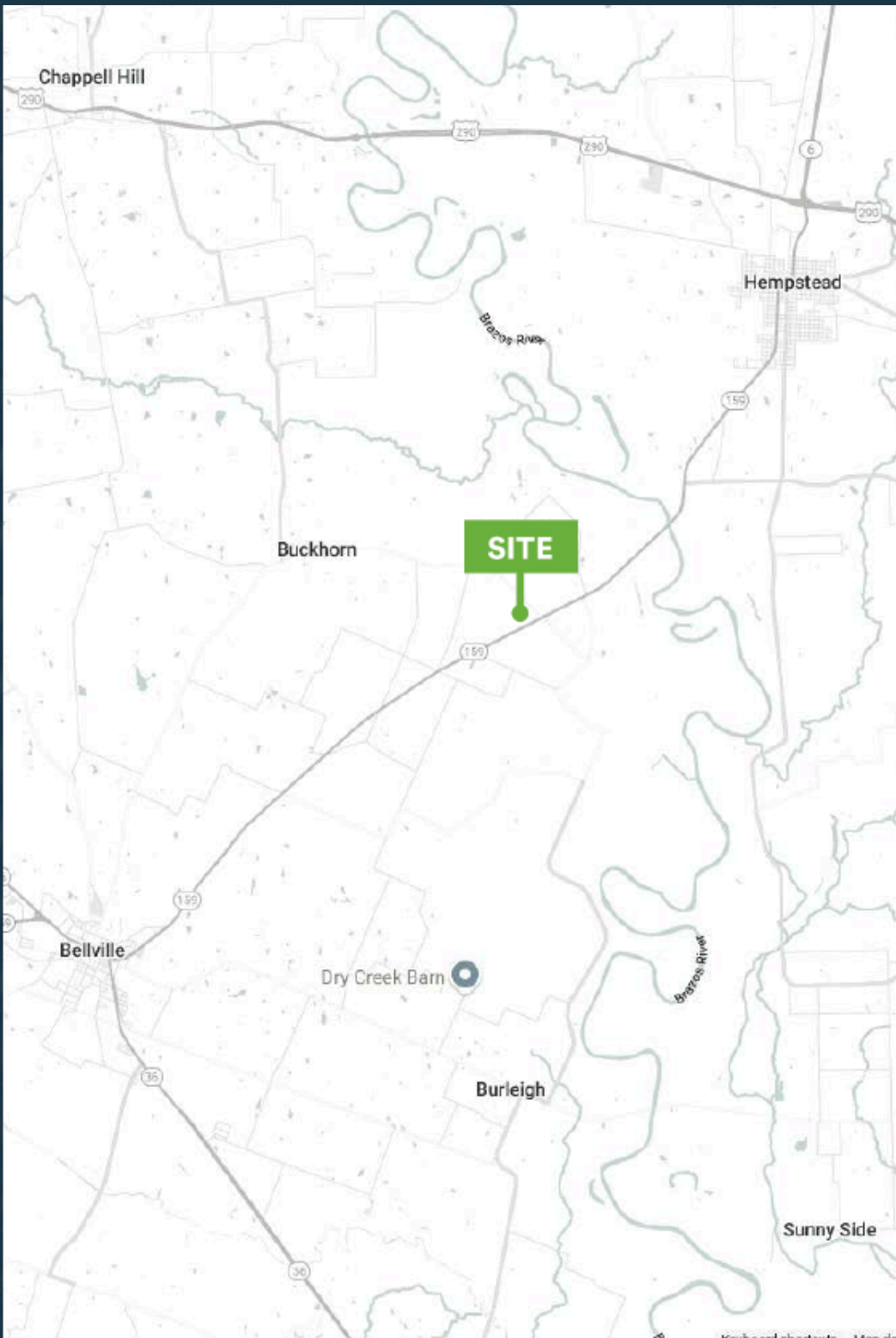
ASKING PRICE
\$2,975,000



PRICE/ACRE
\$35,000/AC



LAND SIZE
85 +/- AC



PROPERTY INFORMATION

Size	+/- 85 acres TBD by Survey
Legal Description	+/- 85 acres of A317 M R WILLIAMS
ID Number	Austin CAD R2412
Access	Ingress/Egress via FM 1486
Frontage	Approx. 3450' of frontage on FM 1486
Zoning	None
Utilities	Electric: Available at property Water: Austin County Water Supply Co Sewer: n/a Data/Telephone: Various
Traffic Counts	FM 159 and FM 1486: 6,024 VPD
Flood Plain	None Per FEMA 2025





LOGAN
LOGAN INDUSTRIES

6



MUSTANG **CAT**

H-E-B

BRUMLEY
MANUFACTURING

HEMPSTEAD

159
TEXAS

290

SITE



WESTERN
INTERNATIONAL GAS & CYLINDERS, INC.

Lonestar
Prestress
Lonestar Prestress Mfg., Inc.

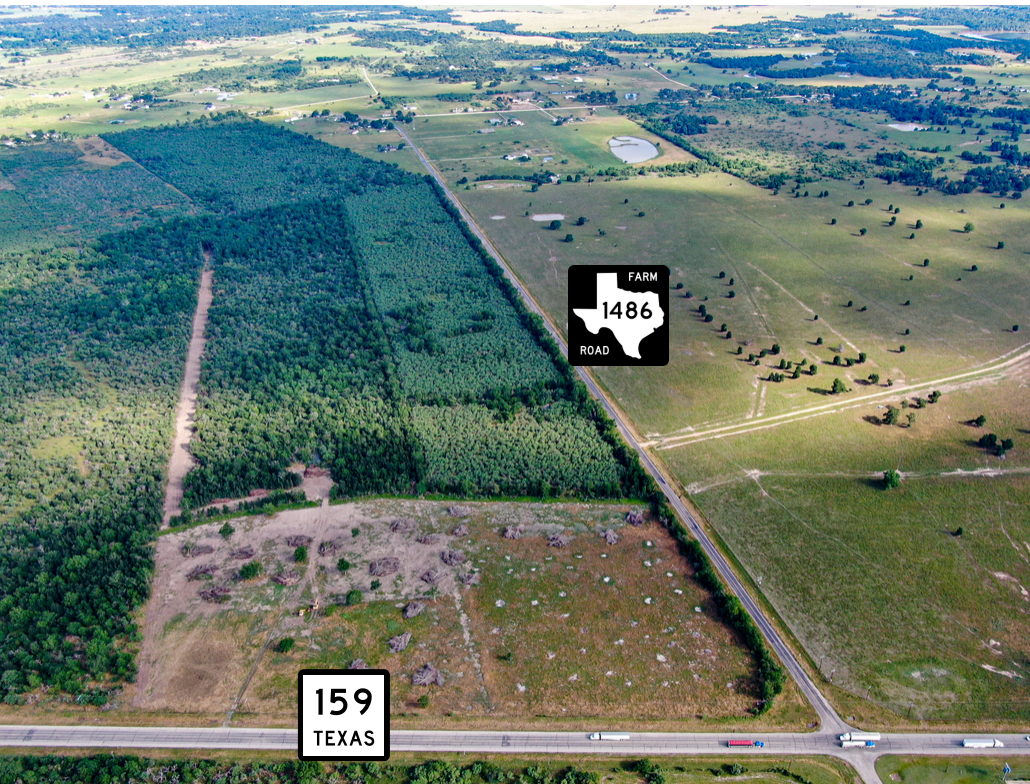


20 **Pyrock**
Chemical.

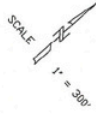
159
TEXAS

BELLVILLE

valmont

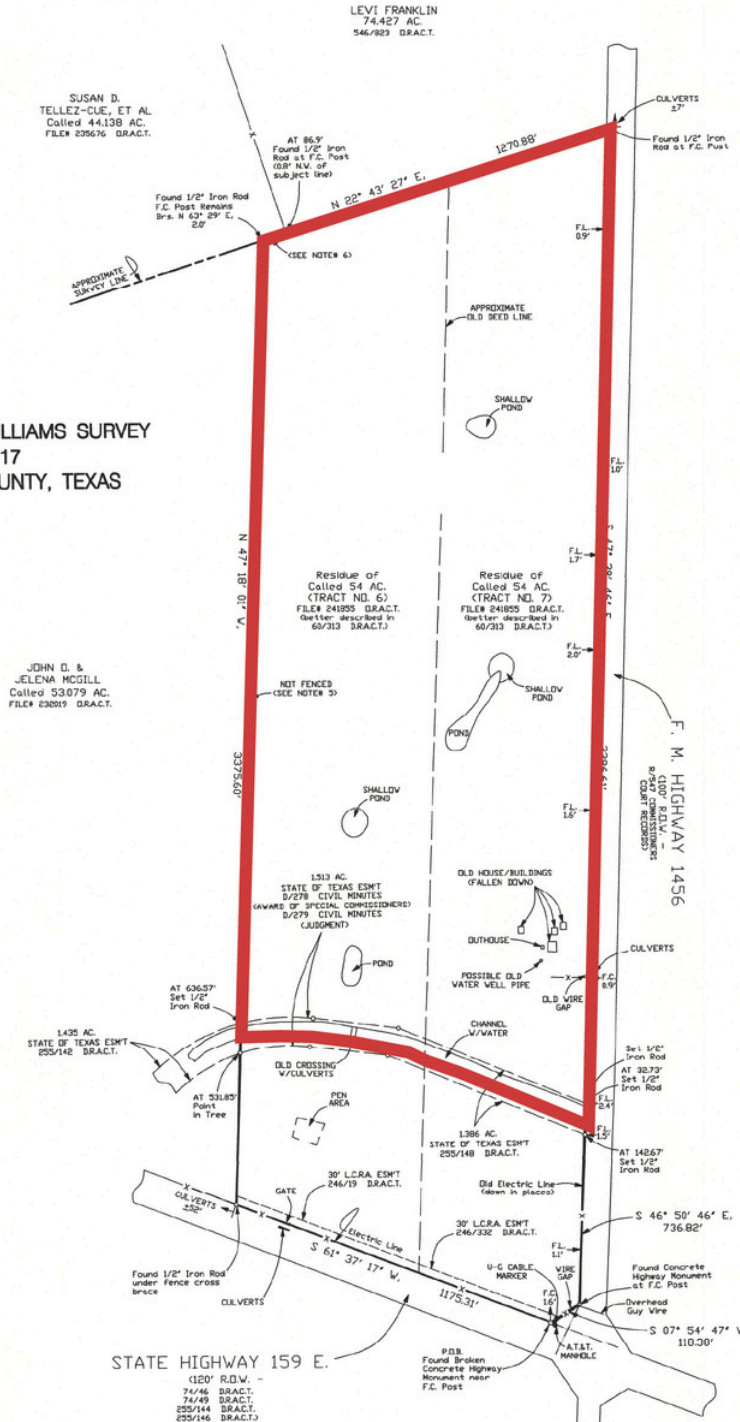


SURVEY



L. S. VON ROEDER SURVEY, A-312

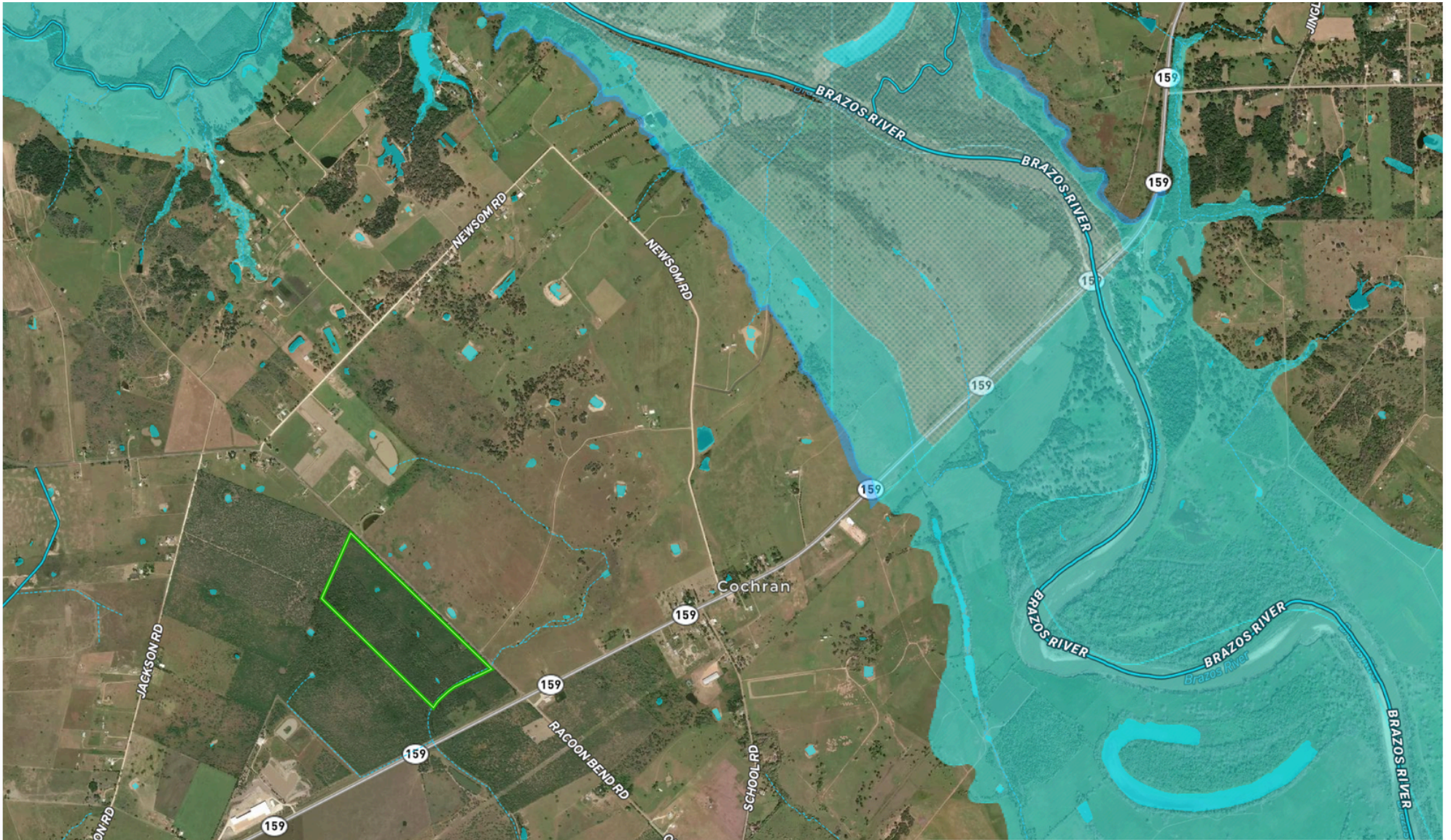
MATTHEW R. WILLIAMS SURVEY A-317 AUSTIN COUNTY, TEXAS



- NOTES: 1.) The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 4801SC 0100F, Map Revised October 18, 2019.
- 2.) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3.) Reference is hereby made to metes and bounds description of the subject tract, prepared this day.
- 4.) All 1/2" iron rods set are capped with a yellow cap marked "Alexander Surveying".
 F.C. - Fence Corner
 F.L. - Fence Line
 U-G - Underground
 → ↑ ↓ - Denotes direction and distance from Deed Line to object.
- 5.) The common deed line between the called 53,079 Acre tract and the subject tract is not fenced but is marked with old wood posts which appear to be the remains of a fence.
- 6.) The Southeast deed line of the called 44,138 Acre tract and the Northwest deed line of the subject tract are not one and the same. The deed line of the subject tract is Southeast of the Southeast deed line of the 44,138 Acre tract.
- 7.) This plat was prepared for the exclusive use of the individuals and/or institutions named on this survey. It is non transferable to additional institutions or individuals without expressed recertification by Alexander Surveying.
- 8.) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

STATE HIGHWAY 159 E.
 (120' R.O.W. -
 74/46 D.R.A.C.T.
 74/49 D.R.A.C.T.
 235/144 D.R.A.C.T.
 235/146 D.R.A.C.T.)

FLOOD MAP



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

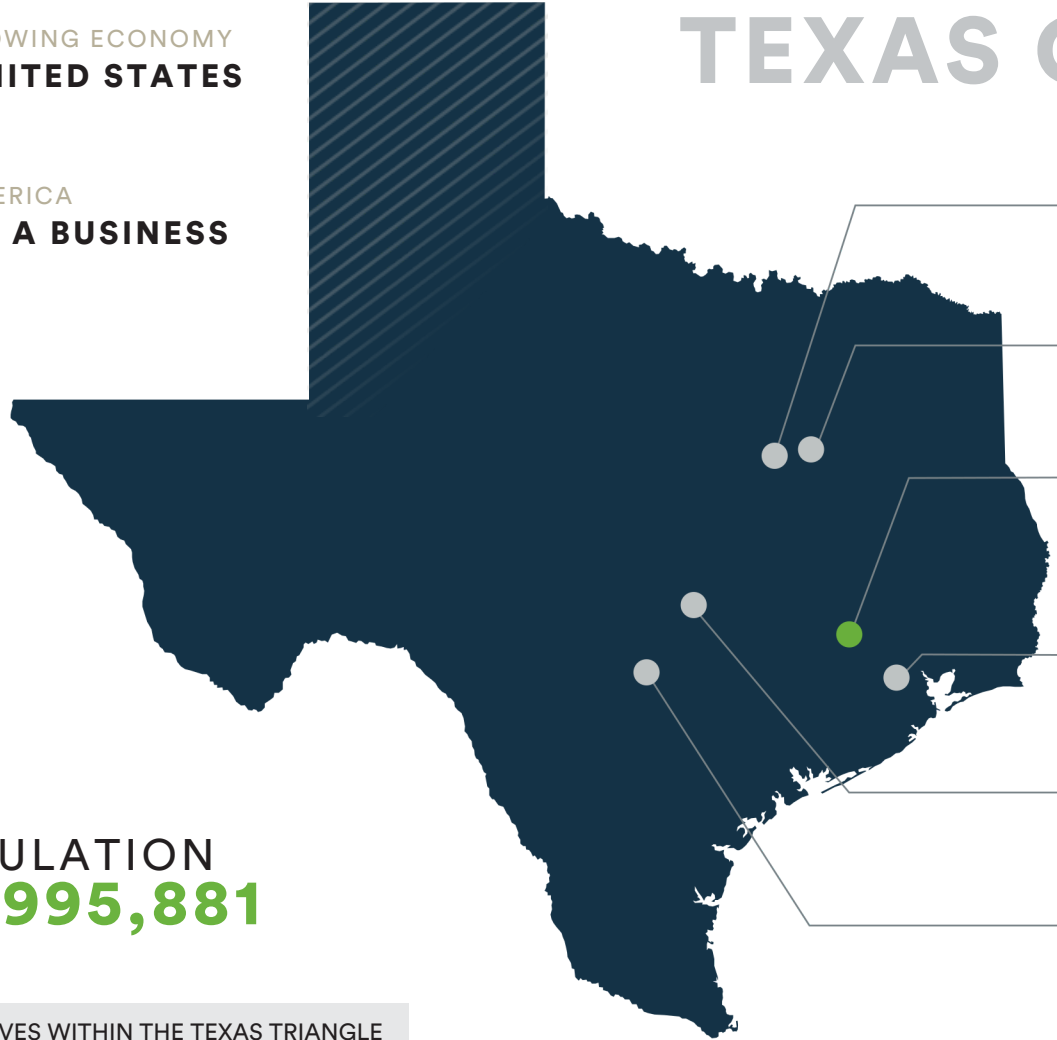


LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION IN
THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

2.7K

HOUSEHOLD
INCOME

\$49K

CONSUMER
SPENDING

\$31.9K

3 MILE

ESTIMATED
POPULATION

5.8K

HOUSEHOLD
INCOME

\$56K

CONSUMER
SPENDING

\$73.5K

5 MILE

ESTIMATED
POPULATION

7.3K

HOUSEHOLD
INCOME

\$60K

CONSUMER
SPENDING

\$95K



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

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Temple, Texas 76501
O: 254.255.1111

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Justin Whitworth</u>	<u>540736</u>	<u>Justin.Whitworth@OldhamGoodwin.com</u>	<u>281-798-9560</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date