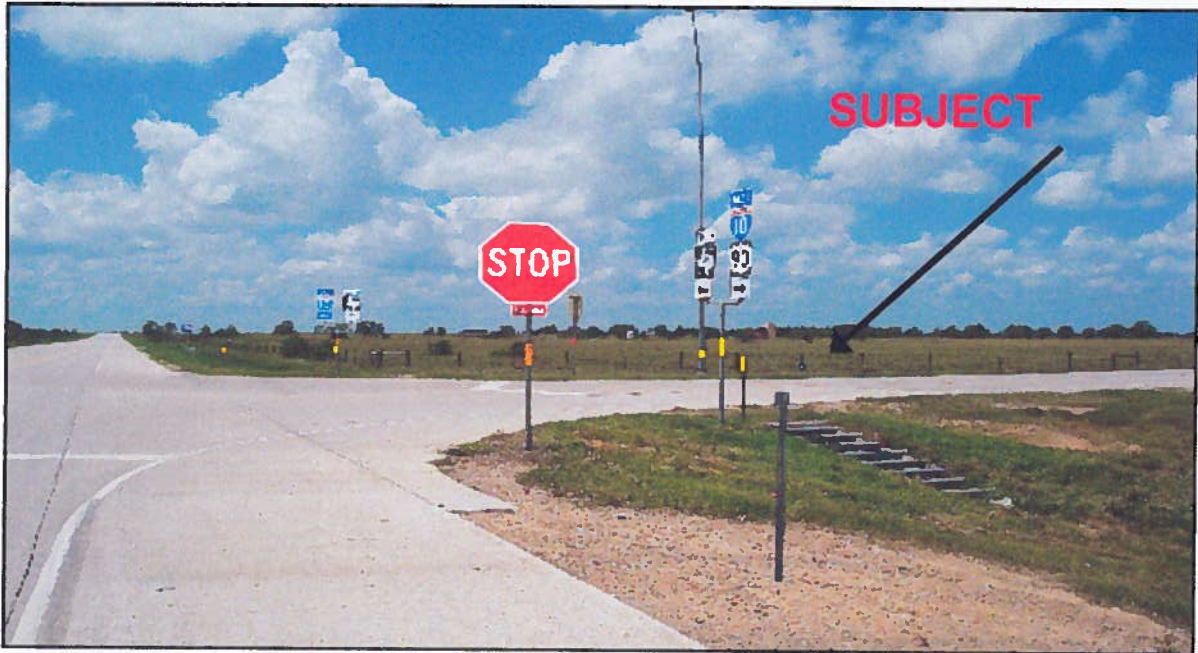




# EXCELLENT I-10 COMMERCIAL PROPERTY— SEALY

15, 25, & 54.59 ACRE TRACTS AVAILABLE  
ROAD FRONTAGE = 4,880 FEET  
ACCESS ON THREE SIDES



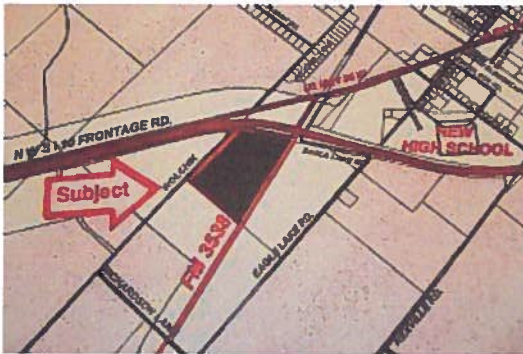
**SOUTH VIEW FROM INTERSECTION  
OF 1-10 FEEDER RD & FM 3538**



**WEST VIEW OF I-10 FEEDER ROAD &  
EXIT #718 COMING OFF OF I-10.**


**BILL JOHNSON AND ASSOC. REAL ESTATE CO.**

420 E. Main St., Bellville  
 FM 1094 at Cedar St., New Ulm  
 Bellville - New Ulm, TX 77418 - 78950  
 Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636  
 Fax: Bellville (979) 865-5500 New Ulm (979) 992-2637  
 Email: [billjohnson@bjre.com](mailto:billjohnson@bjre.com)



Price:	<b>\$8,712,000</b>
Type:	Commercial
Address:	Sealy I-10 <b>**PRICE REDUCED**</b>
City/County:	SEALY, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~25.00 Acres
ID No.:	49392
Status:	Active

**\*\*PRICE REDUCED** from \$12.00 to \$8.00 per sq.ft. **\*\* Excellent Commercial Property available located adjacent south of I-10 and adjacent west of FM 3538 in Sealy, Texas. Boasting an impressive 4,880. total feet of road frontage, this 54.5942 acre tract is every developers dream with road frontage on THREE sides: I-10 at Exit #718 with 1,311. feet on frontage road, FM 3538 with 2,153. feet & Wolchik road with 1,416. feet. It has perimeter fencing and one small pond. Located within the Sealy city limits, the commercial possibilities are endless on this track of land. The property may be divided in tracts of 15.0 acres, 25.0 acres or as agreed by all parties. The 25.0 acres is priced @ \$8.00 per sq. ft. with 1,311. feet on I-10 frontage road and 830 feet frontage on FM 3538 and on Wolchik road. The Sellers are negotiable on price and number of acres.**

**\*\*\*BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.\*\*\***

[View all of our listings at www.bjre.com](http://www.bjre.com)



Improvements	Land Features	Other
Public Water	Maint. Fees: \$0 Paved Road Frontage Gravel Road Frontage County Road Frontage Farm to Market Road Frontage Highway Road Frontage Agricultural Lease Agricultural Exemption Mineral Lease - Minerals Conveyed: None Pond Rolling	School District: Sealy ISD Taxes: \$230.38  <b>Financing</b>  Cash Conventional
<b>Directions:</b> West from Houston to Sealy on I-10 and take Exit #718 on FM 3538, left on FM 3538 to property at intersection of IH-10 and FM 3538. Bill Johnson Real Estate For Sale Signs on Property.		

[Map of SEALY](#) [Contact the Agent](#) [Email this Listing](#)

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# Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville, TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

## LOT OR ACREAGE LISTING

Location of Property: Between FM 3538 & Wolchik Road & I-10 Sealy, Texas 77474 Listing ID: 49392  
 Address of Property: Wolchik Road @ IH-10, Sealy, Tx. 77474 Road Frontage 2,971. ft of frontage  
 County: Austin Paved Road:  YES  NO For Sale Sign on Property?  YES  NO  
 Subdivision: \_\_\_\_\_ Lot Size or Dimensions: 25.00 acres  
 Subdivision Restricted:  YES  NO Mandatory Membership in Property Owners' Assn.  YES  NO

**Number of Acres:** 25.00 to be surveyed  
**Price per Acre (or)** \$8.00 per sq. ft.  
**Total Listing Price:** \$8,712,000  
**Terms of Sale:**  
 Cash:  YES  NO  
 Seller-Finance:  YES  NO  
 Sell.-Fin. Terms: \_\_\_\_\_  
 Down Payment: \_\_\_\_\_  
 Interest Rate: \_\_\_\_\_  
 Payment Mode:  Mo.  Qt.  S.A.  Ann  
 Balloon Note:  YES  NO  
 Number of Years: \_\_\_\_\_

Property Taxes:	# R61042	2007
School:	\$	137.86
County:	\$	43.50
FM/Rd/Br.:	\$	15.12
Hospital:	\$	-
City:	\$	33.90
TOTAL:	\$	230.38

Agricultural Exemption:  Yes  No  
**School District:** Sealy I.S.D.  
**Minerals and Royalty:**  
 Seller believes none \*Minerals  
 to own: none \*Royalty  
 Seller will any owned Minerals  
 Convey: any owned Royalty

\* Current title commitment to reflect mineral and royalty reservations \*

### Leases Affecting Property:

Oil and Gas Lease:  Yes  No  
 Lessee's Name: Merit Energy  
 Lease Expiration Date: \_\_\_\_\_  
 Surface Lease:  Yes  No  
 Lessee's Name: Henry Dirba, Jr.  
 Lease Expiration Date: verbal lease

**Oil or Gas Locations:**  Yes  No

**Easements Affecting Property:** Name(s):  
 Pipeline: Magnolia, Shell, Tejas  
 Roadway: FM 3538, Wochik Rd & I-10 Access  
 Electric: San Bernard Electric  
 Telephone: SWBell  
 Water: 40' water drainage channel to State of TX  
 Other: Oil and Gas location on remaining 55 acres

### Improvements on Property:

Home:  YES  NO See HOME listing if Yes  
 Buildings: \_\_\_\_\_  
 Barns: \_\_\_\_\_  
 Others: \_\_\_\_\_

Approx. % Wooded: \_\_\_\_\_

Type Trees: \_\_\_\_\_

**Fencing:** Perimeter  YES  NO  
 Condition: good  
 Cross-Fencing:  YES  NO  
 Condition: \_\_\_\_\_

**Ponds:** Number of Ponds: 0  
 Sizes: \_\_\_\_\_

**Creek(s):** Name(s): none

**River(s):** Name(s): none

**Water Well(s): How Many?** 0  
 Year Drilled: \_\_\_\_\_ Depth: \_\_\_\_\_  
**Community Water Available:**  YES  NO  
 Provider: City of Sealy

**Electric Service Provider (Name):**  
San Bernard Electric

**Gas Service Provider (Name):**  
 \_\_\_\_\_

**Septic System(s): How Many?** 0  
 Year Installed: \_\_\_\_\_

**Soil Type:** Sandy Loam

**Grass Type(s):** Native

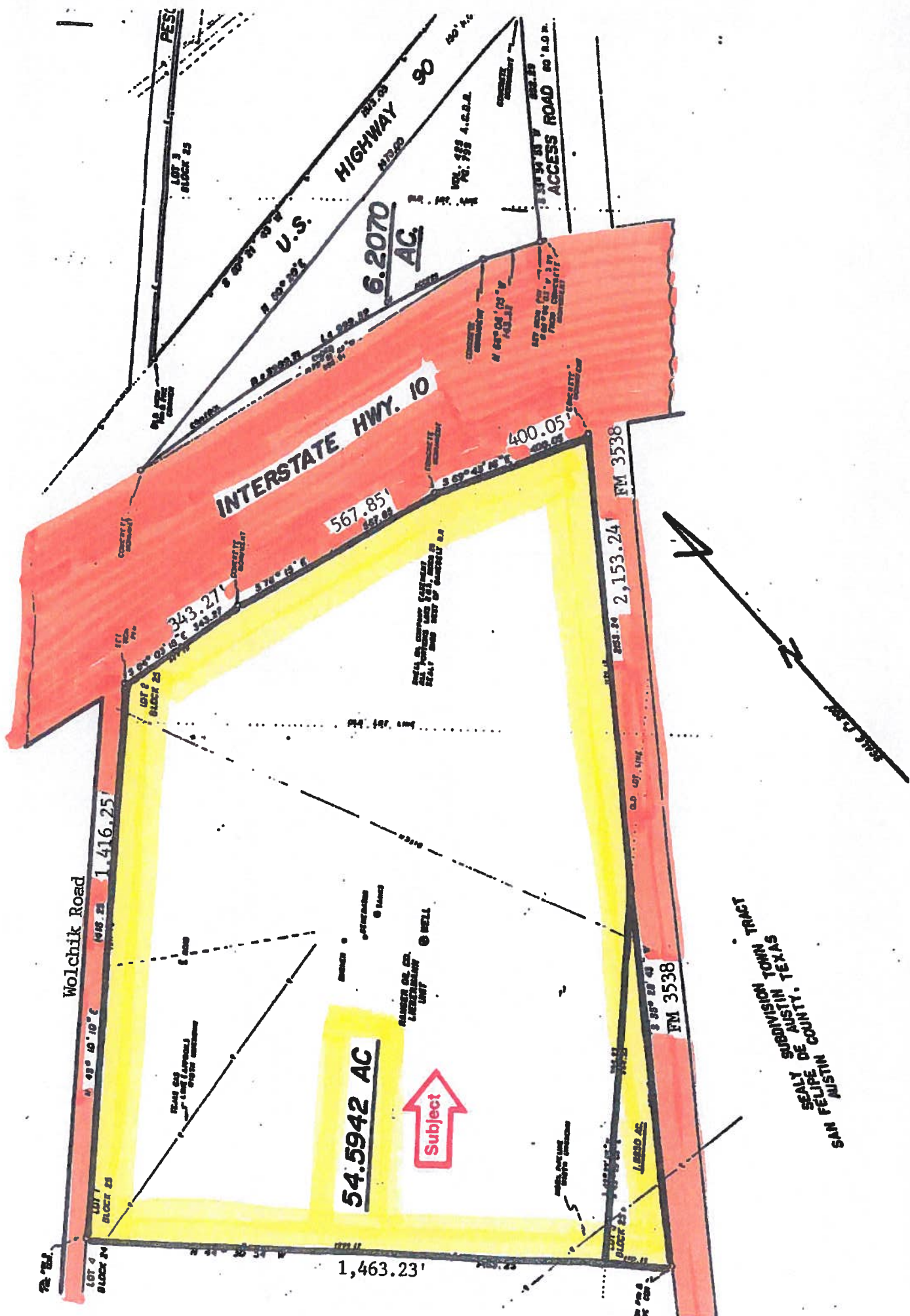
**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.

**Nearest Town to Property:** within Sealy City Limits  
 Distance: Sealy

Driving time from Houston 30 minutes

**Additional Information:**  
25.00 acres to be surveyed with approximately  
1,311. feet frontage on IH-10 frontage road  
830. feet frontage on FM 3538 and  
830. feet frontage on Wolchik road

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



Molchik Road

1,416.25'

LOT 1  
BLOCK 25

LOT 2  
BLOCK 25

LOT 3  
BLOCK 25

LOT 4  
BLOCK 25

PLANS ARE  
"AS SHOWN"  
ON THESE  
PLANS

54.5942 AC

Subject

1,463.23'

INTERSTATE HWY. 10

6.2070 AC

567.85'

343.27'

400.05'

FM 3538

2,153.24'

FM 3538

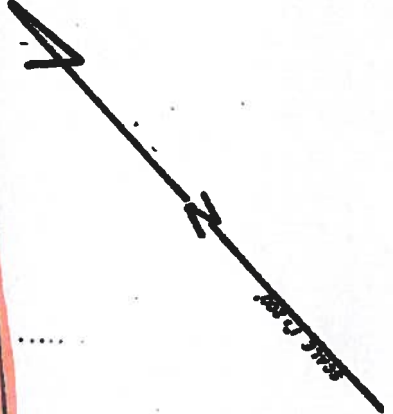
FM 3538

FM 3538

FM 3538

FM 3538

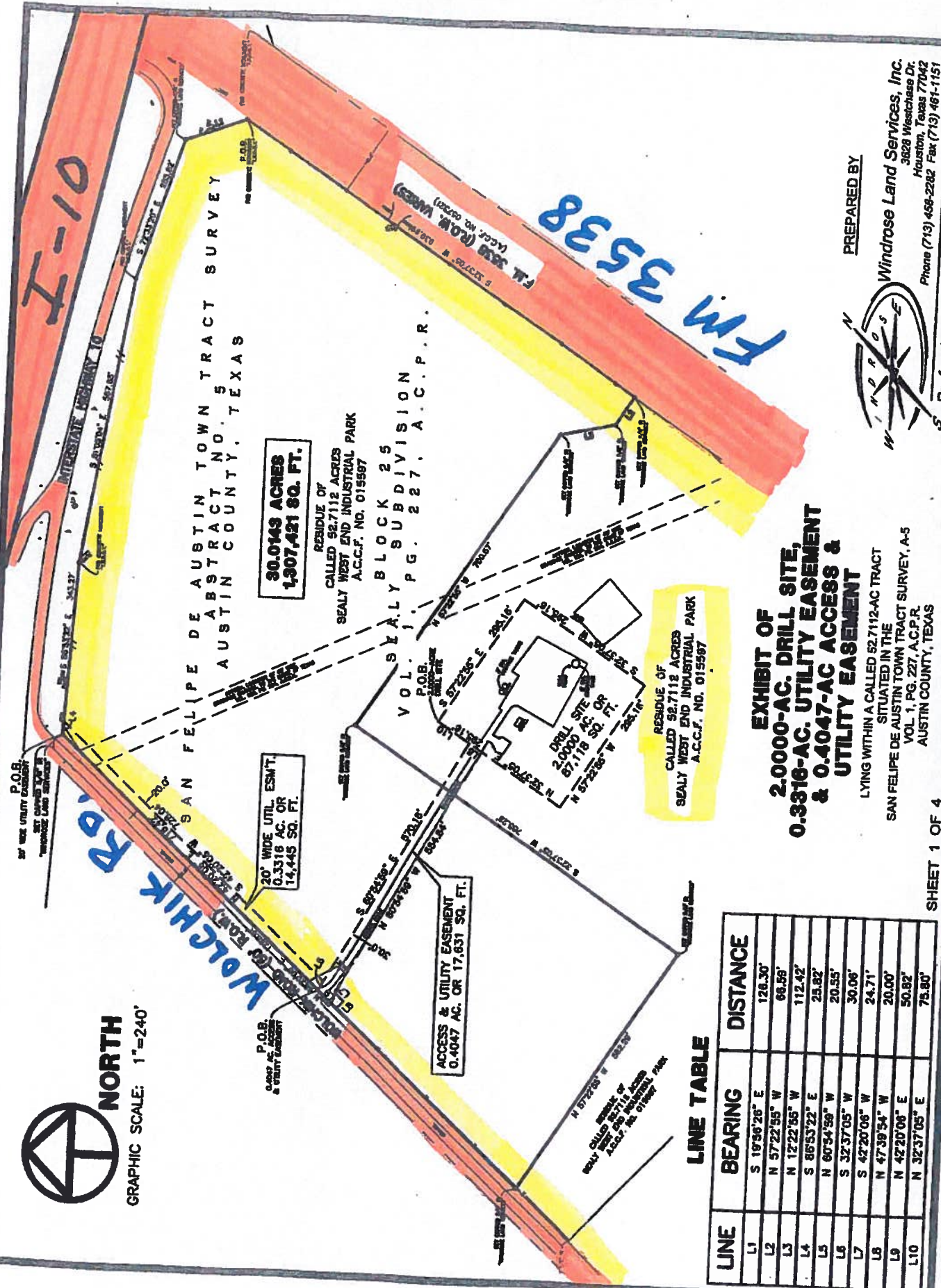
SAN JUAN TRACT  
SUBDIVISION TOWN TEXAS  
SEALY DE AUSTIN, TEXAS  
FELIPE DE AUSTIN COUNTY, TEXAS





**NORTH**

GRAPHIC SCALE: 1"=240'



**30.0143 ACRES  
1,307,421 SQ. FT.**

RESIDUE OF  
CALLED 52.7112 ACRES  
SEALY WEST END INDUSTRIAL PARK  
A.C.C.F. NO. 015587

**20' WIDE UTIL. ESM'T.  
0.3318 AC. OR  
14,445 SQ. FT.**

**ACCESS & UTILITY EASEMENT  
0.4047 AC. OR 17,831 SQ. FT.**

**RESIDUE OF  
CALLED 52.7112 ACRES  
SEALY WEST END INDUSTRIAL PARK  
A.C.C.F. NO. 015587**

**EXHIBIT OF  
2,000-AC. DRILL SITE,  
0.3316-AC. UTILITY EASEMENT  
& 0.4047-AC ACCESS &  
UTILITY EASEMENT**

LYING WITHIN A CALLED 52.7112-AC TRACT  
SITUATED IN THE  
SAN FELIPE DE AUSTIN TOWN TRACT SURVEY, A-5  
VOL. 1, PG. 227, A.C.P.R.  
AUSTIN COUNTY, TEXAS

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 19°56'26" E	128.30'
L2	N 57°22'55" W	68.56'
L3	N 12°22'55" W	112.42'
L4	S 86°53'22" E	25.82'
L5	N 60°54'59" W	20.55'
L6	S 32°37'05" W	30.06'
L7	S 42°20'08" W	24.71'
L8	N 47°39'54" W	20.00'
L9	N 42°20'08" E	50.82'
L10	N 32°37'05" E	75.80'

PREPARED BY

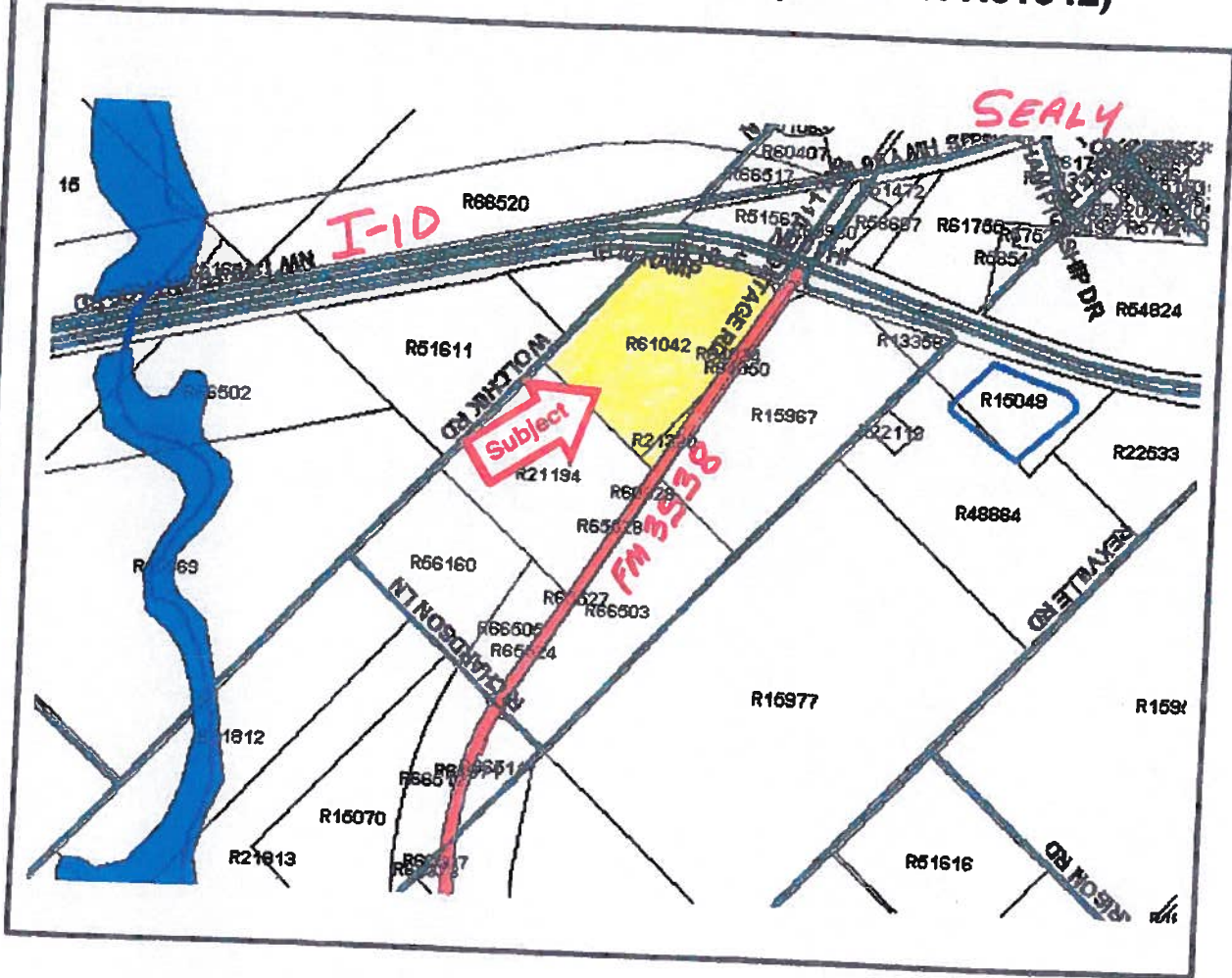


**Windrose Land Services, Inc.**  
3628 Westchase Dr.  
Houston, Texas 77042  
Phone (713) 458-2282 Fax (713) 461-1151

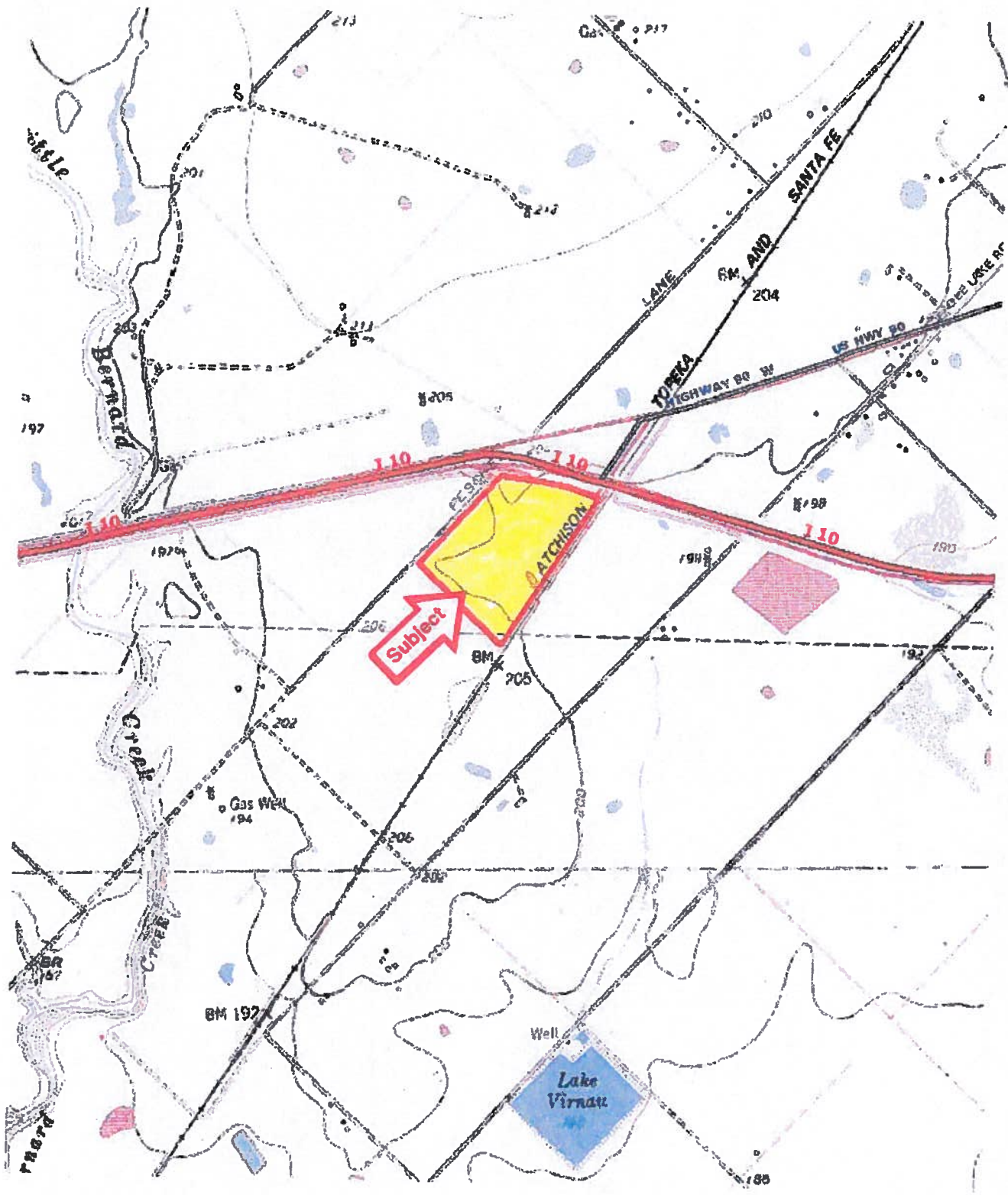
**Professional Surveying & Engineering Services**

ESRI ArcExplorer 2.0

### Sealy I-10 Exit #718 at FM 3538 (54.59 ac. R61042)



Commercial Property at Sealy  
Sealy I-10 Exit #718 at FM 3558  
Txls ID #49391 - 15.00 acres  
Txls ID #49392 - 25.00 acres  
Txls ID #49203 - 54.5942 acres





90

New FM 3538

New FM 3538

54.5942 ac. Thompson & Clements

New FM 3538

Sealy High School

Eaglelake Rd

Frontage Rd

Wolick Rd

1659 ft

29°45'34.96" N 96°11'04.60" W

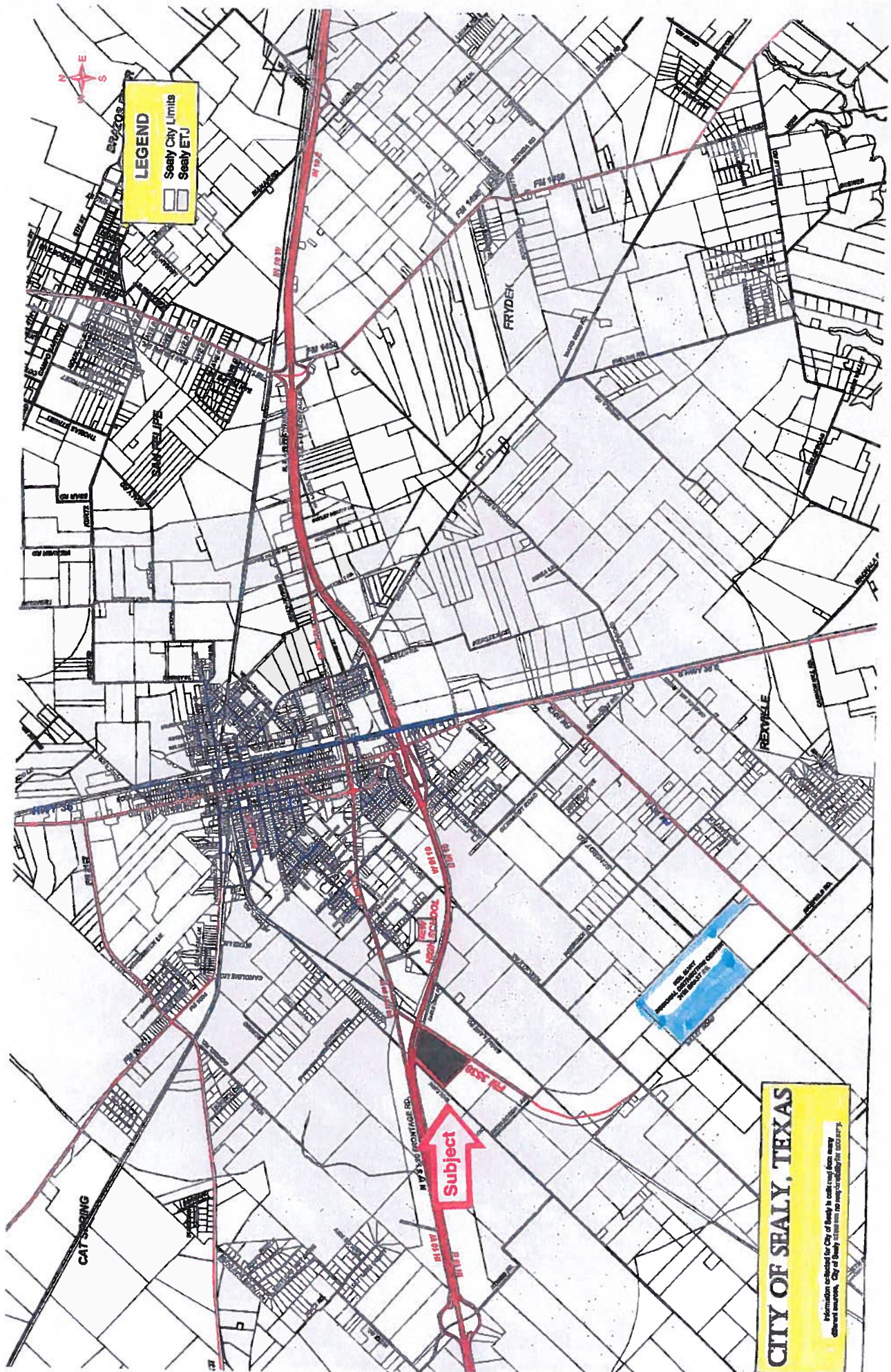
© 2008 Tele Atlas

elev. 199 ft

2005

Eye alt 5945 ft

Google



**LEGEND**

- Sealy City Limits
- Sealy ETJ

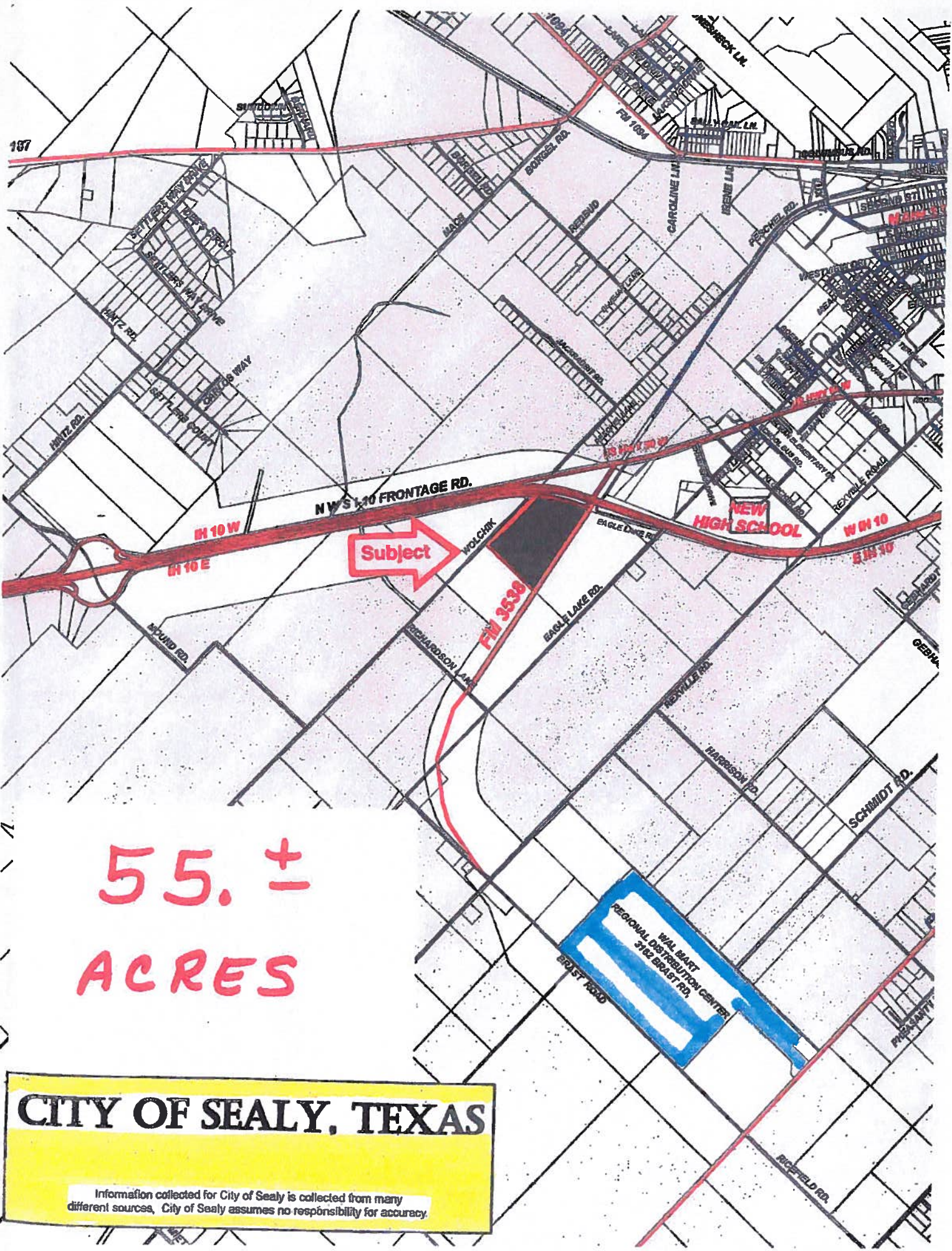
**CITY OF SEALY, TEXAS**

Information published for City of Sealy is not intended to be used as a substitute for professional engineering or architectural services. City of Sealy assumes no responsibility for accuracy.

**Subject**

**City of Sealy Public Library**





55. ±  
ACRES

**CITY OF SEALY, TEXAS**

Information collected for City of Sealy is collected from many different sources. City of Sealy assumes no responsibility for accuracy.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

\* **Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

\*\* **If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-485-3880.



01A

TREC No. OP-K

Bill Johnson & Associates Real Estate 420 E. Main St., Bellville TX 77418  
Phone: 979-865-5466 Fax: 979-865-5500

Bill Johnson and Associates Re

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