

J. Frank  
**MONK**



**Located on the Square**  
**@ 10 North Holland**  
**Bellville, Texas 77418**  
**Phone: 979-865-3558**  
**Fax: 979-865-8143**

## 905 HIGHWAY 90 W. ~ SEALY, TX



**EXCELLENT  
VISUAL  
EXPOSURE  
ON HWY. 90**



### **APPROXIMATELY 594 Feet Of Hwy. 90 Frontage ~ Sealy**

What a great opportunity to own 3.975 unrestricted acres with a nice 3 Br. 2 Ba. home; all within the city limits of Sealy. This property consists of mostly open land with city utilities. The 1930's built home has 2,209 sq. ft. of living area; it's a great property where you can live and have a business just steps away. This is a great combination residential/commercial spot, just across from the Sealy Fire Station & adjacent to Sealy Schools. Storage + run-in shed included!

<b>Listing No:</b> 774a	<b>Location:</b> 905 Hwy. 90 W.	<b>Lands of Texas: ID #</b>	<b>Price:</b> \$375,000.00		
<b>TRRN #:</b> 86308 & 86344	<b>PROPERTY SPECIFICATIONS</b>		<b>MLS #:</b> 46152290		
<b>Property</b>	<b>Commercial/Residential</b>	<b>Acreage</b>	<b>3.975 Acres</b>	<b>County</b>	<b>Austin</b>
<b>Minerals</b>	<b>Negotiable</b>	<b>Improvements</b>	<b>House &amp; Shed</b>	<b>Nearest Town</b>	<b>Sealy</b>
<b>Royalties</b>	<b>N/A</b>	<b>Soil</b>	<b>Mixed</b>	<b>School Dist.</b>	<b>Sealy ISD</b>
<b>Road</b>	<b>Hwy. Frontage</b>	<b>Trees</b>	<b>Few Scattered</b>	<b>Hunting</b>	<b>No</b>
<b>Water</b>	<b>City Utilities</b>	<b>Terrain</b>	<b>Level</b>	<b>Ponds/Lakes</b>	<b>None</b>
<b>Terms</b>	<b>Cash or Conventional</b>	<b>Grasses</b>	<b>Native</b>	<b>Easements</b>	<b>Drainage Esmt.</b>
<b>Lands of Texas I.D. # 1741123</b>			<b>Prop. Tax I.D.: R000063947 &amp; R000050282</b>		

**Directions:** From I-10 in Katy travel South towards Sealy. Take the US-90 exit (Exit 721). NE I-10 becomes Highway 90 E. The property is 0.1 miles past Rexville Rd. If you reach Shadowlake Drive, you've gone too far.

Specification accuracy is not guaranteed, but approximated to the best of our knowledge.

J. Frank  
**MONK**



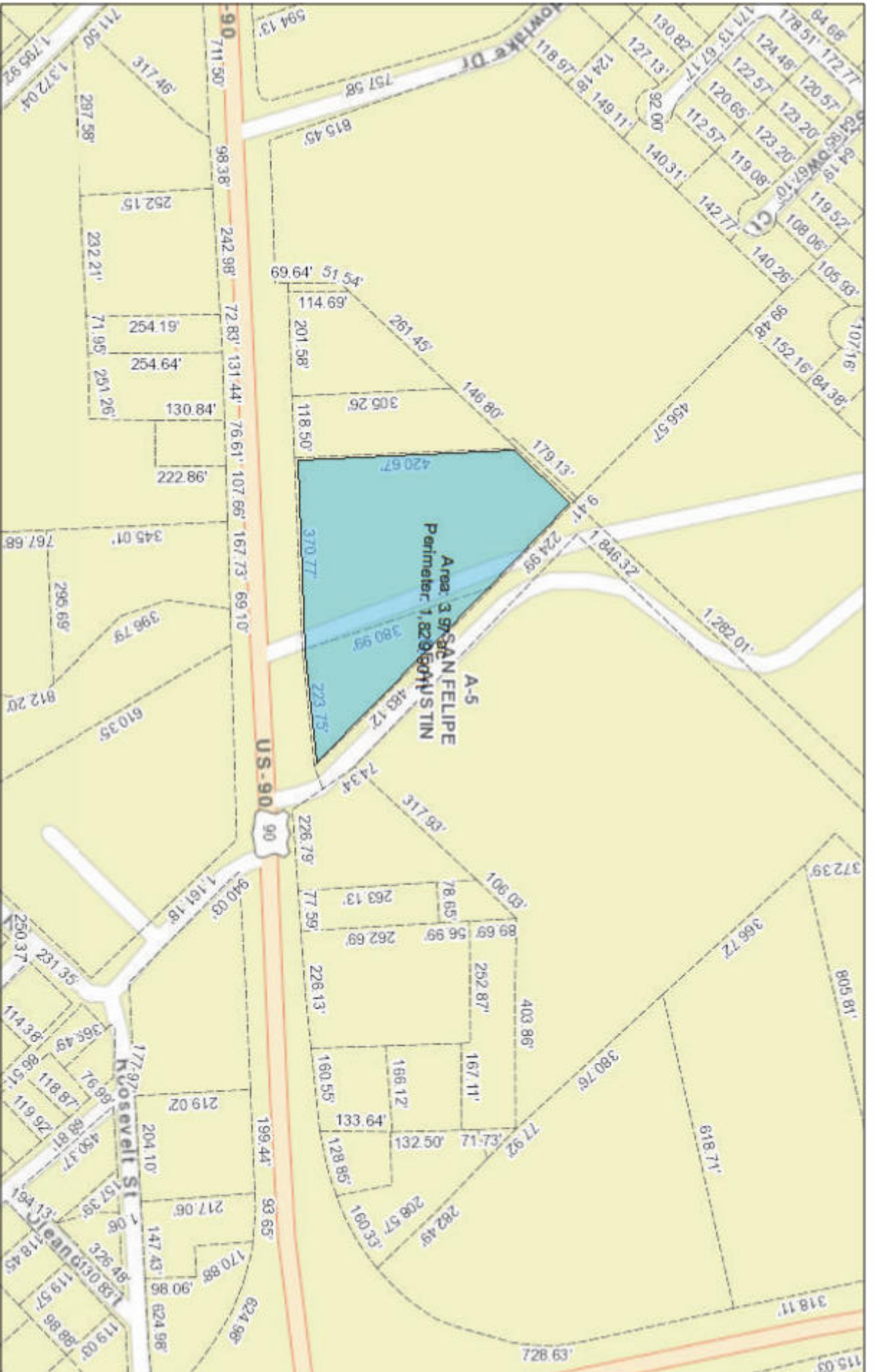
**Located on the Square**  
**@ 10 North Holland**  
**Bellville, Texas 77418**  
**Phone: 979-865-3558**  
**Fax: 979-865-8143**

**905 HIGHWAY 90 W. ~ SEALY, TX**



**HOME SPECIFICATIONS:**

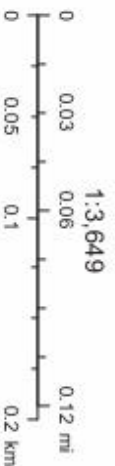
Property Type	Residential	Carpet	Y	Room Sizes	1st Floor
Ext. Construction	Vinyl Siding	Drapes	N	Living Rm. 20'5" x 26' with Wet Bar - 8' x 4'9"	
Lot Size	3.975 Acres	Blinds	Y		
School District	Sealy ISD	Fireplaces	N	Kitchen	18'x14' (Vinyl Floor)
Est. Taxes	\$5,421.05 (HS Exemption)	Dishwasher	Y	Dining	10'3" x 14' (Vinyl Floor)
Year Built	1930 Per ACAD	Disposal	N	Breakfast	N/A
Sq. Footage in L/A	2,209 Per ACAD	Microwave	N	Bedroom #1	15' x 13' (Master w/ Carpet)
Foundation	Pier & Beam	Compactor	N	Bedroom #2	15' x 15' (Carpet Flooring)
Type Floors	Carpet & Vinyl	Storm Door/s	N	Bedroom #3	12 x 12' (Carpet Flooring)
Type Roof	Composition	Double Pane Win.	N	Utility Rm.	9' x 9"
Type Walls	Sheetrock/Wallpaper	Screens	Y	Master Ba.	15' x 13' (Tub/Shower)
Type A/C	Central Electric	Fenced (Partial)	Y	Guest Bath	6' x 8'
Type Heat	Central Electric	Public Sewer	Y		
Garage	2-Car Detached Garage	Septic Tank	N		
Patio/Deck	Back 12 x 2 + 10x9 Concrete	Public Water	Y		
Porch/s	Ft. Covered, Approx. 24' x 8'	Water Well	N		
Exclusions	Personal Non-Realty Items	Gas	Y		
Restrictions	No Restrictions	Sprinkler System	N	<p><i>* Specification accuracy is not guaranteed but approximated to the best of our knowledge.</i></p>	
NOTE: A portion of this property is known to be inside the flood plain.		Security System	N		
		Storage Sheds	Y		



September 9, 2014

□ Abstracts

--- Lot Lines



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand)

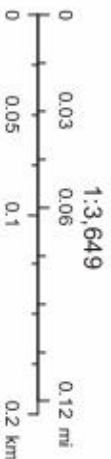
Austin County Appraisal District & BIS Consulting - www.bisconsultants.com  
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey, and represents only the approximate relative location of property boundaries.



September 9, 2014

□ Abstracts

--- Lot Lines



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, AeroGRID, IGN, IGP

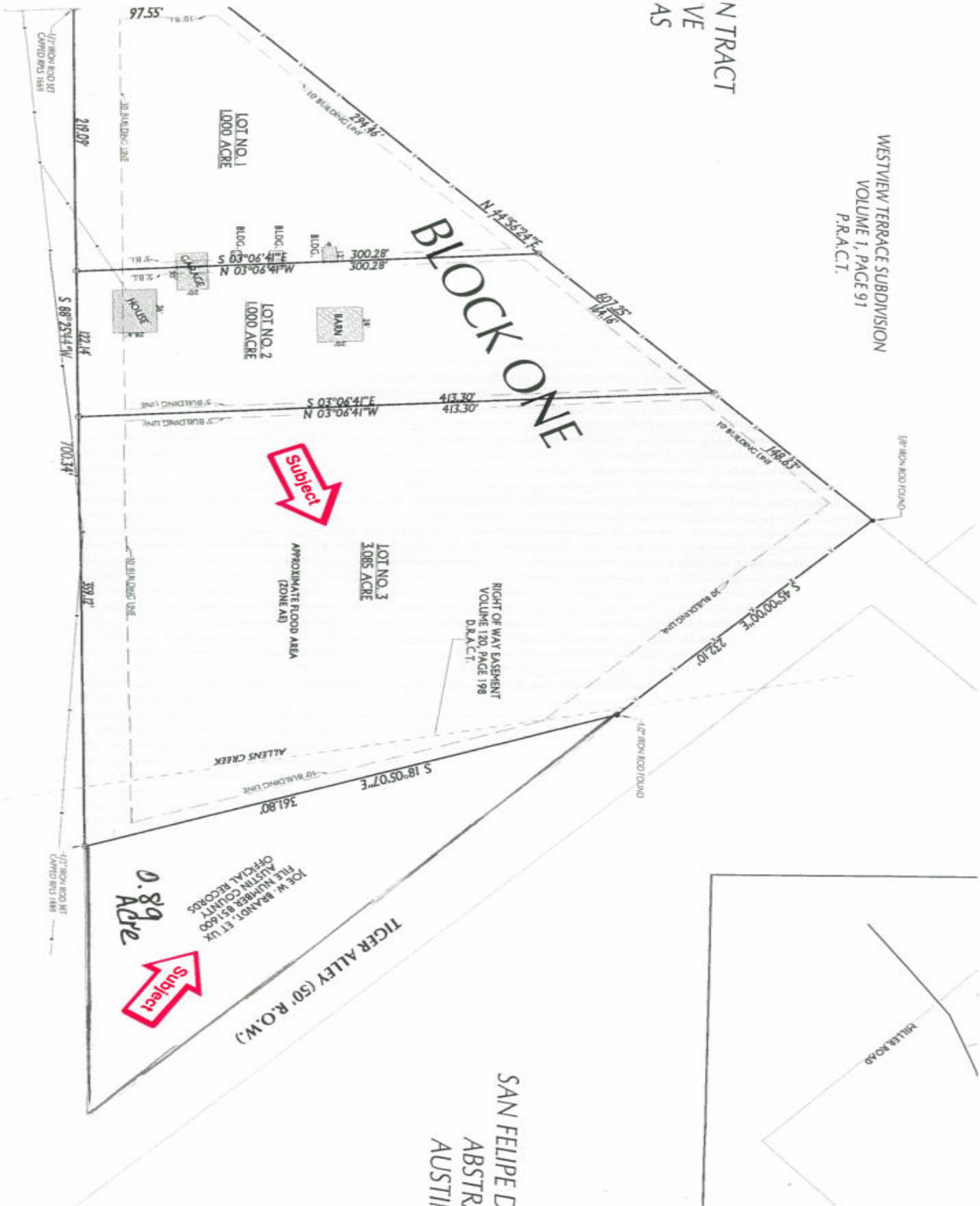
Austin County Appraisal District & GIS Consulting - www.bisconsultants.com

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

WESTVIEW TERRACE SUBDIVISION  
VOLUME 1, PAGE 91  
P.R.A.C.T.

N TRACT  
VE  
AS

# BLOCK ONE



U.S. HIGHWAY NUMBER 90 (100' R.O.W.)

SAN FELIPE E  
ABSTR  
AUSTII

JOE W. BRANNON ET UX  
FILE NUMBER 88-1600  
OFFICIAL RECORDS  
0.89  
ACRE  
Subject

Subject