

J. Frank
MONK



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

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

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.

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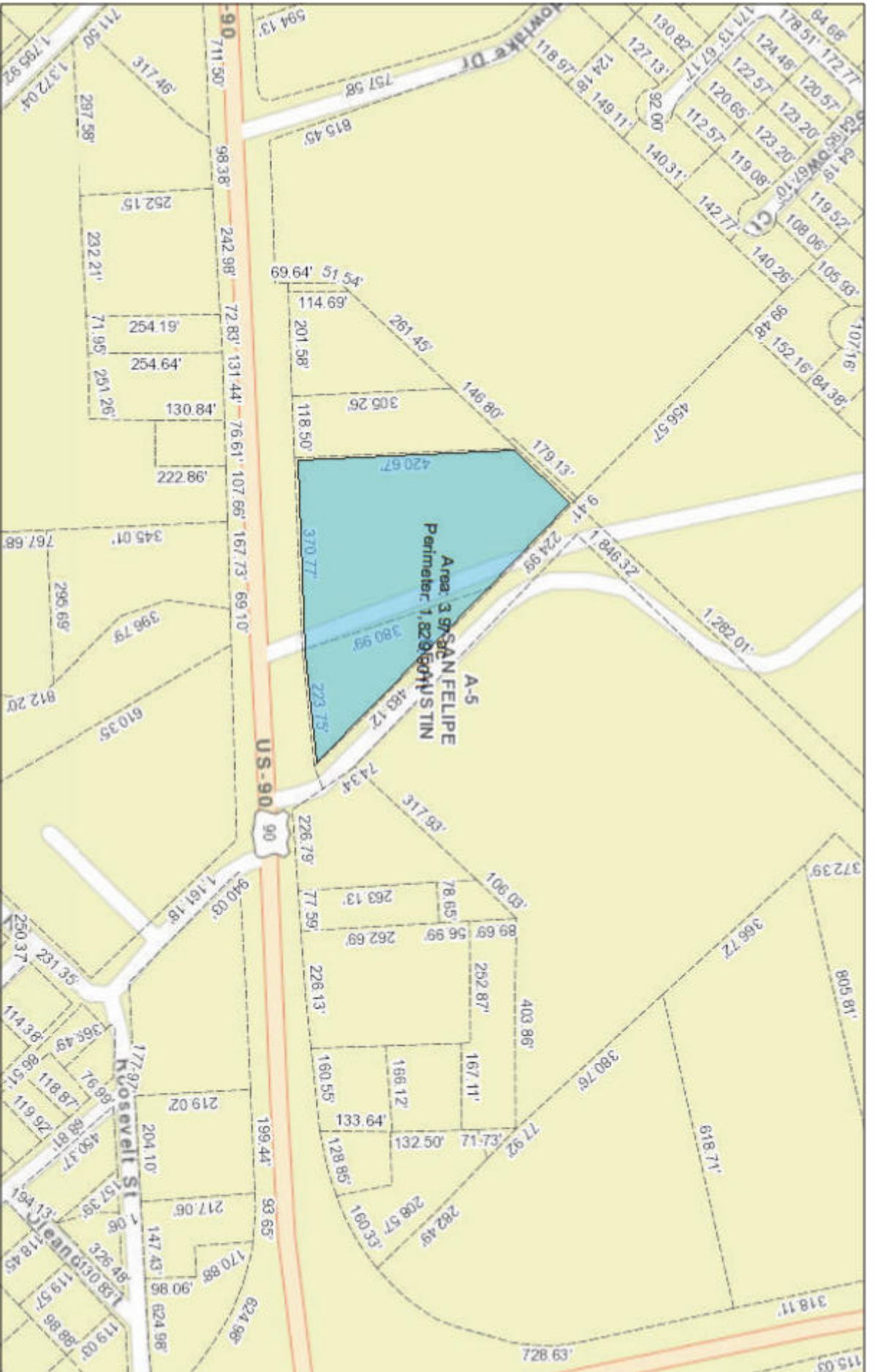


HOME SPECIFICATIONS:

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		
NOTE: A portion of this property is known to be inside the flood plain.		Security System	N		
		Storage Sheds	Y		

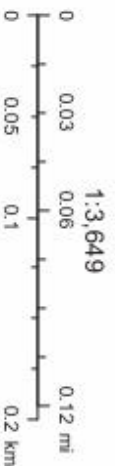


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September 9, 2014

- Abstracts
- Lot Lines



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

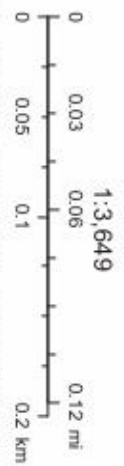
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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey, and represents only the approximate relative location of property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



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

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