

# Market Realty, Inc.

Office: 979-836-9600 | [www.marketrealty.com](http://www.marketrealty.com)



[appraisals@marketrealty.com](mailto:appraisals@marketrealty.com)

**\$700,000**



**22.739 acres Hwy 290 in Giddings, TX**  
**In the heart of business district and perfect for**  
**mult-use development.**

Ready to be developed,  
zoned GC or General  
Commercial, city water,  
Centex Gas and 3 Phase  
Electric on the property.

- Great location on Hwy 290
- High traffic count
- Development potential
- Front half in city, back half out of city limits

3650 E. Austin/  
Hwy 290  
Giddings TX 78942  
22.739 ac



All information deemed reliable but not guaranteed.



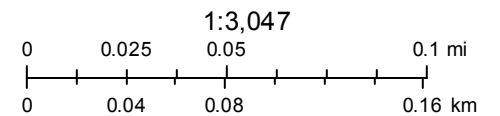
# 3650 E. Austin St. Aerial



August 11, 2016

- Parcels
- Abstracts

Disclaimer: This product is for informational purposes only and has not 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 boundaries



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and







22.730 ACRES OF LAND OUT OF THE JOHN W. PEACOCK SURVEY, ABSTRACT NO.253, IN LEE COUNTY, TEXAS, AND BEING THOSE SAME TRACTS OF LAND CONVEYED TO LESLIE CHANDLER, JR., IN DEEDS RECORDED IN VOLUME 451 PAGE 606 AND VOLUME 619 PAGE 155 BOTH OF THE DEED RECORDS OF LEE COUNTY TEXAS.

**LEGEND**

- Hugh W. Durrenberger, trustee  
of the Hugh W. Durrenberger  
Revocable Living Trust  
924/802

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480908 0008 A, Dated April 1, 2007 THIS 2ND day of MARCH, A.D. 2011.

**HEARITIGE SURVEYING CO.**  
727 West Point Loop, West Point, Texas 78963  
(979) 242-8485 C 163040

NOTE: This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown herein.



**HEARITIGE SURVEYING, CO.**

M. D. HEARITIGE  
17 West Point Loop  
West Point, Texas 78663

Registered Professional Land Surveyor No. 5036  
Licensed State Land Surveyor  
Phone (979)242-3485

March 17, 2011

**FIELD NOTE DESCRIPTION 22.739 ACRES OF LAND OUT OF THE JOHN W. PEACOCK SURVEY, ABSTRACT NO. 253, IN LEE COUNTY, TEXAS, AND BEING THOSE SAME TRACTS OF LAND CONVEYED TO LESLIE CHANDLER, JR., IN DEEDS RECORDED IN VOLUME 451 PAGE 606 AND VOLUME 619 PAGE 155 BOTH OF THE DEED RECORDS OF LEE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 5/8" iron rod found in the southwesterly right-of-way line of U.S. Highway 290, being at the most easterly corner of that certain (1.00 acre) tract of land conveyed to Michael Brown in a deed as recorded in Volume 619 Page 159 Real Property Records of Fayette County, Texas, and being at the most northerly corner of that certain (20.658 acre) tract of land conveyed to Leslie Chandler, Jr. in a deed as recorded in Volume 451 Page 606 of the Real Property Records of Lee County, Texas, and being for the most northerly corner of the tract herein described,

**THENCE**, with the southwesterly right-of-way line of U.S. Highway 290, S 77 deg. 32' 45" E 286.38 feet to a 3" X 3" concrete monument found at the most northerly west corner of that certain (200 acre) tract of land conveyed to the State of Texas, for the Texas Youth Council in a deed as recorded in Volume 182 Page 259 of the Deed Records of Lee County, Texas, and being for the most easterly north corner of this tract,

**THENCE**, leaving said right-of-way line, and with the common line between the Chandler (20.658 acre) tract and the State tract, S 44 deg. 51' 56" E 792.73 feet to a 3" X 3" concrete monument found for the most easterly corner of this tract,

**THENCE**, continuing with the common line between the Chandler (20.658 acre) tract and the State tract, S 44 deg. 00' 09" W 933.33 feet to a 1" iron pipe found between two fence corners, being at the most easterly corner of that certain (101.444 acre) tract of land conveyed to Hugh W. Durrenberger, as trustee for the Hugh W. Durrenberger Revocable Living Trust in a deed as recorded in Volume 924 Page 802 of the Real Property Records of Lee County, Texas, and being for the most southerly corner of this tract,

**THENCE**, with the common line between the Chandler tracts and the Durrenberger tract, N 44 deg. 55' 42" W 881.05 feet to a 1/2" iron rod set at the most southerly corner of that certain (1.00 acre) tract of land conveyed to Leslie Chandler, Jr. in a deed as recorded in Volume 619 Page 155 of the Real Property Records of Lee County, Texas, and continuing N 44 deg. 55' 42" W another 291.94 feet to a 1/2" iron rod set at the most southerly corner of that certain (1 acre) tract of land conveyed to Mary Ann Burns in a deed as recorded in Volume 752 Page 161 of the Real Property Records of Lee County, Texas, being at the most westerly corner of that certain (3.00 acre) tract of land conveyed to Leslie Chandler in a deed as recorded in Volume 200 Page 464 of the Deed Records of Lee County, Texas, and being for the most westerly corner of this tract, and from which a 1/2" iron rod found at the base of a fence corner post bears N 44 deg. 55' 42" W 188.89 feet,

**THENCE**, leaving said common line, and with the common line between the Chandler (1.00 acre) tract and the Burns tract, N 44 deg. 27' 24" E 164.87 feet to a 1/2" iron rod set at the north corner of the Chandler (1.00 acre) tract, being in the northwesterly line of the Chandler (3.00 acre) tract and being in the northwesterly line of this tract,

**THENCE**, continuing N 44 deg. 27' 24" E, with the northwesterly line of the Chandler (3.00 acre) tract and the southeasterly line of the Burns tract and the Southeasterly line of that certain (1 acre) tract of land conveyed to the Pilgrims Rest Graveyard Association in a deed as recorded in Volume 167 Page 121 of the Deed Records of Lee County, Texas, another 196.39 feet to a 1/2" iron rod set at the most westerly corner of the Burns tract, being at the most westerly north corner of this tract,

**THENCE**, with the southwesterly and southeasterly lines of the Burns tract, S 44 deg. 45' 00" E 194.41 feet to a 1/2" iron rod set, N 29 deg. 22' 00" E 229.31 feet to a 3" X 3" concrete monument found, and N 43 deg. 05' 53" E 198.41 feet to the PLACE OF BEGINNING, in all containing 22.739 acres of land.

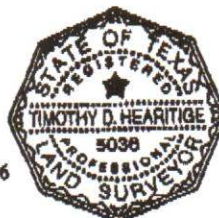
SURVEYED: March 2, 2011

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036

see accompanying map no. C 63040

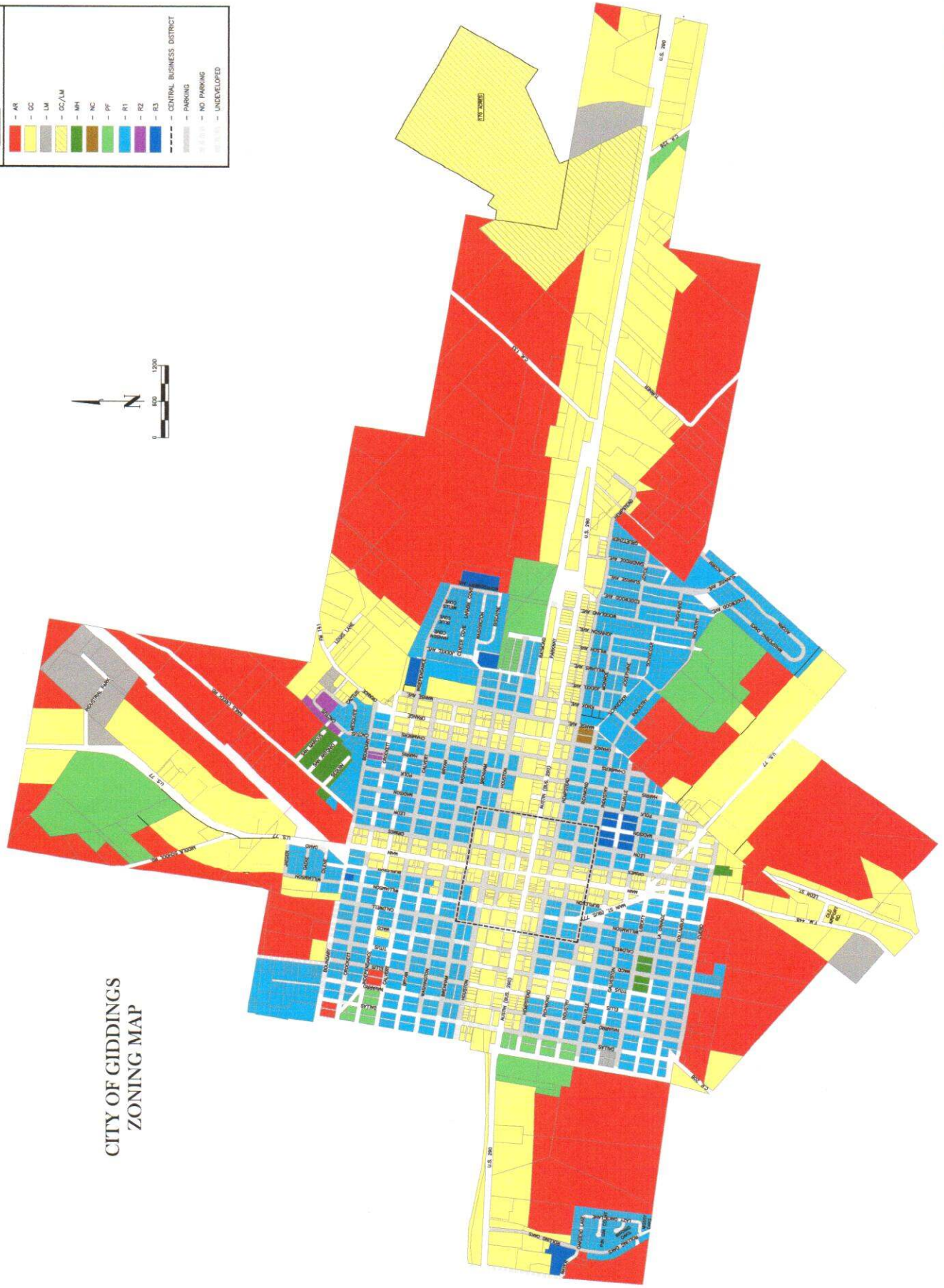




# CITY OF GIDDINGS ZONING MAP



| LEGEND            |                           |
|-------------------|---------------------------|
| [Red Box]         | AR                        |
| [Orange Box]      | OC                        |
| [Yellow Box]      | LM                        |
| [Light Green Box] | CC/LM                     |
| [Green Box]       | MH                        |
| [Dark Green Box]  | NC                        |
| [Light Blue Box]  | PF                        |
| [Blue Box]        | R1                        |
| [Dark Blue Box]   | R2                        |
| [Purple Box]      | R3                        |
| [Dashed Line]     | CENTRAL BUSINESS DISTRICT |
| [Hatched Box]     | PARKING                   |
| [White Box]       | NO PARKING                |
| [Grey Box]        | UNDEVELOPED               |







## 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.*

### 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 by 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 instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not 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.

|                                                                                                                              |                       |                                      |                       |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------|-----------------------|
| Market Realty, Inc.<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name                                 | 462379<br>License No. | agents@marketrealty.com<br>Email     | 979-836-9600<br>Phone |
| Roger D. Chambers<br>Designated Broker of Firm                                                                               | 355843<br>License No. | appraisals@marketrealty.com<br>Email | 979-830-7708<br>Phone |
| Licensed Supervisor of Sales Agent/<br>Associate                                                                             | License No.           | Email                                | Phone                 |
| Roger D. Chambers<br>Sales Agent/Associate's Name                                                                            | 355843<br>License No. | appraisals@marketrealty.com<br>Email | 979-830-7708<br>Phone |
| <br>Buyer/Tenant/Seller/Landlord Initials |                       | 08/04/16<br>Date                     |                       |

Taken from 2014 Austin District Traffic Map, prepared by the  
Texas Dept. of Transportation

