



20 Mc Dade St.

Hempstead, TX



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- 4000+ sq.ft. Warehouse
- Metal exterior
- Security fence
- Zoned Commercial



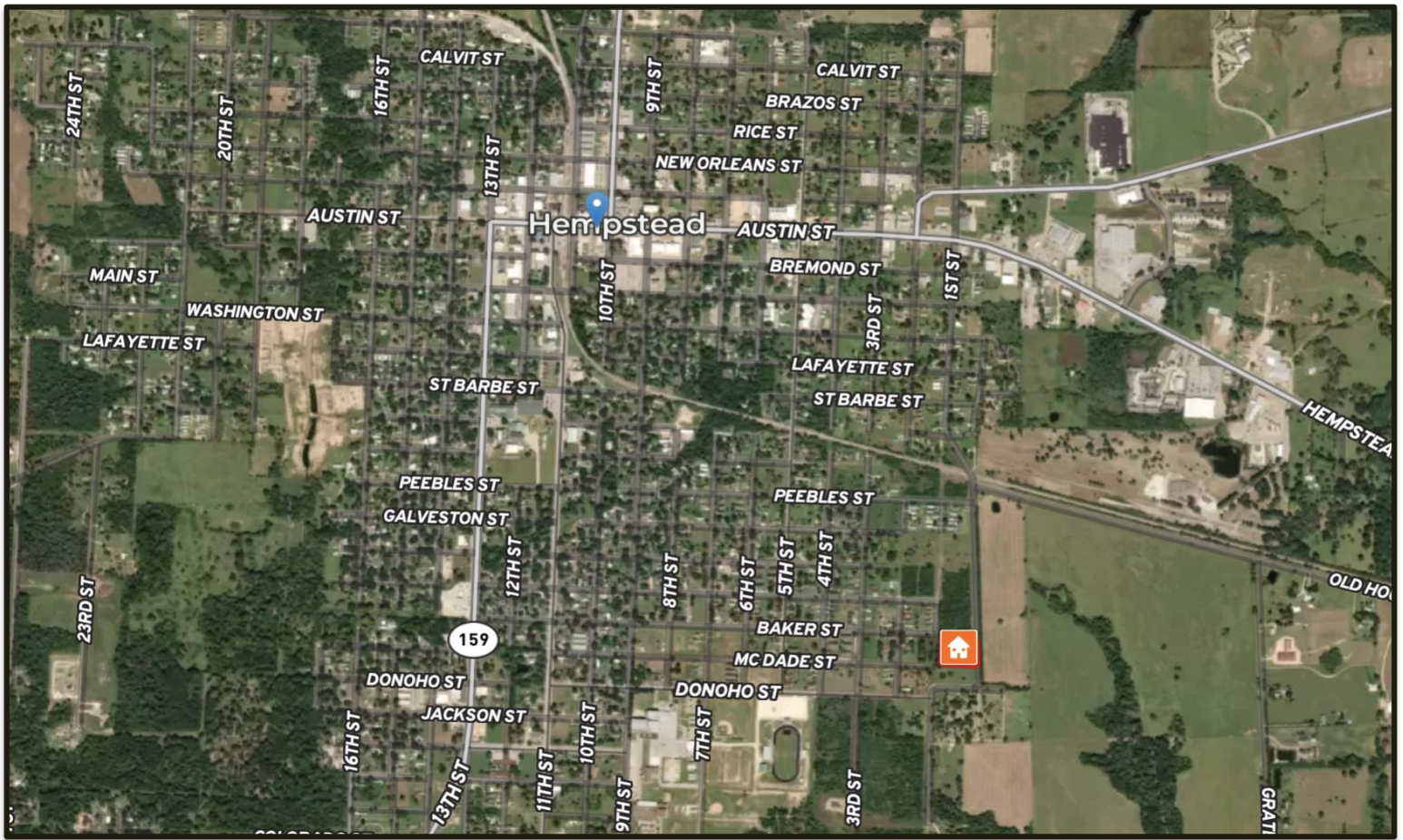
This property was A Lonestar beer warehouse in a past life. It was then a small-scale supply company, based in oil field materials, which prompted the seller to get a phase 1 environmental science assessment, which came back negative across-the-board. We are happy to provide copies of this assessment to any serious buyers. This warehouse comes with four chain-link Barbwire top safety fence surrounding it, as well as its own water well septic system and most importantly, is already hardwired with three-phase industrial power.



Commercial Building

| | | | |
|--|---|--|---|
| Address of Building: | 20 McDade Street, Hempstead, Texas 77445 | Listing #: | 128785 |
| Location of Property: | Hwy 159 E for 14 miles, right onto Baker St., Rt on 2nd one block to Mc Dade | | |
| County or Region: | Waller | For Sale Sign on Property? | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Subdivision: | N/A | Property Size: | 1.7438 |
| Subdivision Restricted: | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Mandatory Membership in Property Owners' Assn. | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Listing Price: | \$300,000 | | |
| Terms of Sale | | | |
| Cash: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | |
| Seller-Finance: | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| Sell.-Fin. Terms: | | | |
| Down Payment: | | | |
| Note Period: | | | |
| Interest Rate: | | | |
| Payment Mode: | <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann. | | |
| Balloon Note: | <input type="checkbox"/> YES <input type="checkbox"/> NO | | |
| Number of Years: | | | |
| Size and Construction: | | | |
| Year Built: | Unknown | | |
| Lead Based Paint Addendum Required if prior to 1978: | <input checked="" type="checkbox"/> YES | | |
| Size of Building | 4,172 | sq. ft. Total | |
| Foundation: | <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other | | |
| Roof Type: | Metal | Year Installed: | Unknown |
| Exterior Construction: | Metal | | |
| Room Measurements: | APPROXIMATE SIZE: | | |
| Office 1: | 12x10 | | |
| Office 2: | 12x8 | | |
| Main Area: | 61x65 | | |
| Restrooms: | | | |
| Loading Ramp: | 21x8 (Sloped) 12 ' Wide Door | | |
| Parking Lot | 30x30 | | |
| Loading Dock: | 7x10 | | |
| Minerals and Royalty: | | | |
| Seller believes to own n: Minerals | 0% | | |
| Royalties | 0% | | |
| Seller will | | | |
| Convey: | None | | |
| Porches: | | | |
| Front: Size: | N/A | | |
| Back: Size: | N/A | | |
| Deck: Size: | N/A | <input type="checkbox"/> Covered | |
| Deck: Size: | N/A | <input type="checkbox"/> Covered | |
| Fenced Yard: | Yes | | |
| Outside Storage: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Size: | |
| Construction: | | | |
| TV Antenna | <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/> | | |
| Building Features: N/A | | | |
| <input type="checkbox"/> Ceiling Fans | No. | | |
| <input type="checkbox"/> Dishwasher | | | |
| <input type="checkbox"/> Garbage Disposal | | | |
| <input type="checkbox"/> Microwave (Built-In) | | | |
| <input type="checkbox"/> Kitchen Range (Built-In) | <input type="checkbox"/> Gas <input type="checkbox"/> Electric | | |
| <input type="checkbox"/> Other | | | |
| Items Specifically Excluded from The Sale: LIST: | | | |
| All sellers or lessees personal property located on said property. | | | |
| Heat and Air: N/A | | | |
| <input type="checkbox"/> Central Heat | Gas <input type="checkbox"/> | Electric <input type="checkbox"/> | |
| <input type="checkbox"/> Central Air | Gas <input type="checkbox"/> | Electric <input type="checkbox"/> | |
| <input type="checkbox"/> Other: | | | |
| <input type="checkbox"/> Fireplace(s) | | | |
| <input type="checkbox"/> Wood Stove | | | |
| <input type="checkbox"/> Water Heater(s): | <input type="checkbox"/> Gas <input type="checkbox"/> Electric | | |
| Utilities: | | | |
| Electricity | San Bernard Co-op. | | |
| Gas Provider: | N/A | | |
| Sewer Provider: | Septic | | |
| Water Provider: | Well | | |
| Water Well: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Depth: | |
| | | Year Drilled: | |
| Average Utility Bill: | Monthly: | \$73.00 | |
| Taxes: Estimated 2021 | Year | | |
| School: | \$1,714.69 | | |
| County: | \$819.24 | | |
| ESD 200 | \$139.53 | | |
| City: | \$686.21 | | |
| FM Rd: | \$41.18 | | |
| Taxes: | \$3,400.85 | | |
| School District: | Hempstead ISD | | |
| Additional Information: | | | |
| Zoned Commercial | | | |
| Three phase industrial power | | | |
| Water Well and City Water available | | | |
| Perimeter Security Fence | | | |
| Phase 1 Environmental Reports Available | | | |

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



Directions From Bellville:
159 E 14 miles to Hempstead; Rt onto
Baker St.; Rt on 2nd St one block to
Mc Dade St.



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**Bill Johnson & Associates
Real Estate**

Since 1970



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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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.

| | | | |
|---|-----------------|--------------------------|----------------------|
| BJRE HOLDINGS, LLC | 9004851 | KZAPALAC@BJRE.COM | (979)865-5969 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| KIMBERLY KIDWELL ZAPALAC | 621522 | KZAPALAC@BJRE.COM | (979)865-5969 |
| Designated Broker of Firm | License No. | Email | Phone |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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Kimberly Zapalac

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