



# W. Main Street

## *Bellville, TX*

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*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*

- 2 Ac Lot-Undeveloped
- Prime Location
- Frontage on State Hwy
- Frontage on City St.



**Amazing Two Acre tract located in the heart of beautiful Bellville!!!**

**Located just seconds away from the courthouse on the corner of West Main (Highway 36 North) and North Chesley Streets is this prime location for your business endeavor.**



**Boasting just over 200 feet of highway frontage, this unimproved 2 acre property offers an additional 400 + feet of road frontage on North Chesley Street, AND all city utilities are available to serve your needs.**

**Come explore your future business location today!**



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:	Corner of West Main and North Chesley Streets			Listing #:	TXLS 130335		
Address of Property:	0 West Main (Hw y 36 N.), Bellville, TX			Approx. Amount of Road Frontage:	*See Additional Info		
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Subdivision:	N/A			Lot Size or Dimensions:	2.00 acres		
Subdivision Restricted:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Mandatory Membership in Property Ow ners' Assn.		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
<b>Number of Acres:</b>				<b>2.00 acres</b>			
<b>Price per Acre (or)</b>				<b>Improvements on Property:</b>			
				Building: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
<b>Total Listing Price:</b>				<b>\$325,000.00</b>			
<b>Terms of Sale:</b>				Buildings:			
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				Barns:			
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
Sell.-Fin. Terms:				Others:			
Down Payment:							
Note Period:							
Interest Rate:				Approx. % Wooded: -5%			
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.				Type Trees:			
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO				<b>Fencing:</b> Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Number of Years:				Condition:			
				Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
				Condition:			
<b>Property Taxes: 2020</b>				<b>Ponds:</b> Number of Ponds: None			
City of Bellville: \$604.00				Sizes:			
School: \$ 2,270.40				<b>Creek(s):</b> Name(s): None			
County: \$ 853.54							
Hospital: \$ 199.98				<b>River(s):</b> Name(s): None			
FM Road: \$ 156.64							
SpRd/Brg: \$129.10							
TOTAL: \$4,213.66				<b>Water Well(s): How Many?</b> No			
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Year Drilled: Depth:			
<b>School District:</b> Bellville I.S.D.				<b>Community Water Available:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
<b>Minerals and Royalty:</b>				<b>Provider:</b> City of Bellville available			
Seller believes 0% *Minerals				<b>Electric Service Provider (Name):</b>			
to own: 0% *Royalty				City of Bellville available			
Seller w ill 0% Minerals				<b>Gas Service Provider (Name):</b>			
Convey: 0% Royalty				City of Bellville available			
				<b>Sewer Service Provider (Name):</b>			
<b>Leases Affecting Property:</b>				City of Bellville			
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<b>Soil Type:</b> Black loam			
Lessee's Name:				<b>Grass Type(s)</b> Native			
Lease Expiration Date:				<b>Flood Hazard Zone: No</b>			
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<b>Nearest Town to Property:</b> Bellville			
Lessee's Name:				Distance: Inside City Limits			
Lease Expiration Date:				Approximate driving time from Houston: 1 hour			
<b>Oil or Gas Locations:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<b>Items specifically excluded from the sale:</b>			
<b>Easements Affecting Property:</b> Name(s):				All of sellers personal property			
Pipeline:							
Roadway: State Highway Right of way				<b>Additional Information:</b>			
Electric: Texas Public Utility Company				*Property has approximately 202 feet of West Main (Hwy 36			
Telephone: Telephone pedestal, pow er pole, sew er & fire hydrant				North) road frontage and 412 feet of road frontage on North			
Water:				Chesley Street.			
Other: City of Bellville (Sewer)							

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



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Real Estate**

*Since 1970*

Directions From 420 E Main:  
Travel 0.9 miles to property on  
the Right

420 East Main Street  
Bellville, Texas 77418-0294

(979) 865-5969

Fax (979) 865-5500

424 Cedar Street  
New Ulm, Texas 78950

(979) 992-2636

[www.bjre.com](http://www.bjre.com)



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## 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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date

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Kimberly Zapalac

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