

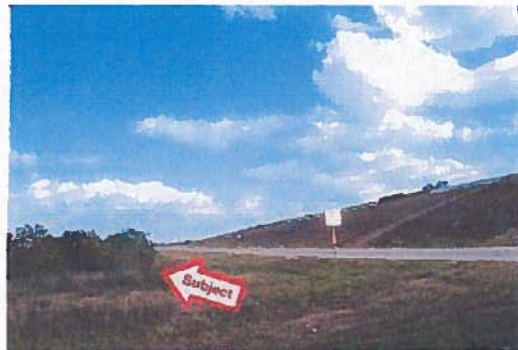
Bill Johnson Real Estate Company



Price:	\$1,958,022
Type:	Commercial
Address:	I-10 @ Highway 90^
City/County:	SEALY, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~4.50 Acres
ID No.:	49242
Status:	Active

High Visibility Commercial Property!!! This 4.495 acres is located in the city limits of Sealy and features road frontage on I-10, FM 3538 and Highway 90. All city utilities available to the property. An adjoining 5.00 acres with 40 unit mini-warehouses is presently offered for sale. The Perfect Sized Commercial Property in a High Demand Commercial Area!!! BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

See all of our listings at www.bjre.com



Improvements	Land Features	Other
	Maint. Fees: \$0 Paved Road Frontage Highway Road Frontage Minerals Conveyed: None	School District: Sealy Taxes: \$3,871.63 Financing Cash

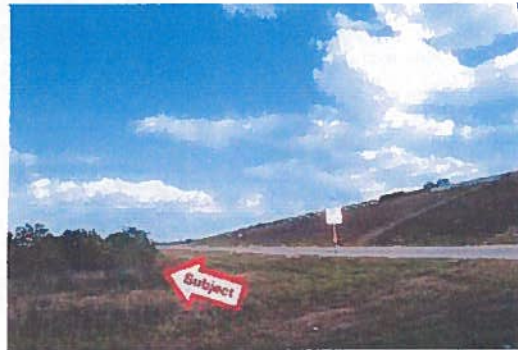
Bill Johnson Real Estate Company



Price:	\$1,958,022
Type:	Acreage
Address:	I-10 @ Highway 90^
City/County:	SEALY, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~4.50 Acres
ID No.:	52569
Status:	Active

High Visibility Commercial Property!!! This 4.495 acres is located in the city limits of Sealy and features road frontage on I-10, FM 3538 and Highway 90. All city utilities available to the property. An adjoining 5.00 acres with 40 unit mini-warehouses is presently offered for sale. The Perfect Sized Commercial Property in a High Demand Commercial Area!!! 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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Improvements	Land Features	Other
	Maint. Fees: \$0 Paved Road Frontage Highway Road Frontage Minerals Conveyed: None	School District: Sealy Taxes: \$3,871.63 Financing Cash

		Cash
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Directions: Sealy: I-10W-Exit FM 3538 to property.

[Map of SEALY](#) [Contact the Agent](#) [Email this Listing](#)

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Bill Johnson and Associates Real Estate Co.

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Bellville, Texas 77418

979-865-5969 or 281-463-3791

979-865-5500 - fax

www.bjre.com billjohnson@bjre.com

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.

4.495 ACRES-HWY 90 @ IH 10 & EAGLE LAKE RD.

Location of Property: Sealy: I-10 W-Exit FM 3538 to Property Listing #: 49242
 Address of Property: Hwy 90 @ IH-10 Road Frontage See Add'l Information
 County: Austin Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: None Lot Size or Dimensions: 4.495
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 4.4950
Price per Sq. Ft. (or) \$10.00 per Sq. Ft.
Total Listing Price: \$1,958,022.00
Terms of Sale:
 Cash: YES NO
 Seller-Finance: YES NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: Mo. Qt. S.A. Ann
 Balloon Note: YES NO
 Number of Years: _____

Property Taxes: Year: 2011 Taxes shown on 3ac.
 School: \$ _____ 2,193.53
 County: \$ _____ 682.43
 Fire Dist.: \$ _____ 121.69
 City: \$ _____ 619.99
 FM/Rd&Br: \$ _____ 253.99
 TOTAL: \$3,871.63

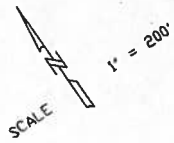
Agricultural Exemption: Yes No
School District: Sealy I.S.D.
Minerals and Royalty: *Approximate*
 Seller believes _____ *Minerals
 to own: _____ *Royalty
 Seller will Seller will reserve all minerals and royalty Minerals
 Convey: and will convey Surface Control Royalty

* Current title commitment to reflect mineral and royalty reservations *
Leases Affecting Property:
 Oil and Gas Lease: Yes No
 Lessee's Name: _____
 Lease Expiration Date: _____
 Surface Lease: Yes No
 Lessee's Name: _____
 Lease Expiration Date: _____
Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s):
 Pipeline: Despoto Pipeline
 Roadway: None
 Electric: None
 Telephone: None
 Water: None
 Other: None

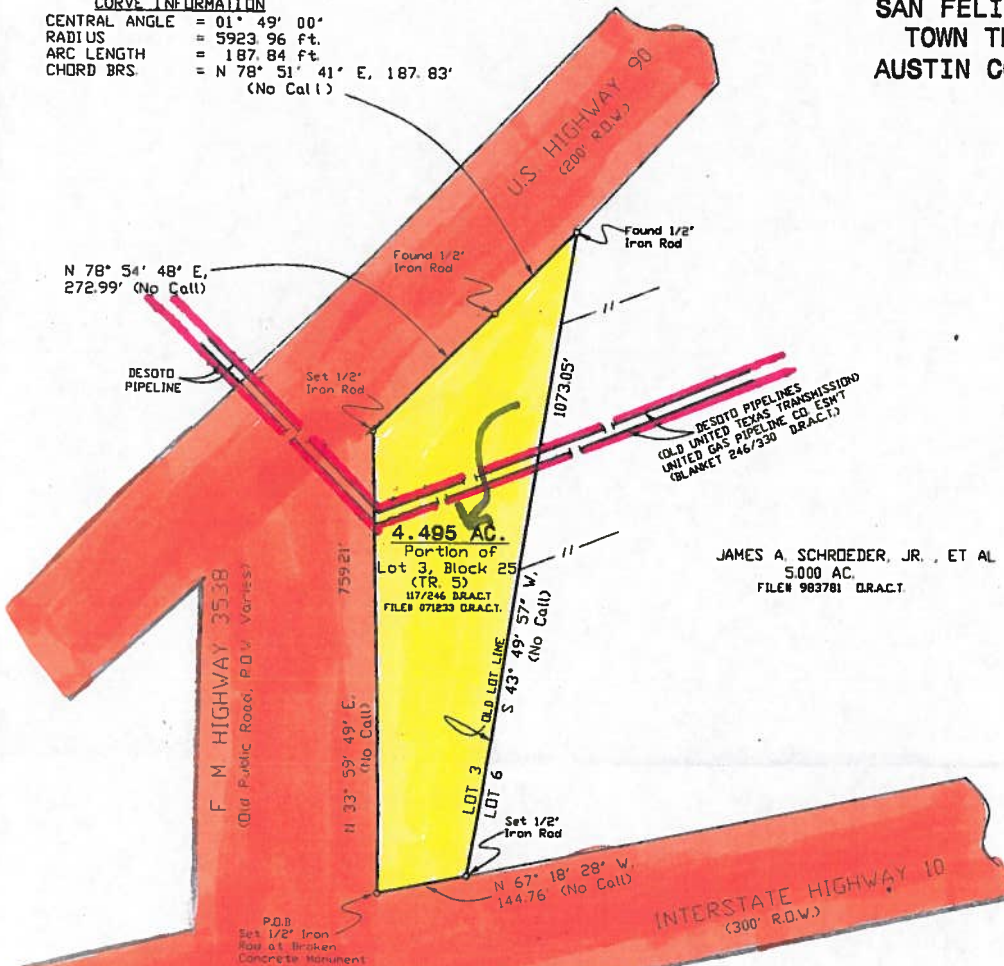
Improvements on Property:
 Home: YES NO See HOME listing if Yes
 Buildings: None
 Barns: None
 Others: None
 Approx. % Wooded: 0%
 Type Trees: None
Fencing: Perimeter YES NO
 Condition: _____
 Cross-Fencing: YES NO
 Condition: _____
Ponds: Number of Ponds: None
 Sizes: _____
Creek(s): Name(s): None
River(s): Name(s): None
Water Well(s): How Many? None
 Year Drilled: _____ Depth _____
Community Water Available: YES NO
 Provider: City of Sealy water available
Electric Service Provider (Name): _____
Center Point Energy
Gas Service Provider (Name): _____
City of Sealy available
Septic System(s): How Many: City of Sealy
sewer available
Soil Type: Sandy Loam
Grass Type(s): Native
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey.
Nearest Town to Property: Sealy
Property inside city limits
 Approximate driving time to Houston: 50 Minutes
Items specifically excluded from the sale: ALL OF SELLER'S AND LESSEE'S PERSONAL PROPERTY LOCATED ON SAID 4.495 ACRES OF LAND
Additional Information: _____
 Frontage I-10 - 144.76'
 Frontage Hwy 90 - 460.82'
 Frontage FM 3538 - 759.21'

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



**LOT 3, BLOCK 25
SEALY SUBDIVISION
VOL. "Y", PG. 318 D.R.A.C.T.
SAN FELIPE de AUSTIN
TOWN TRACT, A-5
AUSTIN COUNTY, TEXAS**

CURVE INFORMATION
 CENTRAL ANGLE = 01° 49' 00"
 RADIUS = 5923.96 ft.
 ARC LENGTH = 187.84 ft.
 CHORD BRS. = N 78° 51' 41" E, 187.83'
 (No Call)



JAMES A. SCHROEDER, JR., ET AL
 5.000 AC.
 FILE 983781 D.R.A.C.T.

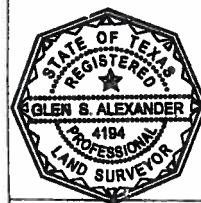
- NOTES: 1.) The tract of land shown hereon lies within Zone "X" (Areas determined to be outside the 500-year floodplain) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0250D, effective date June 16, 1999.
- 2.) Bearings shown hereon are based on True North as determined from G.P.S. Observation.
- 3.) Reference is hereby made to metes and bounds description, of the subject tract, prepared this day.
- 4.) That easement to Houston Lighting & Power Co., recorded in Volume 318, Page 354 D.R.A.C.T. is not located on the tract of land shown hereon.
- 5.) That easement to Shell Oil Co., recorded in Volume 182, Page 90 D.R. A.C.T. (Tract 3) is not described well enough to locate on the ground.

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on JANUARY 18, 2008 and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

This survey was performed in connection with the transaction described in G.F. No. 37,040 of BELLEVILLE ABSTRACT CO and is certified for that transaction only.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Glen S. Alexander
 Glen S. Alexander - Registered Professional Land Surveyor, #4194



HILLBOLDT OPERATING, L.P.

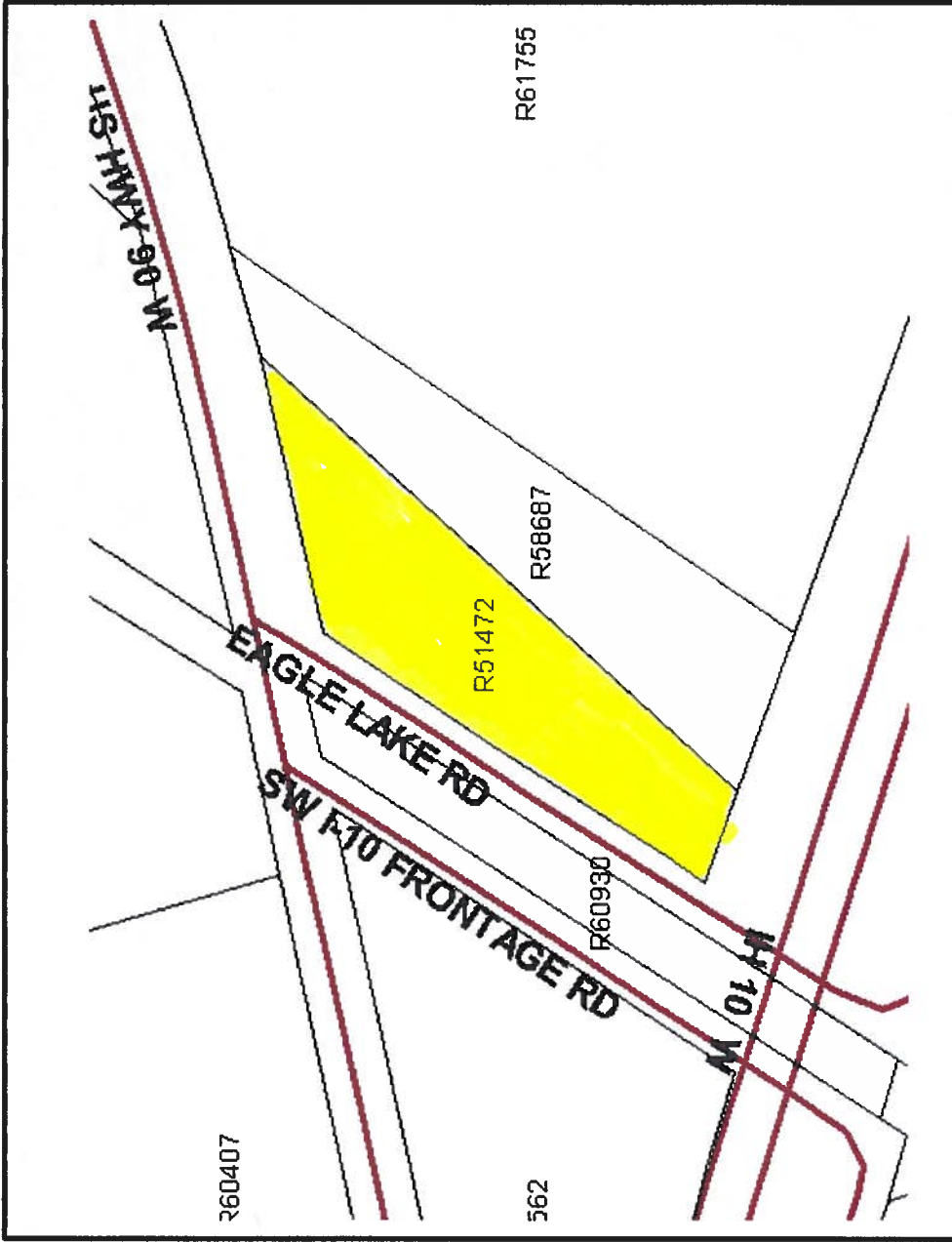
ALEXANDER SURVEYING

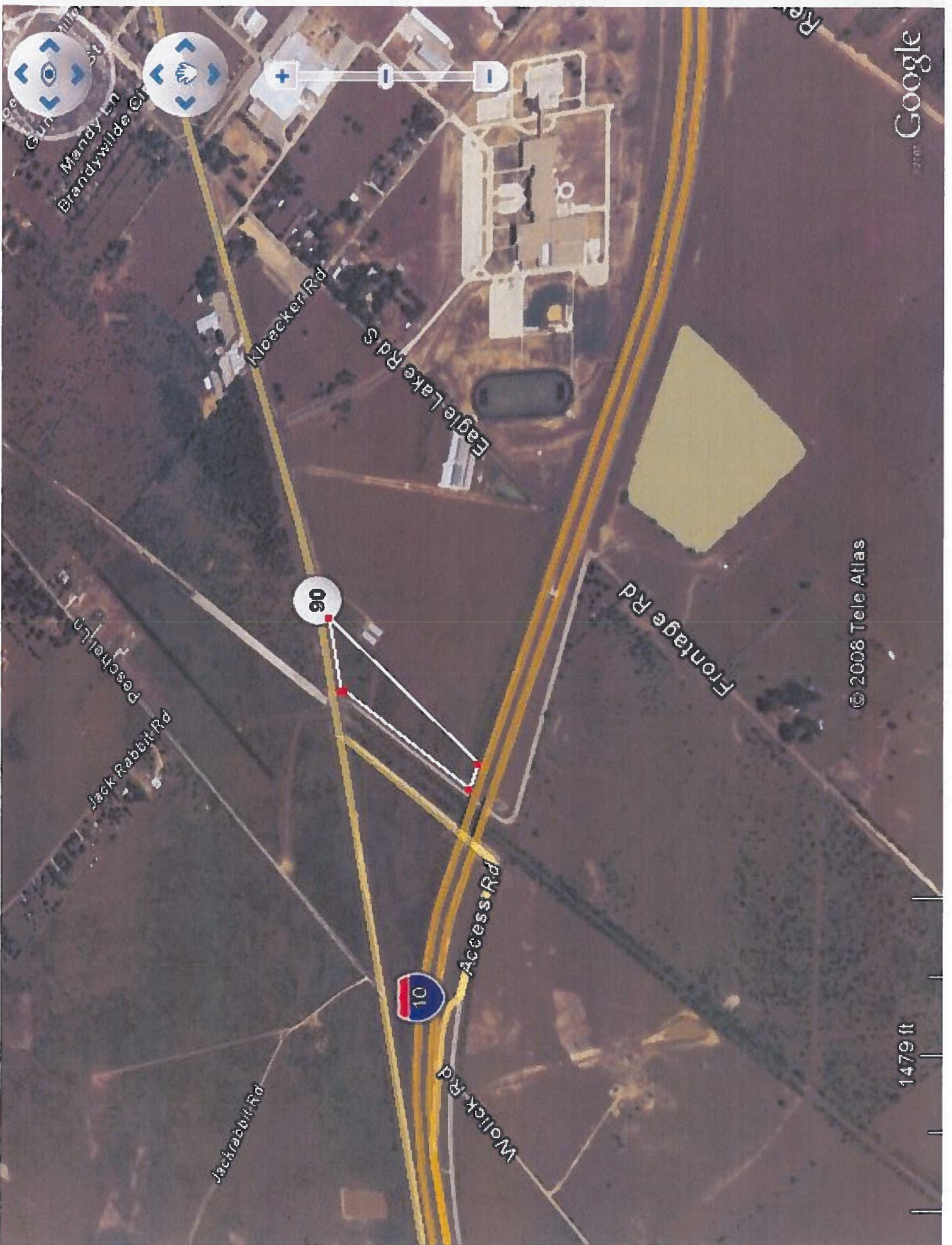
105 E. Luhn Street P. O. BOX 386
 Bellville, Texas 77418
 Phone: 979-655-9145 Fax: 979-655-5988

Glen S. Alexander	County AUSTIN	Field Crew E.W.
R.P.L.S. No. #4194	SAN FELIPE de AUSTIN Survey TOWN TRACT, A-5	Computations G.A.
Date JANUARY 18, 2008	City	Drafting D.C.
Update	Addition SEALY SUBDIVISION	ACCS. VOLE 1, PG 58 Work Order 07-5774

ESRI ArcExplorer 2.0

4.495 Acres I-10 @ Highway 90 (R51472)





90

10

Gun Mill St
Mandy Ln
Brandywilde Ct

Kloecker Rd

Eagle-Lake Rd S

Frontage Rd

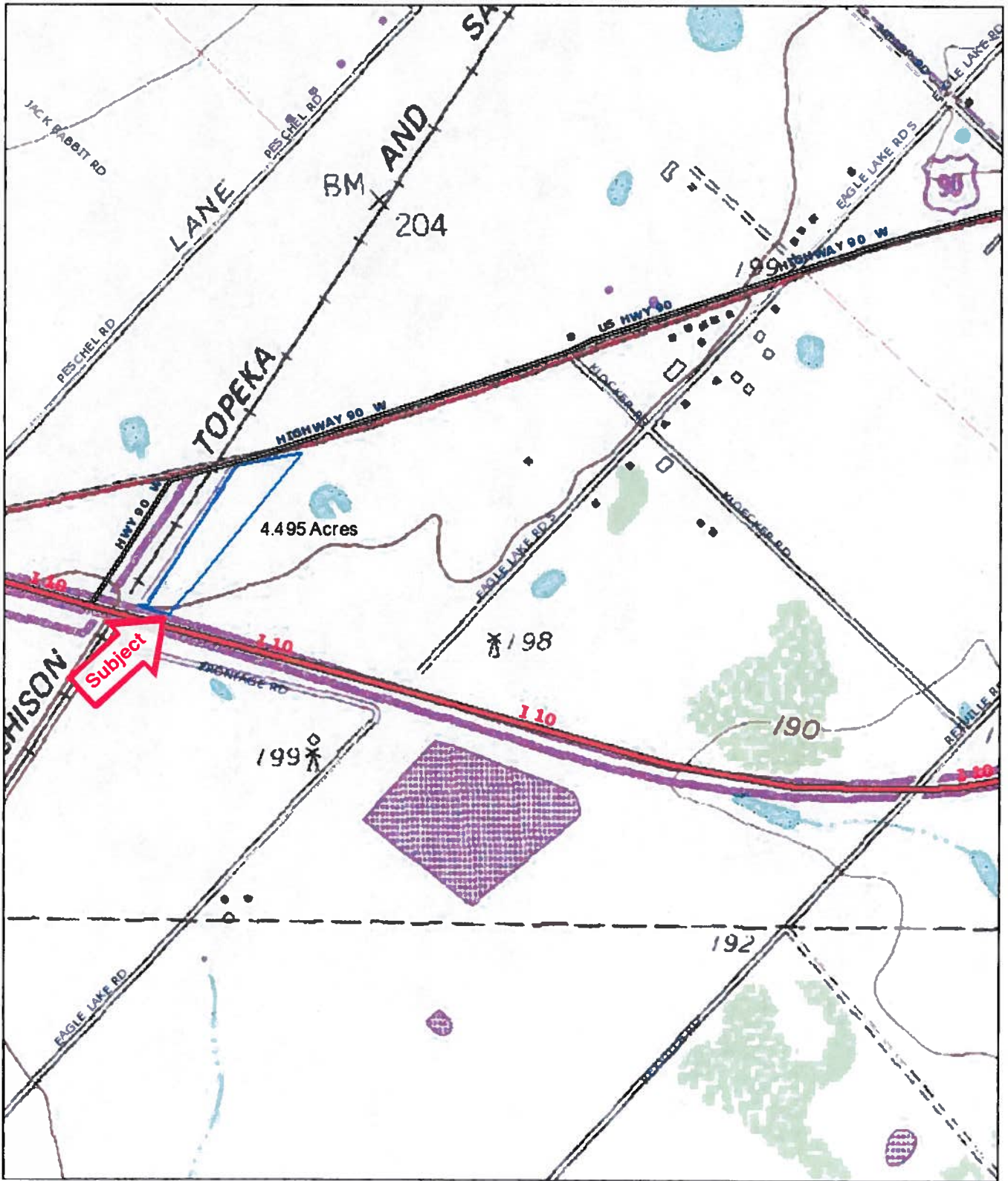
Access Rd

Wollck Rd

Jack Rabbit Rd

Jack Rabbit Rd

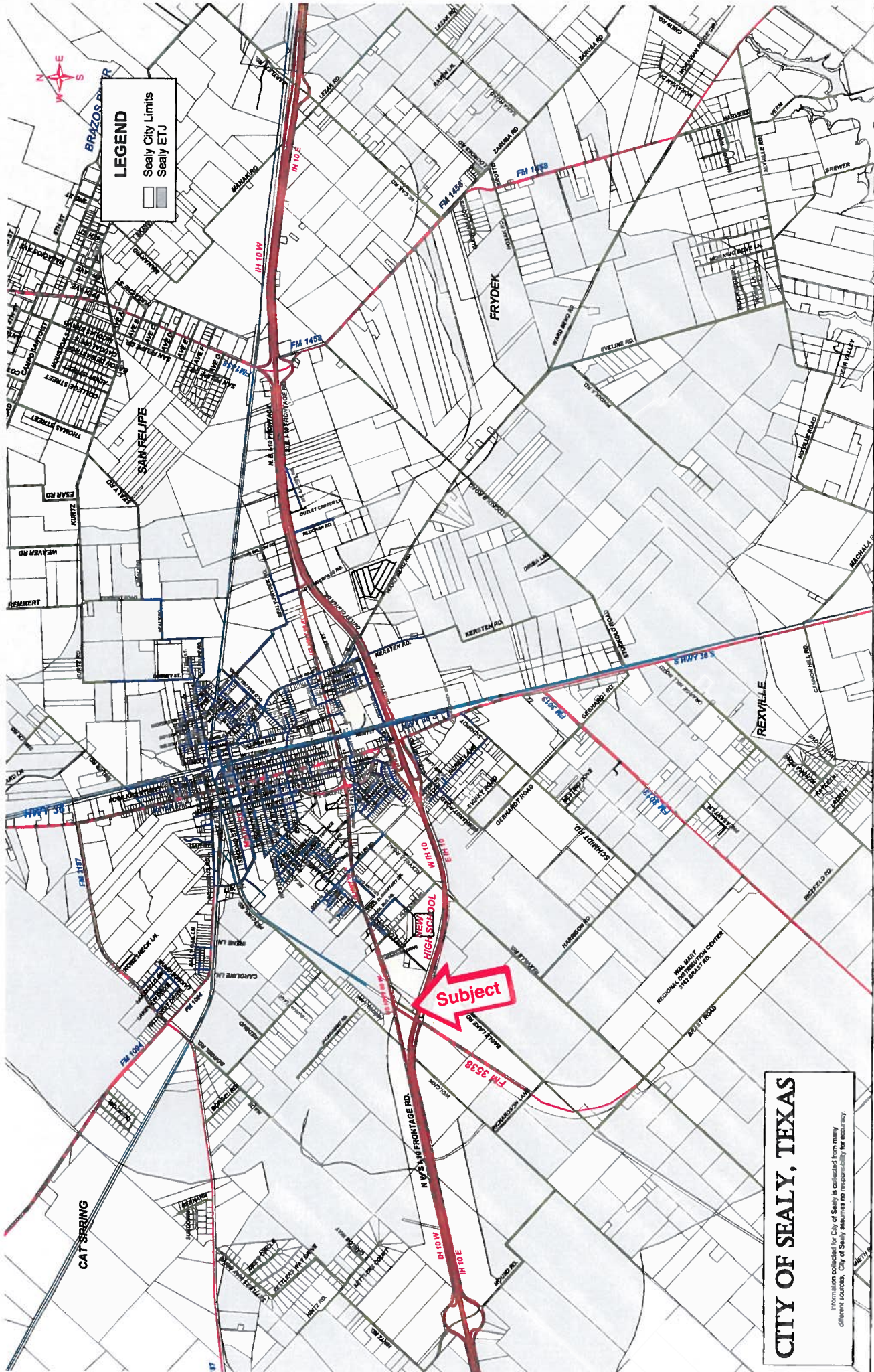
Peschel Ln



Subject

4.495 Acres

0 0.2 Mi
0 1000 Ft



LEGEND

- Sealy City Limits
- Sealy ETJ

Subject

CITY OF SEALY, TEXAS

Information published for City of Sealy is collected from many different sources. City of Sealy assumes no responsibility for accuracy.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

* Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.

** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-

