

# Texas Listing Service

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## 100 W Front St - Sealy 77474, Austin County



**BILL JOHNSON AND ASSOC.  
REAL ESTATE CO.**

Office Phone: Bellville (979)  
865-5466 New Ulm (979) 992-  
2636

An excellent investment property in the center of Sealy, Texas. Located on a corner adjacent to the BNSF Railroad Tracks. Front portion developed for offices and the back for storage or workshop.

List Price: \$149,000

ID No.: 73385

Listing Type: For Sale

Use: Commercial

Building: Commercial - Single Level, 0 Bed, 1 Baths, 3,300 Sq. Ft.

Construction: Standard Frame Masonry Construction, Other Roof, Built in

Acreage: 0.10 Acres

Frontage: Paved Road

Directions: From Houston, take Interstate 10 west to Hwy 36 North in Sealy, Texas. Go North to Second Street and turn right. Property is on the corner of Second and W Front Street.

## 100 W Front St - Sealy, 77474 Austin County



**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

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

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**COMMERCIAL PROPERTY**

Location of Property: Sealy Townsite, Block 27, Lot 1 Listing #: 73385  
 Address of Property: 100 W. Front St., Sealy, TX 77474 Road Frontage: 140' Road Name: W. Front St.  
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: Sealy Townsite Lot Size or Dimensions: 0.0964 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 0.0964**Price per Sq.Ft. or Acre****Total Listing Price:** \$149,000.00**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:**

	2011
School:	\$ 1,060.93
County:	\$ 330.07
FM/Rd/Br.:	\$ 126.85
Fire Dept.	\$ 58.66
City:	\$ 299.87
<b>TOTAL:</b>	<b>\$ 1,872.58</b>

Agricultural Exemption: ☐ Yes ☒ No**School District:** Sealy ISD**Minerals and Royalty:**

Seller believes None \*Minerals  
 that he owns: None \*Royalty  
 Seller will None Minerals  
 Convey: None Royalty

\* Current title commitment to reflect mineral and royalty reservations \*

**Leases Affecting Property:**

Oil and Gas Lease: ☒ Yes ☐ No  
 Lessee's Name: BNSF Railroad  
 Lease Expiration Date: 9/30/2014-Tenant not renewing lease

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

**Oil or Gas Locations:** ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline: NONE

Roadway: NONE

Electric: NONE

Telephone: NONE

Water: NONE

Other: NONE

**Improvements on Property**

Please list all permanent structures located on said Property

(Include approx. size &amp; construction type):

One-story masonry bldg on slab.

Bldg used as office and storage by BNSF Railroad..

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

**Electric Service Provider (Name):**

City of Sealy

**Gas Service Provider (Name):**

City of Sealy

**Sewer Service:** City of Sealy

Provider:

**Soil Type:** Unknown**Grass Type(s):** None**Flood Hazard Zone:** See Seller's Disclosure or to be**determined by survey.****Nearest Town to Property:** Sealy

Distance: Within the City of Sealy

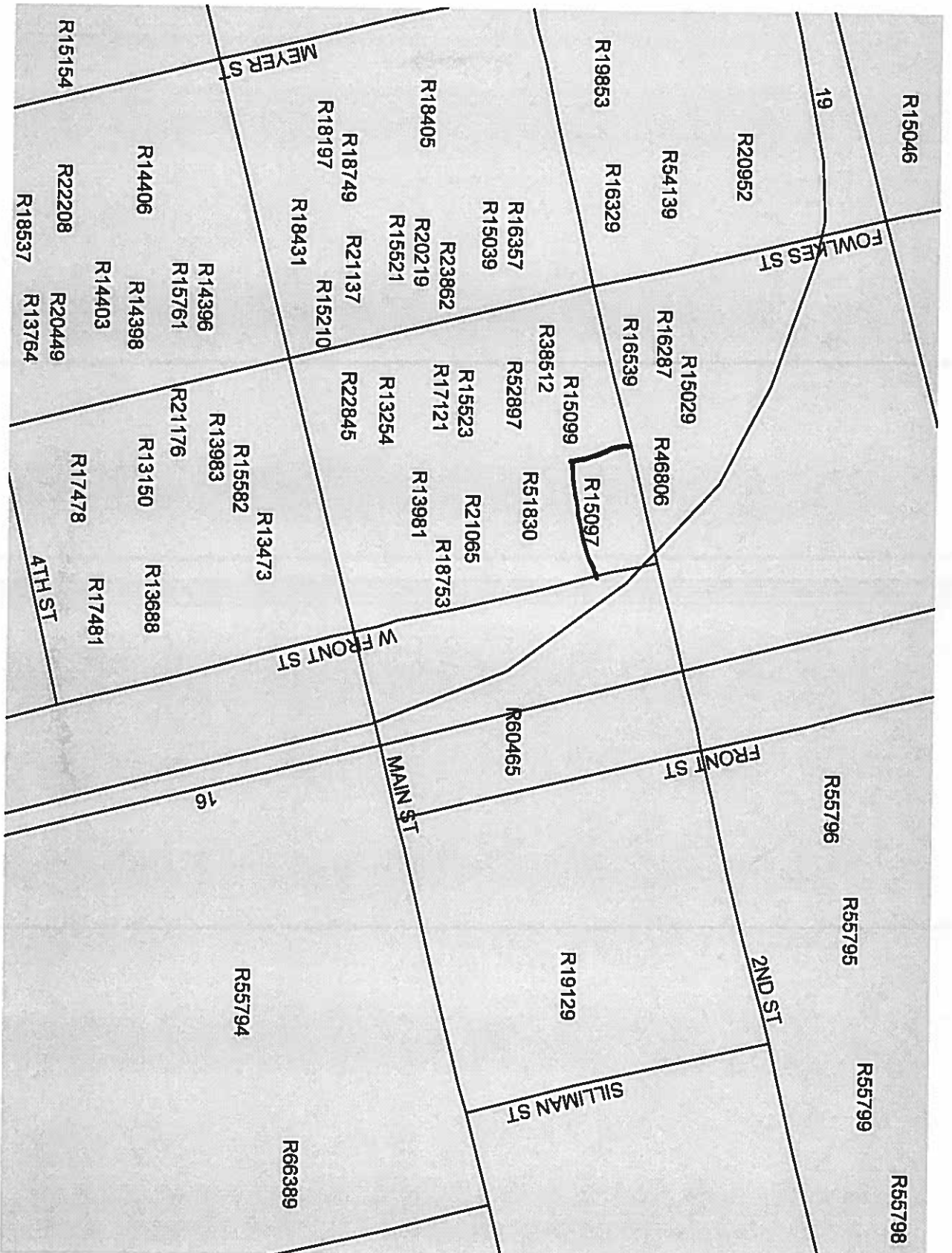
Driving time from Houston 40 minutes

**Items specifically excluded from the sale:** All of personal property of owner and lessee.**Additional Information:**

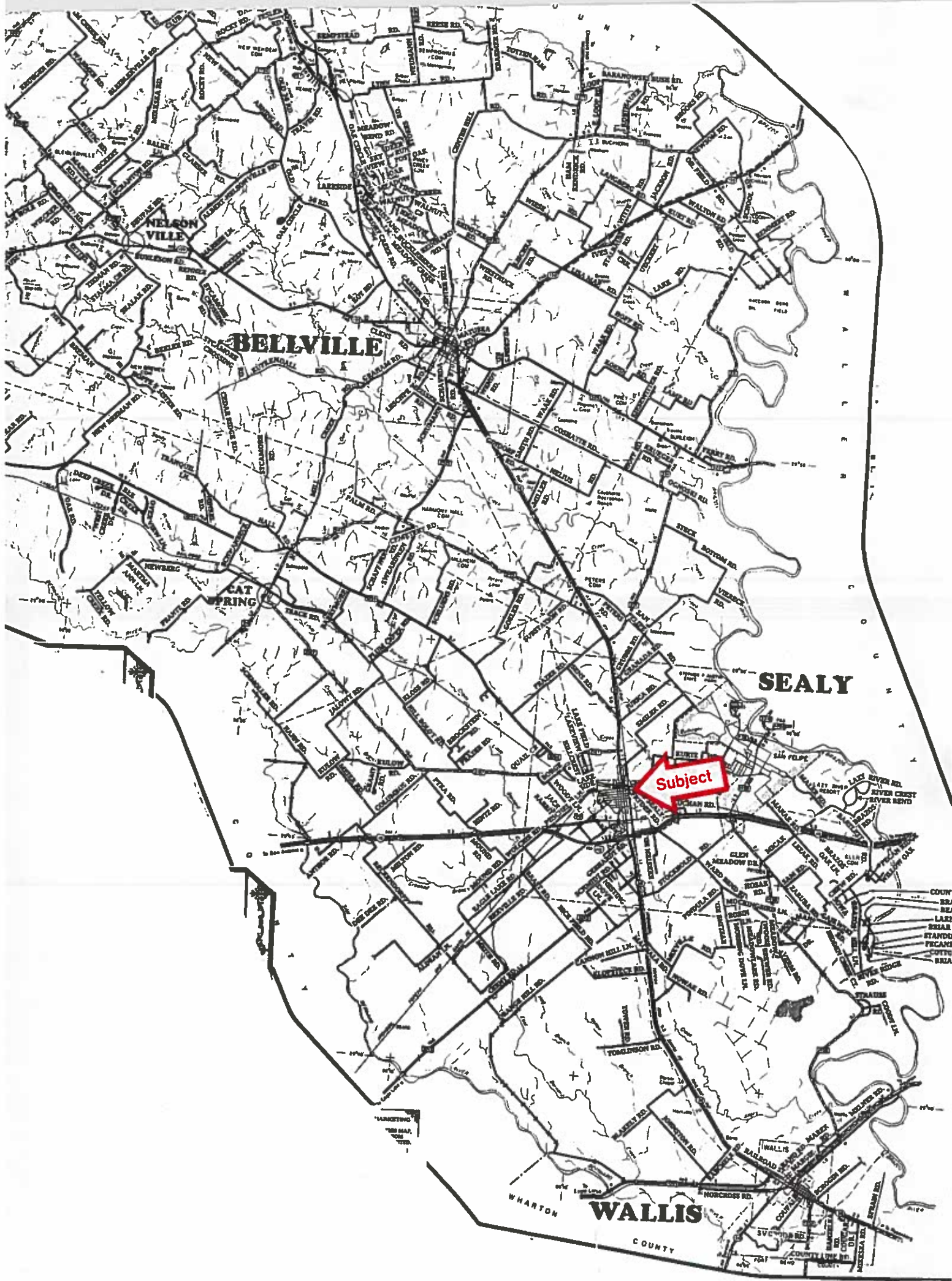
Building is for Sale or Lease and comes as is.

Lease Contract terms are negotiable

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







**BELLVILLE**

**CAT SPRING**

**SEALY**

**Subject**

**WALLIS**

COUNTY



TEXAS ASSOCIATION OF REALTORS®  
**COMMERCIAL PROPERTY CONDITION STATEMENT**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT: 100 W. Front Street

THIS IS A DISCLOSURE OF THE UNDERSIGNED'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

**PART I - Complete if Property is Improved or Unimproved**

Are you (Seller or Landlord) aware of:

**Aware**      **Not  
Aware**

(1) any of the following environmental conditions on or affecting the Property:

(a) radon gas? ☐ ☒

(b) asbestos components:

(i) friable components? ☐ ☒

(ii) non-friable components? ☐ ☒

(c) urea-formaldehyde insulation? ☐ ☒

(d) endangered species of their habitat? ☐ ☒

(e) wetlands? ☐ ☒

(f) underground storage tanks? ☐ ☒

(g) leaks in any storage tanks (underground or above-ground)? ☐ ☒

(h) lead-based paint? ☐ ☒

(i) hazardous materials or toxic waste? ☐ ☒

(j) open or closed landfills on or under the surface of the Property? ☐ ☒

(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like? ☐ ☒

(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ☐ ☒

(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)? ☐ ☒

(3) any part of the Property lying in a special flood hazard area (A or V Zone)? ☐ ☒

(4) any improper drainage onto or away from the Property? ☐ ☒

(5) any fault line or near the Property that materially and adversely affects the Property? ☐ ☒

(6) outstanding mineral rights, exceptions, or reservations of the Property held by others? ☐ ☒

(7) air space restrictions or easements on or affecting the Property? ☐ ☒

(8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? ☐ ☒

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: PD and Buyer or Tenant: \_\_\_\_\_ Page 1 of 4

Bill Johnson & Associates Real 420 E. Main Bellville, TX 77418  
Phone: (555)555-5555

Fax: Donald Cornett

Pamela Dahl

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

Commercial Property Condition Statement concerning 100 W. Front Street

- |   | <u>Aware</u>             | <u>Not<br/>Aware</u>                |
|---|--------------------------|-------------------------------------|
| (9) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) pending changes in zoning, restrictions, or in physical use of the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) lawsuits affecting title to or use or enjoyment of the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) common areas or facilities affiliated with the Property co-owned with others? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) an owners' or tenants' association or maintenance fee or assessment affecting the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____  |                          |                                     |
| Name of manager: _____  |                          |                                     |
| Amount of fee or assessment: \$ _____ per _____   |                          |                                     |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> unknown  |                          |                                     |
| (16) subsurface structures, hydraulic lifts, or pits on the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) intermittent or weather springs that affect the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any material defect in any irrigation system, fences, or signs on the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) \_\_\_\_\_

\_\_\_\_\_

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**PART 2 – Complete only if Property is Improved**

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

- |  | <u>Aware</u>             | <u>Not<br/>Aware</u>                | <u>Not<br/>Appl.</u>     |
|--|--------------------------|-------------------------------------|--------------------------|
| (1) <u>Structural Items:</u>   |                          |                                     |                          |
| (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? .....             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) exterior walls? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) fireplaces and chimneys? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) windows, doors, plate glass, or canopies .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(TAR-1408) 1-26-10    Initialed by Seller or Landlord: P.D. and Buyer or Tenant: \_\_\_\_\_ Page 2 of 4

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipments? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) sprinkler systems? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) water coolers? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(h) private water wells? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) pumps or sump pumps? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) gas lines? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) loading doors or docks? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) rails or overhead cranes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) elevators or escalators? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) appliances or built-in kitchen equipment? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

B. Are you (Seller or Landlord) aware of:

	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(a) ground water? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) water penetration? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) previous flooding or water drainage? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) soil erosion or water ponding? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: PD; \_\_\_\_\_ and Buyer or Tenant: \_\_\_\_\_, \_\_\_\_\_ Page 3 of 4



Commercial Property Condition Statement concerning 100 W. Front Street

	Aware	Not Aware
(2) previous structural repair to the foundation systems on the Property? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) settling or soil movement materially and adversely affecting the Property? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) pest infestation from rodents, insects, or other organisms on the Property? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) termite or wood rot damage on the Property needing repair? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) mold to the extent that it materially and adversely affects the Property? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) mold remediation certificate issued for the Property in the previous 5 years? . . . . . if yes, attach a copy of the mold remediation certificate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) previous termite treatment on the Property? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) previous fires that materially affected the Property? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Pamela Taylor Dahl

Buyer or Tenant: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): 

By (signature): \_\_\_\_\_

Printed Name: PAMELA DAHL

Printed Name: \_\_\_\_\_

Title: OWNER Date: 6-20-12

Title: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

By (signature): \_\_\_\_\_

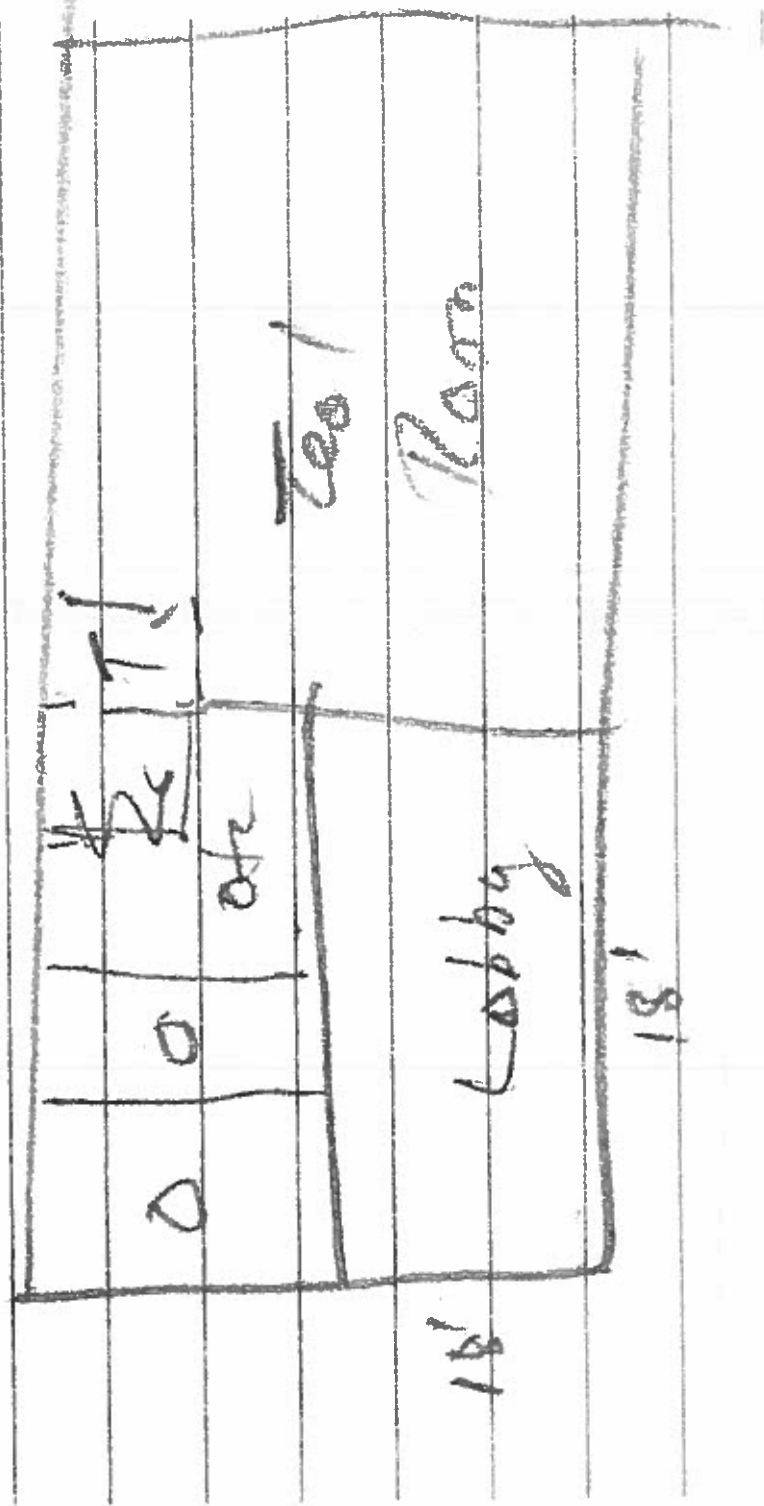
Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTICE TO BUYER OR TENANT:** The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.



*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.

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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**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)

TAR 2501

Bill Johnson, P O Box 294 Bellville, TX 77418  
William Johnson

Phone: 979 865 5466

Fax: 979 865 5500

LABS FORMS (New)

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