

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

713 Taylor - New Ulm 78950, Austin County



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

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

Unlimited commercial possibilities galore await an owner/user or investor in the quaint community of New Ulm. A portion of 4,280 square foot building is currently operated as a breakfast/lunch establishment. The building is currently divided into a kitchen, dining room and storage area. The property could easily be converted into a multi-tenant space with minimal additional finish out.

Other potential uses for the property would include a convenience store, washateria, daycare, antique shop, cleaners, liquor store/drive-thru beer barn, dinner restaurant (which is currently not available in New Ulm). Any number of retail or commercial uses are possible.

The lot is rectangular and approximately 15-20 parking spaces are possible in the asphalt paved parking lot.

The listed price includes the existing commercial kitchen equipment. The property can be purchased without the equipment for \$10,000 less. The list of equipment is available upon request.

List Price: \$279,000
ID No.: 87395
Listing Type: For Sale
Use: Commercial
Building: Commercial - Single Level, 0 Bed, 3 Baths, 4,280 Sq. Ft.
Construction: Other Metal Construction, Metal Roof, Built in 1991
Acreage: 0.29 Acres
Frontage: Paved Road
Directions: From Interstate 10 in Sealy, travel north on Highway 36 and take a left at FM 1094 to New Ulm. Travel 20 miles and turn left on Elm Street a few blocks before the FM 109 intersection. Property is

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Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

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

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

www.bjre.com

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Commercial Building

Address of Building: 713 Taylor Street		Listing #: 87395
Location of Property: Corner of Taylor and Elm St.		
County or Region: Austin	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision: NA	Property Size:	0.287
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn. ☒ YES ☐ NO
Listing Price:	\$279,000 includes equipment	
Terms of Sale	\$269,000 w/o equipment	
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:		
Size and Construction:		
Year Built:	1991	
Lead Based Paint Addendum Required if prior to 1978:	☒ YES	
Kitchen: Large	Bath: 3 Restrooms	
Size of Building	4,280 sq. ft. Total	
	225 SF is Covered Porch	
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other	
Roof Type:	Metal Year Installed: 1991	
Exterior Construction:	Metal Siding	
Room Measurements: APPROXIMATE SIZE:		
Dining Room:	1,520 SF or 38' x 40'	
Kitchen:	700 SF	
Additional Room:	1,520 SF or 38' x 40'	
Restrooms/Hall	315 SF	
Covered Porch	225 SF	
Parking Lot	10,000 SF of Paved Parking Lot Approximately 25-30 Parking Spaces 6 Roll Up Doors for extra security	
Minerals and Royalty:		
Seller believes	0% *Minerals	
to own:	0% *Royalty	
Seller will	0% Minerals	
Convey:	0% Royalty	
Porches:		
Front: Size:	225 SF	
Back: Size:		
Deck: Size:	☐ Covered	
Deck: Size:	☐ Covered	
Fenced Yard:		
Outside Storage:	☐ Yes ☒ No Size:	
Construction:		
TV Antenna	☐ Dish ☐ Cable ☐	
Home Features		
☐	Ceiling Fans	No.
☐	Dishwasher	
☐	Garbage Disposal	
☐	Microwave (Built-In)	
☐	Kitchen Range (Built-In)	☐ Gas ☐ Electric
☐	Other	
Items Specifically Excluded from The Sale: LIST:		
Full Commercial Kitchen		
Heat and Air:		
☒	Central Heat	Gas ☐ Elec ☒
☒	Central Air	Gas ☐ Elec ☒
☐	Other:	
☐	Fireplace(s)	
☒	Wood Stove	
☐	Water Heater(s):	☐ Gas ☒ Electric
Utilities:		
Electricity Provider: Bluebonnet E		
Gas Provider:		
Sewer Provider: New Ulm WSC		
Water Provider: New Ulm WSC		
Water Well: ☐ YES ☒ NO Depth:		
Year Drilled:		
Average Utility Bill: Monthly:		
Taxes: 2013 Year		
School:	\$3,360.58	
County:	\$1,097.32	
Hospital:		
FM Road:	\$222.71	
SpRd/Brg:	\$184.55	
Taxes:	\$4,865.16	
School District:	Columbus ISD	
Additional Information:		
Commercial Kitchen Inventory List is in file.		
Can be purchased separately for \$10,000.		
Complete Tile Flooring throughout the building		
Ice Maker and Butane Tank are leased.		
Lights for both sides are in office.		
Kitchen/Dining Room are Heated/Cooled while additional side of building is not currently		

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

Bastrop Rd

1094

Elm St

Taylor St

Ernst Pkwy

Front St

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109

Hickory Rd

Google

713 Taylor Street

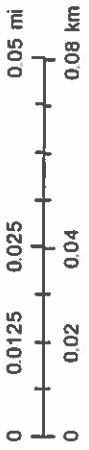


November 26, 2014

- Parcels
- Abstracts
- Lot Lines

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.

1:1,606



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

RESTAURANT INVENTORY

- Chest Type Freezer
- 3-Hole Sink
- 3 Door Refrigerator
- 6 Ft. Stainless Table
- Convection Oven
- 6 Burner Stove w/Grill
- Deep Fryer
- 3 Ft. Stainless Table
- 2 Door Cooler
- Refrigerator
- (2) 5Ft. Stainless Tables
- Microwave
- Warmer
- Bread Stand
- Coffee Machine
- 4 Small Tables
- 4 Folding Tables
- 6 Picnic Tables
- 2 Wooden Tables
- 40 Chairs
- 4 Long Baking Sheets
- 6 Long Deep Pans
- 4 Short Pans
- Upright Deepfreeze
- Extender for Cakes
- 3 Catering Boxes
- (2) 10 Gallon Water Coolers



Information About Brokerage Services

11-2-2015

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

<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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IABS Forms (New)

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