

Market Realty, Inc.

(979)836-9600
(979)836-6689 Fax

2201 Becker
Brenham, Texas 77833
www.marketrealty.com

e-mail address
appraisals@marketrealty.com



**3900 Hwy 36S
Brenham, TX**

\$900,000

Excellent commercial opportunity in Brenham, Texas! Great location on Hwy 36 S, close to Hwy 290, Walmart, Lowes, Home Depot and other major shopping and retail locations. Property has good visibility from both directions and easy access for customers and deliveries with circular gravel driveway and 36' X 100' concrete parking in front of store. Price INCLUDES land and buildings ONLY. Red iron frame metal building measuring 100' X 104' with 8' covered porch on front. Building houses a retail warehouse on reinforced engineered concrete slab on 8" pier and beam. Building has 8,402SF of retail/warehouse space, and 1,998 SF of office/storage space, also two 1,600SF attached covered open side covers on north and south sides. Interior has 2 customer restrooms, brick fireplace, painted concrete floors, insulated walls and ceilings, and decked storage above office area. Property also has 50' X 30' red iron frame metal building on slab with 2 overhead doors, 1 passage door and insulated walls and ceilings. Exterior has excellent landscaping, rockscape and a lighted sign.

For information call Roger Chambers at 979-830-7708 or
Susan Kiel at 979-289-2159 or 979-251-4078.

“THE MARKET TEAM”

Listing Broker: Roger Chambers
Broker Associate/Assistant: Susan S. Kiel

Directions: From Brenham take Hwy 36 S towards Bellville. Property on the right just past FM 109.

The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.
Property is subject to prior sale, change, or withdrawal from market without notice.

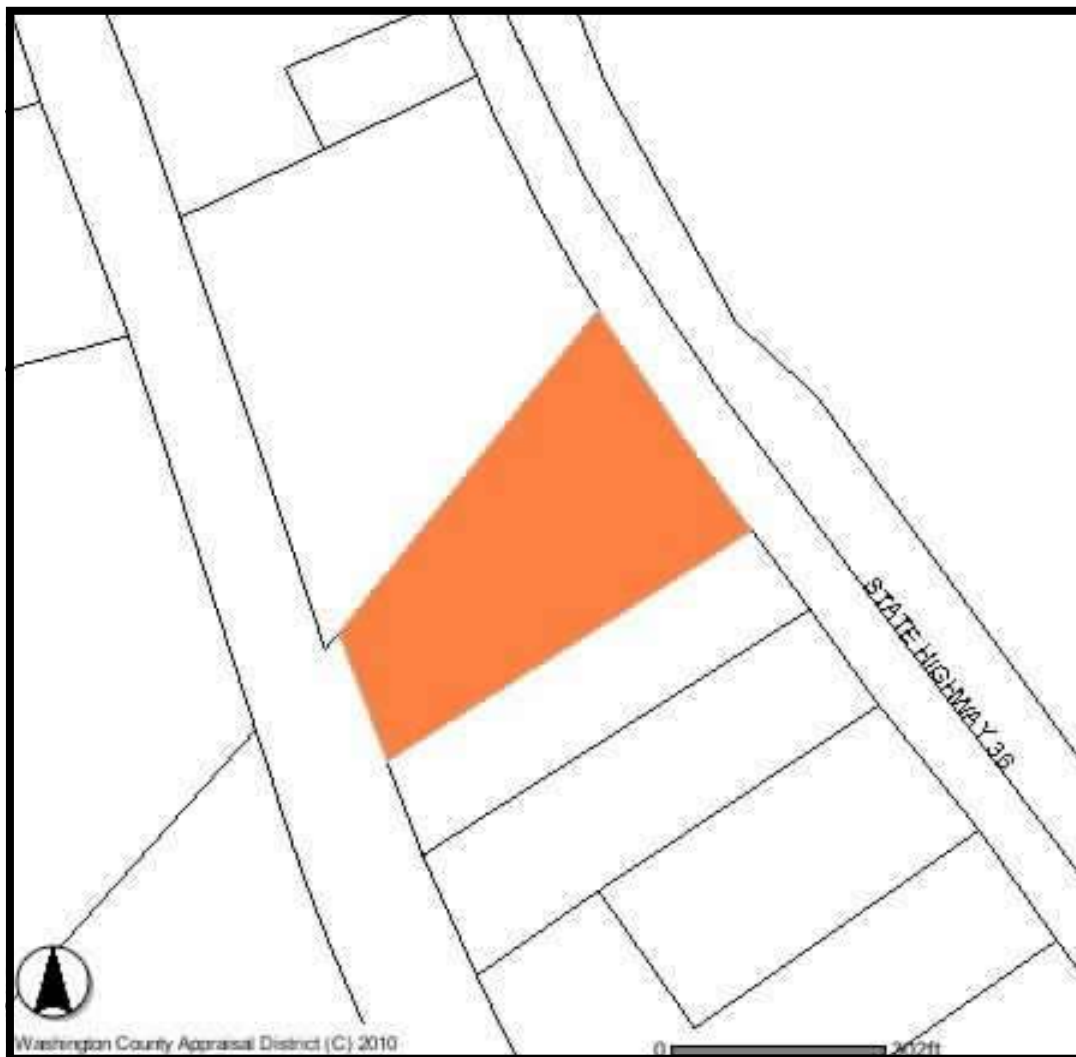
MARKET REALTY, INC.

Brenham*Burton*Carmine

979-836-9600/979-289-2159

WWW.MARKETREALTY.COM

**3900 Hwy 36S Brenham, TX 77833
Appx 4.0 acres, J. Carrington Survey, A-120
Washington County, Texas**



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322 ft

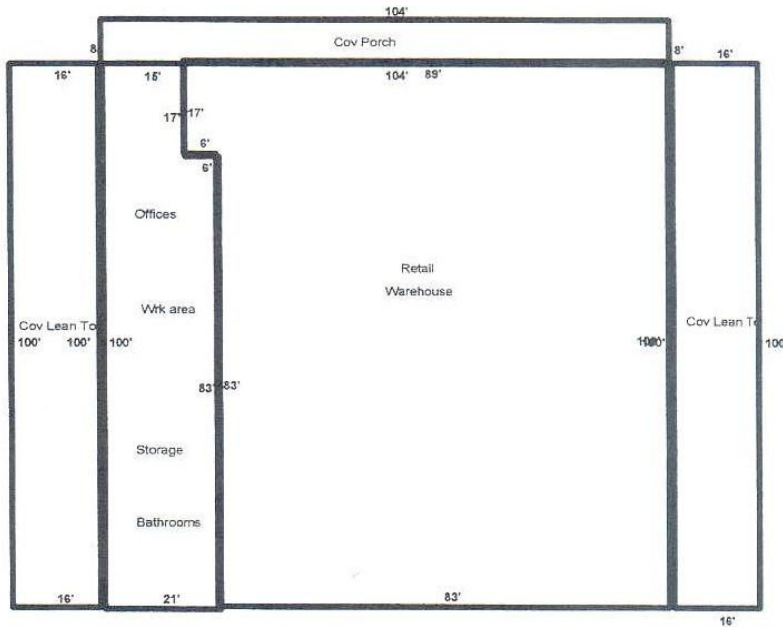
Texas Orthomagey Program

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Welcome Way

2



SUMMARY	SQ. FT. AREA	PERIMETER	AREA CALCULATION DETAILS
Building Area			
Cov. Lean To	1600	232	Cov. Lean To 16.0 X 100.0 = 1600.0
Cov. Lean To	1600	232	Cov. Lean To 16.0 X 100.0 = 1600.0
Office/Storage	1998	242	Office/Storage 15.0 X 100.0 = 1500.0 6.0 X 83.0 = 498.0 Total 1998.0
Retail/Warehouse	8402	378	Retail/Warehouse 89.0 X 17.0 = 1513.0 83.0 X 83.0 = 6889.0 Total 8402.0
Porches/Patios			
Cov. Porch	832	224	

Market Realty, Inc./ Roger D. Chambers

Roger Chambers

SKETCH-IT 1-800-523-0672



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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Plants N Things

CONCERNING THE PROPERTY AT: 3900 Hwy. 36S, Brenham, TX 77833

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:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species of their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any part of the Property lying in a special flood hazard area (A or V Zone)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) any fault line or near the Property that materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) outstanding mineral rights, exceptions, or reservations of the Property held by others?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(7) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- | | Aware | Not
Aware |
|---|--------------------------|-------------------------------------|
| (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 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.) _____

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?

- | | Aware | Not
Aware | Not
Appl. |
|---|-------------------------------------|-------------------------------------|--------------------------|
| (1) <u>Structural Items:</u> | | | |
| (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? <i>Baseline cracks immediately after construction no expansion in size since</i> | <input checked="" type="checkbox"/> | <input 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)? <i>few dents in couple of gutters</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) windows, doors, plate glass, or canopies | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Plants N Things

Commercial Property Condition Statement concerning 3900 Hwy. 36S, Brenham, TX 77833

	<u>Aware</u>	<u>Not Aware</u>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
if yes, attach a copy of the mold remediation certificate.		
(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: Allen R. Stolz, Mary A. Stolz

Buyer or Tenant: _____

By: 

By: _____

By (signature): _____

By (signature): _____

Printed Name: Allen R. Stolz

Printed Name: _____

Title: OWNER Date: 5/9/11

Title: _____ Date: _____

By: _____

By: _____

By (signature): 

By (signature): _____

Printed Name: MARY Stolz

Printed Name: _____

Title: OWNER Date: 5-9-11

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.