



2285 Main Street

Industry, TX



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- .462 Acre in town
- Commercial Building
- 3,250 Sq.Ft. Main Floor
- 930 Sq.Ft. Upstairs



Looking for your next investment? This is it! Whether you choose to continue the use of the property as a commercial building -- restaurant/bakery, antique store, art studio -- or convert it into a 3–4-bedroom house for a rental, the location is ideal. Close to Fayetteville, New Ulm, and Round Top, the possibilities are endless. The building has 3250 sq ft of main floor living space, and a 930 sq ft upstairs bedroom/loft with full bath. Total property sits on approximately .462 of an acre, with a lovely .221 back acre for watching the sunsets. **Come see it for yourself and discover where your vision will land you....**



Commercial Building

Address of Building: 2285 Main Street Industry, TX 78944 Listing #: 129092
Location of Property: From Bellville 159W to Industry, through 4-way, left on Main St., property on left
County or Region: Austin For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: None Property Size: .462 acre
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Listing Price: \$175,000

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: _____

Size and Construction:

Year Built: 1930 per seller
Lead Based Paint Addendum Required if prior to 1978: ☒ YES

Size of Building 3250 sf Main Fl per ACAD
930 sf Upstairs per seller

Foundation: ☒ Slab ☒ Pier/Beam ☐ Other
Roof Type: Metal Year Installed: _____
Exterior Construction: HardiPlank

Room Measurements: APPROXIMATE SIZE:

Dining Room: _____
Kitchen: _____
Additional Room: _____
Restrooms/Hall: _____
Covered Porch: _____

Parking Lot: _____

Minerals and Royalty:

Seller believes None
to own: _____
Seller will
Convey: None

Porches:

Front: Size: 31'x8' Covered
Back: Size: 23'x7' Back and 40'x7' Back Covered
Deck: Size: 10'x4' Side ☒ Covered
Deck: Size: 16'x10' Back ☒ Covered
Fenced Yard: front-picket fence/back perimeter fenced 3 sides
Outside Storage: ☐ Yes ☒ No Size: _____
Construction: _____
TV Antenna ☐ Dish ☐ Cable ☐

Home Features

☒ Ceiling Fans No. 6
☐ Dishwasher
☐ Garbage Disposal
☐ Microwave (Built-In)
☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric
☐ Other _____

Items Specifically Excluded from The Sale: LIST:

All of Seller or Lessee's personal property located on said 0.462 acres.

Heat and Air:

☒ Central Heat Gas ☐ Electric ☒
☒ Central Air Gas ☐ Electric ☒
☐ Other: _____
☐ Fireplace(s)
☐ Wood Stove
☒ Water Heater(s): ☒ Gas ☐ Electric

Utilities:

Electricity Bluebonnet Electric Co-op
Gas Provider: Fayette Propane
Sewer Provider: West End Water Supply
Water Provider: West End Water Supply
Water Well: ☐ YES ☒ NO Depth: na
Year Drilled: na
Average Utility Bill: Monthly: _____

Taxes: 2020 Year

School: \$1,634.01
County: \$614.29
Hospital: \$143.93
FMRoad \$112.74
SPC/Bridg \$92.91
Taxes: \$2,597.88
School District: Bellville ISD

Additional Information:

New HardiPlank and exterior paint, new widows, metal roof, original wood siding on interior walls and ceiling

Verbal access agreement to use West End Water Supply
Easement to enter back of property. Building sits on property lines.

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

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:	Travel Hwy 159W, through the 4-Way in Industry, L on Main, prop on L			Listing #:	129092
Address of Property:	2285 Main Street Industry, TX 78944		Approx. Amount of Road Frontage:	48 ' on Main Street	
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None		Lot Size or Dimensions: 0.462 acre		
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Number of Acres:			Improvements on Property:		
0.4620			Building: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Price per Acre (or)			Buildings:		
Total Listing Price:			Barns:		
\$175,000.00					
Terms of Sale:			Others:		
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
Seller-Finance: <input type="checkbox"/> YES <input type="checkbox"/> NO					
Sell.-Fin. Terms:					
Down Payment:					
Note Period:					
Interest Rate:			Approx. % Wooded: 0%		
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			Fencing:		
Number of Years:			Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
			Condition: on 3 sides in back		
			Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
			Condition:		
Property Taxes:			Ponds:		
			Number of Ponds: None		
2020			Sizes:		
School: \$	1,634.01		Creek(s):		
County: \$	614.29		Name(s): None		
Hospital: \$	143.93				
FM Road: \$	112.74		River(s):		
SpRd/Brg: \$	\$92.91		Name(s): None		
TOTAL: \$	2,597.88				
Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water Well(s): How Many? No			
School District:	I.S.D.		Year Drilled:		
Minerals and Royalty:			Depth:		
Seller believes	0%	*Minerals	Community Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
to own:	0%	*Royalty	Provider: West End Water Supply		
Seller will	0%	Minerals	Electric Service Provider (Name):		
Convey:	0%	Royalty	Bluebonnet Electric Cooperative		
			Gas Service Provider		
			Fayette Propane Company		
Leases Affecting Property:			Septic System(s): How Many: None		
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Year Installed:		
Lessee's Name:			Soil Type: Sandy		
Lease Expiration Date:			Grass Type(s)		
			Flood Hazard Zone: See Seller's Disclosure or to be		
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		determined by survey		
Lessee's Name:			Nearest Town to Property: Industry		
Lease Expiration Date:			Distance:		
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Approximate driving time from Houston:		
Easements Affecting Property:	Name(s):		Items specifically excluded from the sale: All of Seller or		
Pipeline:	None		Lessee's personal property located on said 0.462 acre.		
Roadway:					
Electric:	Bluebonnet Electric Co-Op		Additional Information:		
Telephone:			Verbal access agreement to use West End Water Supply		
Water:	West End Water Supply		Easement to enter back of property. Building sits on		
Other:	Access Easement verbal agreement		property lines.		

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



Directions From Bellville:
159 W to Industry. Go straight through
4-way stop. Take a left on Main Street
and property will be on the left.



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



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



11/2/2015

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.

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
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

IABS 1-0 Date

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418
Kimberly Zapalac

Phone: (979)865-5966 Fax:

IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com