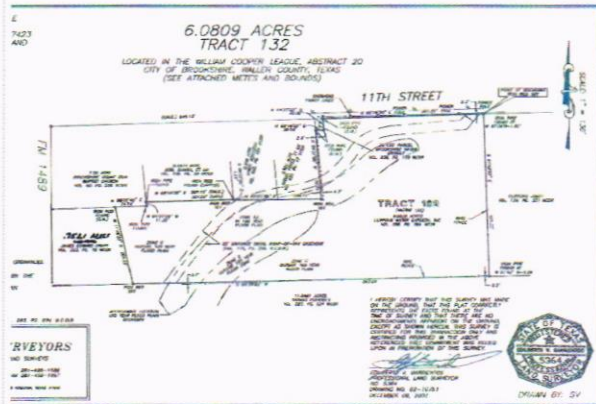




FOR SALE

FM 1489 & 11th Street Brookshire, TX
 Brookshire, TX



Summary
 Sale Price
 Lot Size

\$1,533,000.00
6.83 Acres

Property Description

This exceptional property offers a prime investment opportunity for developers with its convenient location in Brookshire, Texas. Situated on 6.8326 acres, the land provides a versatile canvas for a wide range of potential uses.

Key Features:

- 1 Convenient Access to Interstate 10 (1/4miles): With easy access to Interstate 10, this property offers excellent connectivity to major transportation routes, facilitating efficient commuting and transportation of goods.
- 2 Frontage and egress on both FM1489 and 11th street.
- 3 City water and sewer conveniently located along both FM1489 and 11th Street.
- 4 Proximity to Empire West Industrial Park: Only 3.5 miles away from the highly sought-after Empire West Industrial Park, the property provides a strategic advantage for businesses looking to establish a presence in this thriving industrial hub
- 5 Brookshire 50ft Drainage Easement: The property benefits from a 50ft drainage easement, 25ft on both sides, ensuring proper water management and minimizing the risk of flooding.
- 6 Future Proximity to Tesla Factory: The property is poised to benefit from its proximity to the new Tesla factory, which is set to be located a few miles away. This presents an exciting opportunity for businesses and investors to capitalize on the economic growth

REBECCA HUGHES



rhughes@kwcommercial.com
 743453, Texas

Rebecca Hughes
Senior Agent Associate



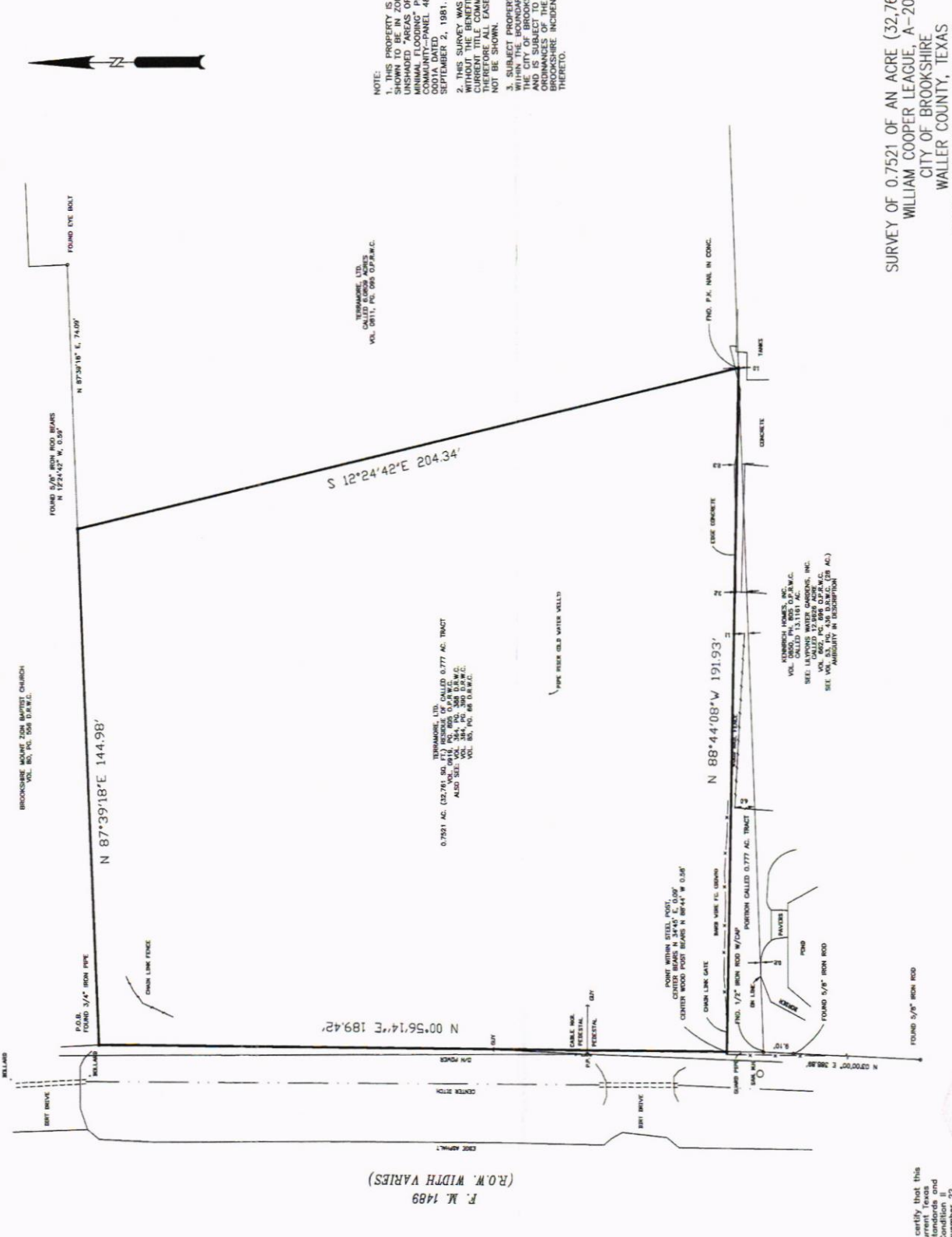
Rebecca Hughes
Senior Agent Associate



Rebecca Hughes
Senior Agent Associate



Exhibit, "B"



BROOKSHIRE WILKIE ZION BAPTIST CHURCH
VOL. 80, PG. 058 D.A.W.C.

FOUND 5/8\"/>

N 87°39'18\"/>

N 87°39'18\"/>

N 00°56'14\"/>

S 12°24'42\"/>

0.7921 AC. (32.761 SQ. FT.) RESIDUE OF CALLED 0.777 AC. TRACT
VOL. 80, PG. 058 D.A.W.C.
ALSO SEE VOL. 80, PG. 058 D.A.W.C.
VOL. 80, PG. 058 D.A.W.C.

TERMINAME, LTD.
CALLED EUBANK ACRES
VOL. 80, PG. 058 D.A.W.C.

POINT WITHIN STEEL POST,
CENTER BEARS N 34°42' E, 0.09'
CENTER WOOD POST BEARS N 88°44' W 0.38'

N 88°44'08\"/>

MINOR'S ACRES, INC.
VOL. 1080, PG. 002 D.P.R.C.
SEE ALSO CALLED 13.1161 AC.
SEE ALSO CALLED 17.8828 ACRES, INC.
SEE VOL. 85, PG. 438 D.A.W.C. (28 AC.)
AUBURN IN DESCRIPTION

SURVEY OF 0.7521 OF AN ACRE (32,761 SQ. FT.)
WILLIAM COOPER LEAGUE, A-20
CITY OF BROOKSHIRE
WALLER COUNTY, TEXAS
DATE: 11/29/04 SCALE: 1" = 20'
JOB. NO.: 5101

FREUDENSPRUNG SURVEYING
6651, TEXAS 77493
6810 391-5647 VOICE & FAX

I, S. W. Freudenprung, do hereby certify that this survey substantially conforms to current Texas Society of Professional Surveyors standards and was completed in accordance with the requirements of the Survey Act of 1989, Chapter 22, Article 2205.

S.W. Freudenprung
REGISTERED PROF. LAND SURVEYOR No. 5260



F. M. 1489
(R.O.W. WIDTH VARIES)

NOTE:
1. THIS PROPERTY IS THE REMAINDER OF UNIMPROVED AREAS OF MINIMAL FLOODING PER COMMUNITY-PANEL 4810B7 SEPTEMBER 2, 1981.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN.
3. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE CITY OF BROOKSHIRE AND IS SUBJECT TO THE CITY OF BROOKSHIRE INCIDENT THERE TO.

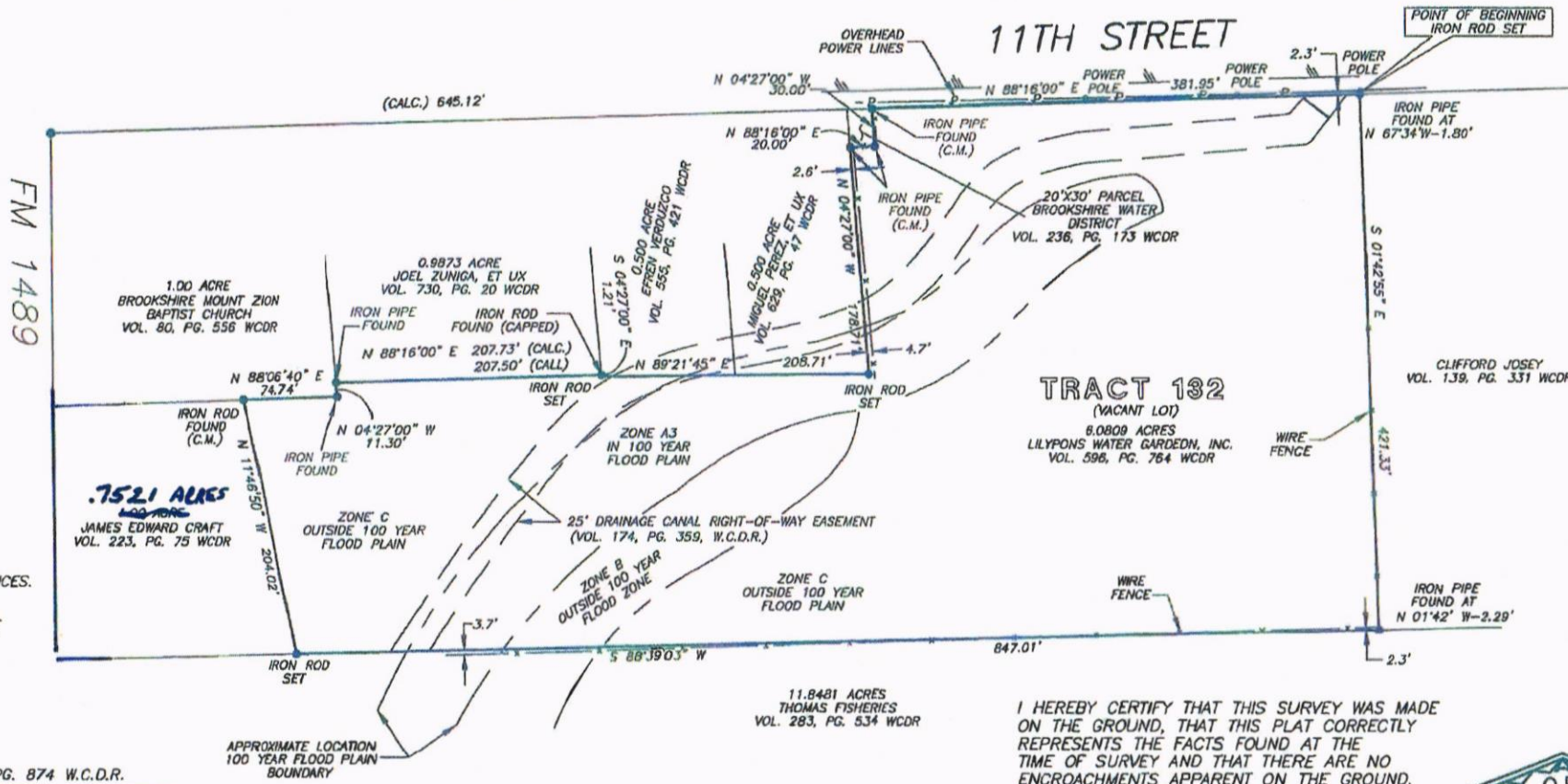
E

7423
AND

6.0809 ACRES TRACT 132

LOCATED IN THE WILLIAM COOPER LEAGUE, ABSTRACT 20
CITY OF BROOKSHIRE, WALLER COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)

SCALE: 1" = 130'



ORDINANCES.
IN THE
AN

.. 295, PG. 874 W.C.D.R.

SURVEYORS

AND SURVEYS

281-496-1586
FAX 281-496-1867

0 HOUSTON, TEXAS 77079

TRACT 132 (VACANT LOT) 6.0809 ACRES LILYPONS WATER GARDEN, INC. VOL. 596, PG. 764 WCDR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

Edilberto V. Barrientos

EDILBERTO V. BARRIENTOS
PROFESSIONAL LAND SURVEYOR
NO. 5364
DRAWING NO. 02-10751
DECEMBER 09, 2002



DRAWN BY: SV



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.

KW Commercial Texas Gulf Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9000862 License No.	klrw01@kw.com Email	(713)470-2100 Phone
Michael Bossart Designated Broker of Firm	588215 License No.	michaelb@kw.com Email	(713)470-2100 Phone
Mitch Rainey Licensed Supervisor of Sales Agent/ Associate	601107 License No.	compliance@kwmemorial.com Email	(281)935-1165 Phone
Rebecca Hughes Sales Agent/Associate's Name	743453 License No.	rhughes@kwcommercial.com Email	(832)885-0690 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date