

Real Estate Inventory January 1, 2016

I-10 Frontage

5.05 acres located on Eastbound feeder road from I-10 via the Outlet Center Drive Exit either way. Located adjacent to ABC Domes, the tract is highly visible from either direction. Tract has all City utilities on site in commercial capacities, as well as CMA cable and internet and electrical service. Has an approved TxDOT entrance to the tract as well as an approved drainage outfall at the rear (southern end) of the tract. Equal access tracts listed from \$4 to \$10 psf in city limits with utilities available, but not always on site.

Available **SOLD**

12 acres on the south side of Interstate 10 located between Kersten Road and Ward Bend Road on the frontage road and served by the Outlet Center Exit from either direction on I-10. With its' great block long frontage compared to its' reasonable shallow depth, this tract is maybe the most desirable interstate tract available in Austin County. With City utilities on site and great visibility from either direction on Interstate 10, This tract would serve many different kinds of businesses well, but is especially attractive to retailers who can take advantage of I-10's 45,000 vehicles per day passing in front of the facility, especially automobile dealerships, RV dealers, Boat dealerships, and other high ticket item sales operations. It would serve as well, however, as the location for a motel or two and restaurants to serve the area residents as well as the Interstate traveler.

Available at 2.90 psf = \$1.5 million **PENDING**

11 acres located on the North side of I-10 at Ward Bend and I-10. This property will be the eventual location of new Highway 36 westbound exit and entrance ramps to I-10, according to TxDOT plans for I-10 widening to 6 lanes.

Available at \$2.50 PSF = \$1,200,000

62.5 acre Shopping Center Site on the north side of I-10 on Rexville Road between High School and Highway 36. City utilities available on site. Interstate exit and entrance construction contract awarded November 2015. (according to TxDOT plans) which should result in completion by the end of 2016. 10.53 site under contract to major grocer anchor can be conveyed. Available 'as is' in total as priced herein or in individual tracts from 1 acre up at \$7 to \$15 psf. Area of immediate development activities and next to 16 acre City Park with pool.

Available @ \$3.75 PSF = \$10,200,000

24.4 acres on the south side (eastbound feeder) of I-10 at Beckendorff Road and reached by exiting Beckendorff Road either east or west bound. With over 4300 feet of frontage along both Beckendorff Road and Interstate 10 westbound frontage, this is an awesome commercial tract for multiple uses.

Entire tract @ \$41,000 per ac = \$1,000,000

State Highway Frontage

18.53 acres on the west side of Highway 36 approximately 1 mile north of Highway 2187. This is a great location for many different types of businesses with 520 feet of frontage on Highway 36 and a high and dry location to insure visibility. Property has the additional

benefit of being shaped in such a way to allow for a primary residence out of general view for those people who would love to live where they work. Recently annexed into the City of Sealy making city utilities a possibility for a developer.

Available at **SOLD**

5.00 acres adjoining the above tract with well, septic, electricity, metal building, and office with 520 feet of Highway 36 frontage. Recently annexed into the City of Sealy making city utilities a possibility for a developer.

Available **SOLD**

101.3 acres located on the north side of FM3013 at the intersection of Harrison Road and adjacent to the Wal-Mart Distribution Center and Blencor, a state of the art frozen food processing plant with its' headquarters in Spain. This property is the residual of a 39 acre tract purchased by a South Korean manufacturing firm for the construction of a manufacturing plant to build frame and chassis products for heavy equipment. The property is being offered in tracts of 5+ acres with one 55 acre tract. City utilities are available.

Available at \$20,000 per acre as a single tract = \$2,000,000 Smaller Tracts available as shown below:

Tract	Acres	Price P/A
8	5.400	\$36,900
9	5.000	\$44,900
10	5.600	\$49,900
11	5.300	\$44,900
12	6.100	\$29,900
13	6.100	\$29,900
14	6.100	\$29,900
15	6.100	\$29,900
16	55.300	\$22,900

462 acres on Harrison Road from Rexville Road on the north to FM 3013 on the south. This is a rare shovel ready for development tracts, already having city water, city sewer, and drainage outfall conforming to the city master plan. City roadway master plan calls for the improvement of Rexville Road and Harrison road to paved two lane status. Property is located within five minutes of I-10 via FM3538 and Rexville and after completion of the I-10 ramps and frontage road now in progress, also via Town Park Drive exit to Rexville Road. This is a superb tract for residential development. (This tract includes the 101.3 shown above and the 295 acre tract shown below.

Available at \$13,000 per acre = \$6,000,000

Other Properties

295 acres at the southwest corner of Rexville and Harrison Roads just northeast of the Wal-Mart Distribution Center and within 300 yards of FM 3538. This is one of the few development tracts of its size available with city utilities available, and more importantly, with a drainage outfall solution in place for the entire tract. With Rexville Road and Harrison Road both slated for major improvements according to the City's master roadway plan, this property is within 5 minutes of Interstate 10 with the rural feel of a more isolated property.

Available at \$12,500 PA = \$3,687,500

3.+ acres at the corner of Highway 90W and Kloecker Road near Sealy High School and Sealy Elementary Schools, in the area of new development at FM3538 and Highway 90W / I-10, a 16 acre City Park, the planned \$4 million dollar YMCA facility, and the 62..5 acres being developed as Town Park Center, a grocer anchored retail and professional development, this property is near the epicenter of local growth. A perfect location for retail or professional use with traffic volume guaranteed to grow. Located near an area encompassing the best residential developments in the area, and high density multi-family developments.

Available at 4.00 psf = \$525,000.00

11+ acres on Highway 90W at Selman Drive with access from Highway 90W, Selman Drive, and Town Park Drive. This is a perfect location for that long overdue apartment complex that the area so badly needs. Nears schools, a city park, the planned YMCA facility, and 62.5 acres of retail, professional, and commercial development it is a perfect location for convenience for the residents. Combine that with the fact that it is less than 1.5 miles to the Town Park Drive exit from I-10, and all those Houston / Katy commuters will be two minutes from home when they exit the freeway. This should be an apartment developers dream location for 300+ new class A and B units.

Available at \$3.50 psf = \$1,700,000

9.5 acres Eagle Lake Road near its intersection with Highway 90W. This tract is directly across Highway 90 from Selman Elementary School, and would be a perfect place for a 25 to 30 lot residential subdivision. All city utilities available at the Eagle Lake Road entrance to the property which is blessed with several mature hardwood trees. The location is very convenient to all of the schools and to I-10 in either direction by use of Highway 90W (westbound) or FM 3538 (eastbound). This is a rare find as a location for a city infill residential subdivision.

Available at \$55,000 per acre = \$522,500