



# CORNER OF CHEW RD. & FM 1458

## City of South Frydek, TX

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*Texas is Our Territory*  
**BILL JOHNSON & ASSOCIATES**  
REAL ESTATE

- 99.812 Acres
- Ag-Exempt
- Sealy ISD
- Road Frontage



## Corner of Chew Rd. & FM 1458 | City of South Frydek, TX

Houston growth is rapidly moving West!! The growth along I-10 West from Houston to Katy, Brookshire and Sealy is unbelievable. I-10 is near completion of construction of additional lanes from Houston through Sealy to serve the growth presently being experienced. This 99.812-acre property lies south of I-10 within the boundaries of City of South Frydek. The property is located at the corner of Chew Road and FM 1458, with 1193 feet of frontage on Chew Road and 2664 feet of frontage on FM 1458. The property is encompassed by rapid residential and commercial development. Minerals are available!!!

**This 99.812-acre property offers unlimited investment potential.**







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### LOT OR ACREAGE LISTING

Location of Property:	Sealy *I-10 East* Exit 726 - Right on Chew	Listing #:	141351
Address of Property:	Corner of Chew Road & FM 1458	Road Frontage:	See additional info
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision Restricted:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Lot Size or Dimensions:	99.812
		Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

<b>Number of Acres:</b>	<b>99.8120</b>
<b>Price per Acre (or)</b>	<b>\$30,000.00</b>
<b>Total Listing Price:</b>	<b>\$2,994,360.00</b>
<b>Terms of Sale:</b>	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Sell.-Fin. Terms:	
Down Payment:	
Note Period:	
Interest Rate:	
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Number of Years:	

<b>Property Taxes:</b>	Year:	<b>2022</b>
School:		\$317.80
County:		\$113.62
Cnty ESD		\$8.27
FM Road:		\$21.06
Rd/Brg:		\$21.70
TOTAL:		\$482.45

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>School District:</b>	Sealy
<b>Minerals and Royalty:</b>	
Seller believes	72.640 A/C All M&R *Minerals
to own:	27.214 A/C All M & 1/2 R *Royalty
Seller will	Minerals
Convey:	All minerals owned by the seller Royalty

**Seller will convey all Surface control rights owned.**

<b>Leases Affecting Property:</b>	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	
Lease Expiration Date:	

Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lessee's Name:	Jerry Ondreek
Lease Expiration Date:	31-Dec-23
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<b>Easements Affecting Property:</b>	
Pipeline:	Name(s):
Roadway:	
Electric:	
Telephone:	
Water:	
Other:	Channel Easement

<b>Improvements on Property:</b>	
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Buildings:	
Barns:	Old barns & corral
Others:	
% Wooded:	30%
Type Trees:	Oak, etc.
<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	Partial - Fair
Cross-Fencing:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	
<b>Ponds:</b>	Number of Ponds: None
Sizes:	
<b>Creek(s):</b>	Name(s): None
<b>River(s):</b>	Name(s): None
<b>Water Well(s): How Many?</b>	1 (not in operation)
Year Drilled:	Unknown
Depth:	Unknown
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
<b>Electric Service Provider (Name):</b>	San Bernard
** Electricity on property is disconnected	
<b>Gas Service Provider</b>	None
Private	
<b>Septic System(s): How Many:</b>	None
Year Installed:	
<b>Soil Type:</b>	Clayish loam
<b>Grass Type(s)</b>	Native Grass
<b>Flood Hazard Zone: See Seller's Disclosure or to be</b>	
<b>Nearest Town to Property:</b>	
Incorporated within City of South Frydek	
Driving time from Houston	45 minutes
<b>Items specifically excluded from the sale:</b>	
All of lessee's crops and personal property, all of sellers personal property. With a contract, as a contingency the seller will clear the huisache from property	
Additional Information:	
1193' Chew Road, 2664' Fm 1458	

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