



LAND AND BUILDING FOR SALE \$700,000

30 RED TIP LN/HWY 290 BRENHAM, TX 77833

Looking for small acreage on Hwy 290 for your business? This could be it! 3.013 acres between Brenham and Burton on Hwy 290 in Washington County. Per TXDOT traffic maps, 20,585 car count per day on Hwy 290. Property has 40x60 metal building on slab with electricity, water well and septic.



Red iron frame building on concrete slab with electricity, skylights, 2 overhead doors a 10x10 and a 14x14, and attached 2 sided metal lean to. Seller plans to build out the framed in area with living, kitchenette, full bathroom and upstairs loft. Plans include wiring, on demand water heater, tub/shower, potty and 2 mini splits. Adjoining land available for purchase for additional cost. All personal property to be removed prior to closing.

Susan S. Kiel, Broker

MARKET REALTY, INC.

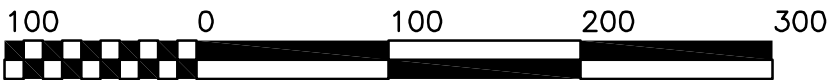
SUSAN CELL 979-251-4078

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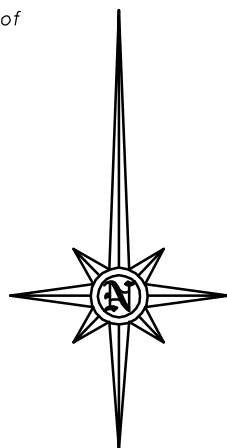


- Boundary
- Natural Gas
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Voltage Unavailable
- Voltage 0 - 99 KV
- Voltage 100 - 161 KV
- Voltage 220 - 287 KV
- Voltage 345 KV
- Voltage 500 KV
- Voltage 735 KV+
- Crude Oil



GRAPHIC SCALE — FEET

Bearings are based on the Texas Coordinate System of 1983—Central Zone as obtained by GPS observations.



SURVEY PLAT OF

7.495 ACRES, 3.000 ACRES AND 3.013 ACRES OF LAND LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE JOHN M. BURTON SURVEY, A-20 AND THE ALEX BAILEY SURVEY, A-11, BEING PART OF THE SAME LAND DESCRIBED AS 13.507 ACRES IN A DEED FROM SID STEINER AND WIFE, JAMIE STEINER TO JOHN C. TEUFEL AND WIFE, JESSICA L. TEUFEL, DATED JULY 6, 2006, RECORDED IN VOLUME 1209, PAGE 174, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

7.495 ACRES

JOHN M. BURTON
SURVEY, A-20
WASHINGTON COUNTY, TEXAS

3.000 ACRES

ALEX BAILEY
SURVEY, A-11
WASHINGTON COUNTY, TEXAS

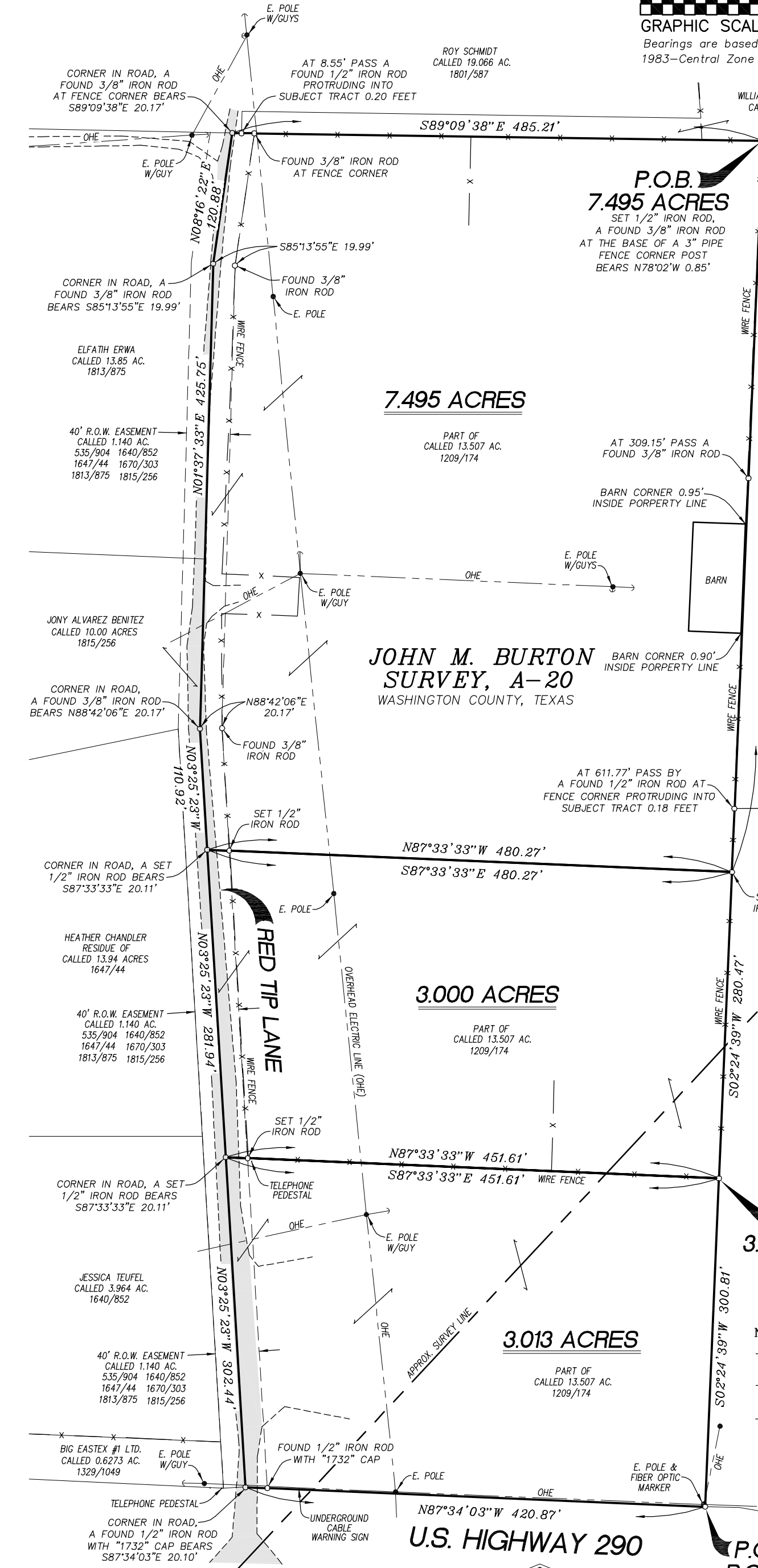
P.O.B.
3.000 ACRES
SET 1/2" IRON ROD

3.013 ACRES

P.O.B. 3.013 ACRES
P.O.C. 3.000 ACRES
FOUND 3/8" IRON ROD

NOTES:

- Reference is hereby made to separate descriptions of the subject tracts.
- Iron rods set are fitted with plastic cap stamped stamped Lampe Surveying.
- Surveyor did not abstract the property. This survey was performed without the benefit of a title report or abstract of title and is subject to conditions, additions or deletions that a current title report or abstract may disclose.



I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this the 26th day of June, 2023.

Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc



LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700
W.O. 3966 3966S1.DWG 3966TEUFEL.CGC



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.

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Susan S. Kiel	558624	burton@marketrealty.com	(979)251-4078
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Susan Kiel

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

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