



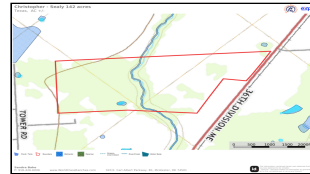
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

**130 Acres Commercial Hwy 36, Sealy, TX**

**\$4,550,000.00**



These 130 acres of prime commercial real estate is sited on Highway 36 just south of Sealy, Texas, is approximately 30 miles west of Houston city limits, and ready for further development. The property is a mixture of forested and open areas with approximately 930 feet of Highway 36 frontage. The 24'X58' office building includes the office, two large handicap accessible bathrooms, and a storage room. It has central heat and air, and windows that provide an abundance of natural light. The 40'X80' pavilion can accommodate a large area for special event gatherings or golf cart parking. The roof has spray foam insulation covered with metal for comfort and aesthetics. Over 110 Oak Trees have been planted and are under irrigation. These trees provide both shade and a beautiful park-like ambience. Equipment can be stored and maintained in the 40'X60' shop with a 25'X60' side shed. 220 electric is in the shop. There is also an additional 30'X50' shop, and a 40'X60' equipment shed. In addition, there are two large, gravel parking lots. Water is supplied by a well. A retention pond overflow feeds into the creek. According to the US Census Bureau the estimated population of Austin County and the six adjoining counties is in excess of 1,182,000. The adjoining 12 acres, more or less, is also available for purchase. It features a boat and RV storage facility. Three buildings are currently in place and there is room for an additional six. Call Sandy

## Property Highlights

**Price Per Acre:** 35,000.00

**Acreage:** 130 Acres

**Location:** 1 hr. from  
downtown Houston, TX

**Closest Town:** Sealy

**Access:** Highway 36

**Taxes:** \$14,864.74/year

**Topography:** flat to very  
gently rolling

**Improvements:** Office,  
shops, pavilion, parking lots,

**Water:** Well Water

**Utilities:** Electricity, well  
water, aerobic septic system

**Development Potential**  
Tremendous development  
potential

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