

FOR SALE Approx. 40 Acres Hwy 21

NORTH ZULCH, TEXAS 77872

For more information, please contact:

John R. Clark 979.268.6840 john@clarkisenhour.com



PROPERTY DESCRIPTION

- Approx. 40 Acres , fronting SH-21 (Subject to new survey).
- 15 Miles West of I-45, 23 Miles East of SH- 6.
- The Southern Boundary will be the North ROW line of the proposed Hwy 21 South Loop.
- North Zulch Municipal Utility District water & sewer available
- Nice level land. Multiple potential uses: Commercial, Homesite-Ranch, Subdivision.
- Any contract subject to Court Approval.

FOR SALE: \$995,000 (\$24,875/Acre)

Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com



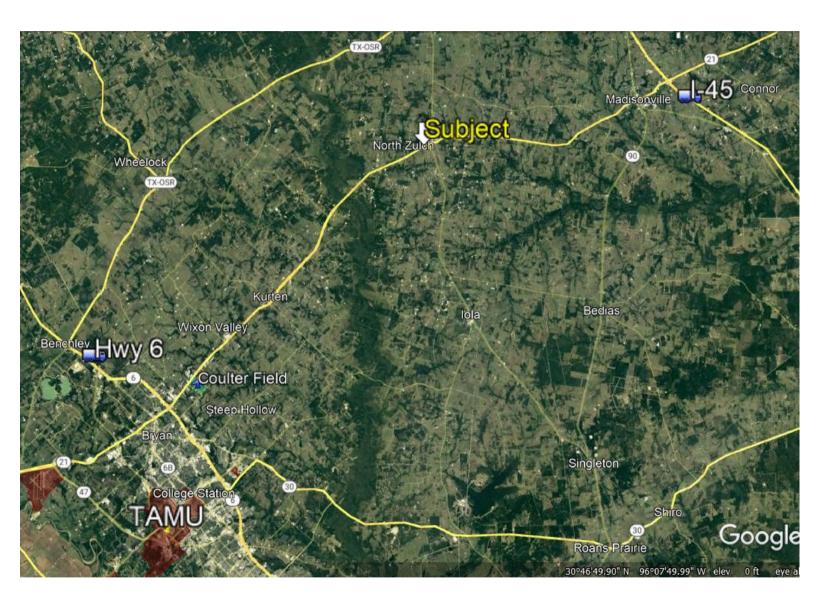


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PROPOSED TX-DOT PLAN





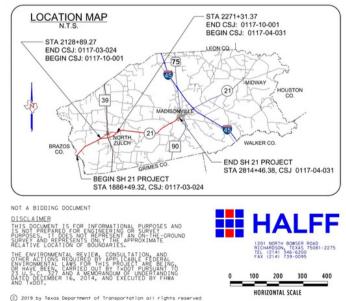
SH 21 WEST MADISON COUNTY WIDENING THURSDAY, 6/06/2019, NORTH ZULCH HIGH SCHOOL OPEN HOUSE: 4:30-6:00 P.M. PUBIC HEARING 6:00 P.M.

SH 21 FROM BRAZOS/MADISON COUNTY LINE TO MARTIN LUTHER KING, JR. STREET MADISON COUNTY, TEXAS CSJs: 0117-03-024, 0117-10-001, 0117-04-031

ROLL 2 OF 6

PROJECT LENGTH:	17.50 MILES
FUNCTIONAL CLASSIFICATION:	RURAL HIGHWAY
AVERAGE	9,500 (2020)
DAILY TRAFFIC:	12,900 (2040)
DESIGN	SPEED
SH 21 MAIN LANES:	70 MPH
SH 21 LOOP RAMPS:	25 MPH
BUSINESS SH 21	50 MPH
FM 39:	60 MPH
FM 2865,FM 1372, FM 1452:	40 MPH
CROSS ROADS:	30 MPH





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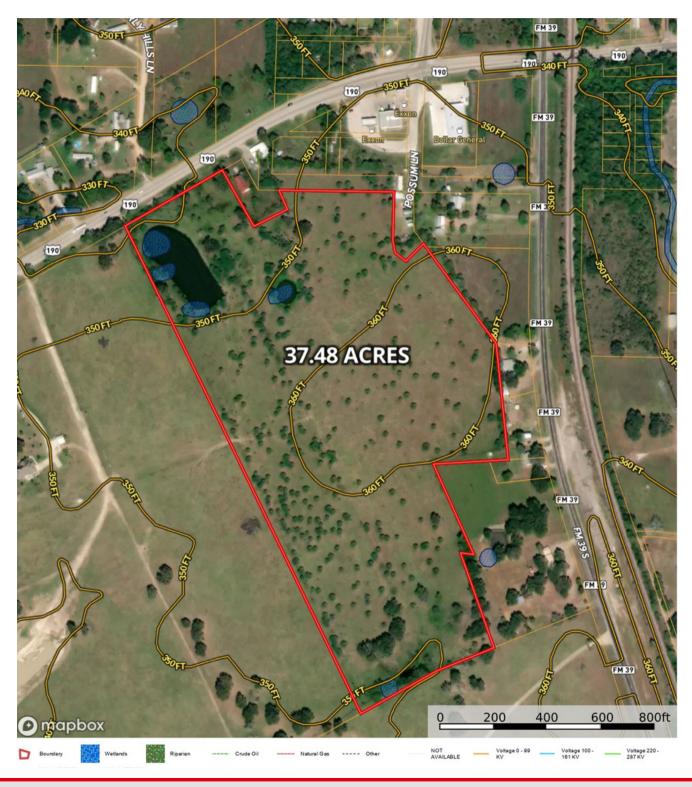


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(=)	Information Abou	t Brokerage Services	
EDWA KOUSHD TO:	as law requires all real estate licent	sees to give the following information abo buyers, tenants, sellers and landlords.	but
TYPES OF REAL ESTATE			
 A BROKER is respons A SALES AGENT must 	ible for all brokerage activities, including a t be sponsored by a broker and works wit	cts performed by sales agents sponsored by the h clients on behalf of the broker.	e broker.
A BROKER'S MINIMUM DI	JTIES REQUIRED BY LAW (A client is t	he person or party that the broker represents	5):
 Inform the client of any 	client above all others, including the broke material information about the property or	r's own interests;	
 Answer the client's que 	stions and present any offer to or counter-	offer from the client; and	
 Treat all parties to a real 	al estate transaction honestly and fairly.		
	REPRESENT A PARTY IN A REAL EST		
above and must inform f	to sell or property management agree	omes the property owner's agent through an a ement. An owner's agent must perform the about the property or transaction known agent.	broker's minimum duties
AS AGENT FOR BUYERA	ENANT: The broker becomes the buye	r/tenant's agent by agreeing to represent the	buyer, usually through a
material information about seller's agent.	the property or transaction known by the	he broker's minimum duties above and must be agent, including information disclosed to the	inform the buyer of any ne agent by the seller or
AS AGENT FOR BOTH -	INTERMEDIARY: To act as an interr	nediary between the parties the broker mus	t first obtain the water
agreement of each party t	o the transaction. The written agreeme	int must state who will pay the broker and	in conspicuous hold or
underlined print, set forth the	broker's obligations as an intermediary. A	broker who acts as an intermediary:	
 Must treat all parties to May, with the parties! 	the transaction impartially and fairly;	cense holder associated with the broker to	
way, with the parties	written consent, appoint a different li	cense nolder associated with the broker to	anah marks /ausars and
buyer) to communicate	with, provide opinions and advice to and	any out the instructions of each party to the ter	each party (owner and
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