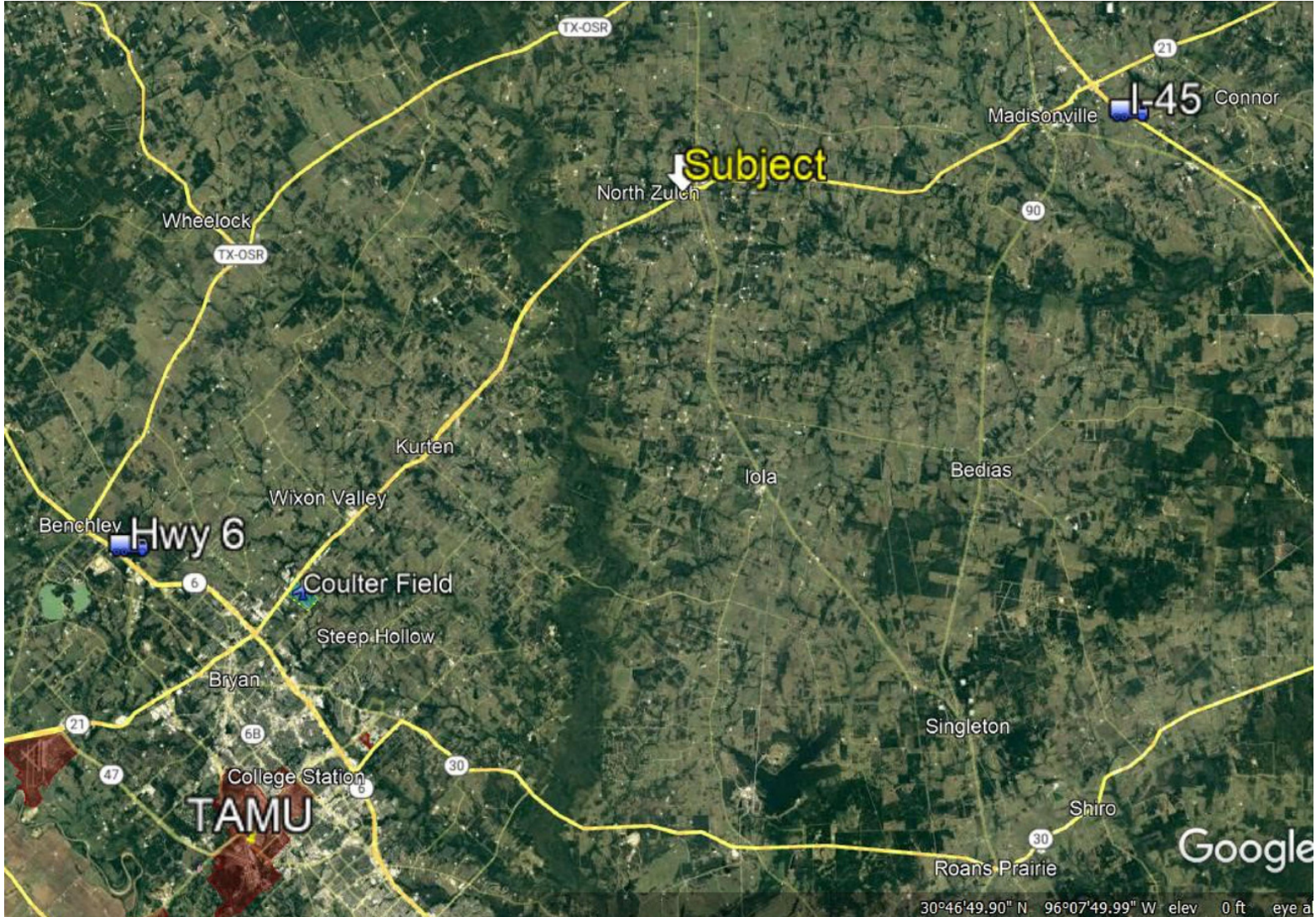


PROPERTY DESCRIPTION

- 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)

AERIAL





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

PROPOSED TX-DOT PLAN



TEXAS DEPARTMENT OF TRANSPORTATION[®]

BRYAN DISTRICT

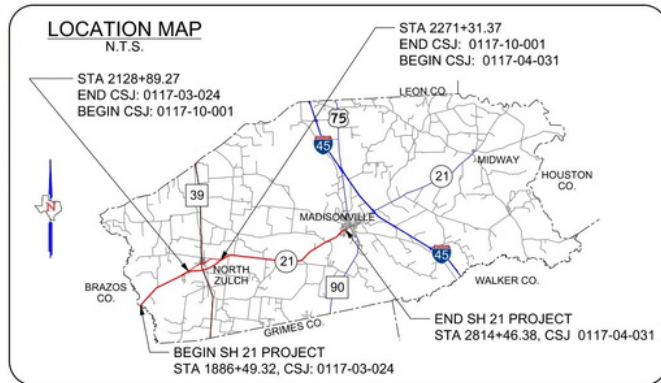
LANCE W. SIMMONS, P.E., DISTRICT ENGINEER

SH 21 WEST MADISON COUNTY WIDENING
THURSDAY, 6/06/2019, NORTH ZULCH HIGH SCHOOL
OPEN HOUSE: 4:30-6:00 P.M.
PUBLIC 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 DAILY TRAFFIC:	9,500 (2020) 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



NOT A BIDDING DOCUMENT

DISCLAIMER

THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES AND IS NOT PREPARED FOR ENGINEERING OR SURVEY PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF BOUNDARIES.

THE ENVIRONMENTAL REVIEW, CONSULTATION, AND OTHER ACTIONS REQUIRED BY APPLICABLE FEDERAL ENVIRONMENTAL LAWS FOR THIS PROJECT ARE BEING, OR HAVE BEEN, CARRIED OUT BY TXDOT PURSUANT TO 23 CFR 171.177 AND A MEMORANDUM OF UNDERSTANDING DATED DECEMBER 16, 2014, AND EXECUTED BY FHWA AND TXDOT.



1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TEL (214) 346-6200
FAX (214) 739-0095



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MAP





Information About Brokerage Services

11/2/2015

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.

CLARK ISENHOUR REAL ESTATE SERVICES, LLC	8999919	INFO@CLARKISENHOUR.COM	(979)268-6840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JOHN R CLARK	358293	JOHN@CLARKISENHOUR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801
Ryan Lovett

Phone: (979)268-6840 Fax:
www.ziplogix.com

IABS 1-0 Date
IABS