±130 Acres For Sale

7311 Highway 36, Sealy, TX 77474

Transwestern

Click to View on Google Maps

Bobbie Bozarth

LIC: #447440
C: (281) 413-5682
O: (713) 272-1221
bobbie.bozarth@transwestern.com

Ashley Byrd

LIC: #580537
C: (713) 502-3741
O: (713) 490-3785
ashley.byrd@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. © **2026 Transwestern.**

Property Overview

Investment Highlights

- Flexible use potential for commercial, industrial, recreational, or mixed-use development
- No Restrictions
- Over 930 feet of frontage with potential for 2,000+ feet with combined 12 acres
- Additional RV and boat storage income opportunity
- Currently Ag. Exempt

Traffic Count

Collection Street	Traffic Volume	Distance
FM 3013 S	19,593	2.8 miles
Gebhardt Rd SE	17,389	3 miles
Gebhardt Rd SW	3,013	3 miles
TX 36 S	8,295	3.9 miles
Meyer Street S	22,240	4 miles
FM 3013 SE	2,581	5 miles

Improvements

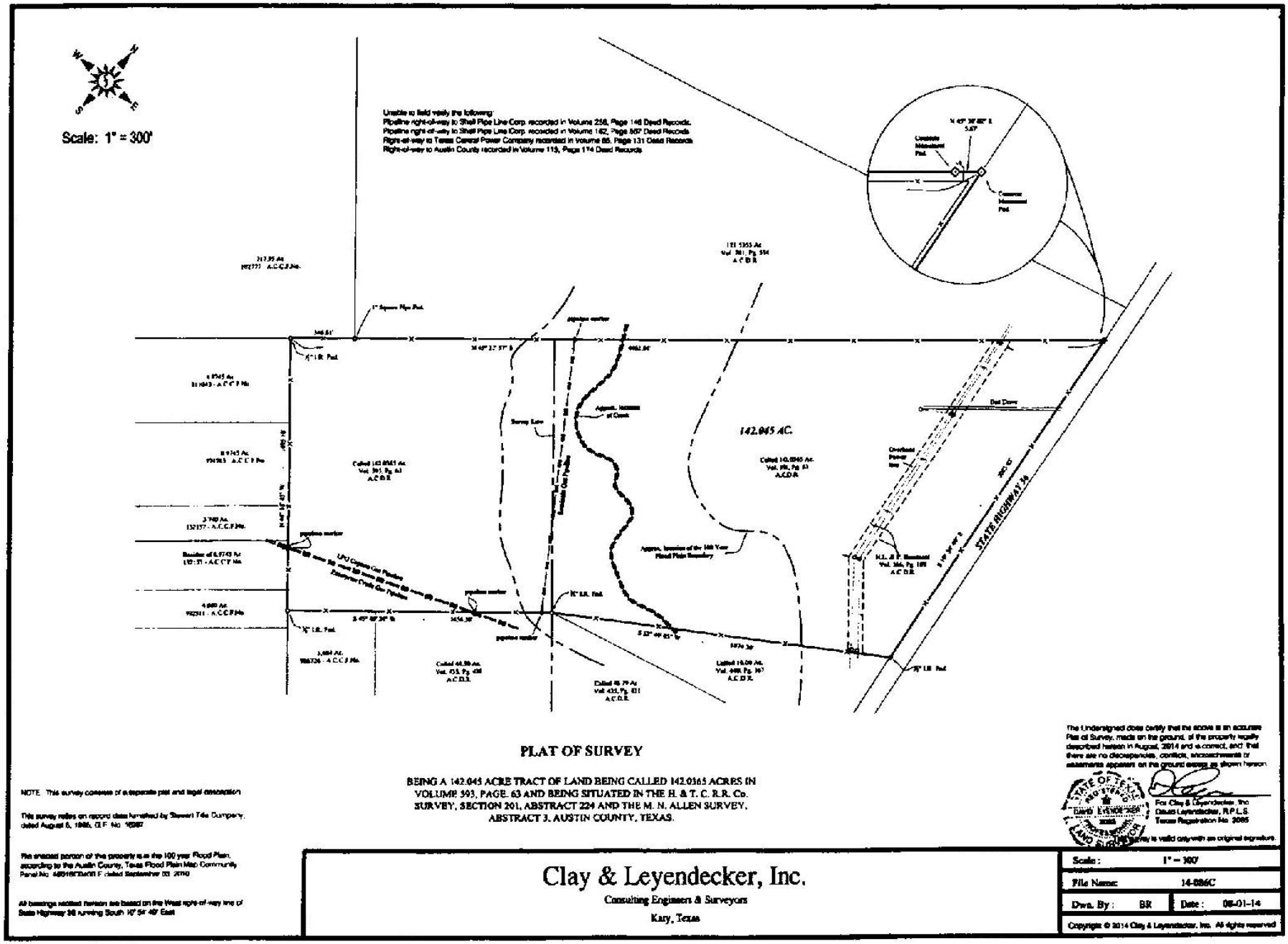
- 24'x58' office building
- 40'x60' equipment storage shed
- 40'x60' shop building
- 30'x40' shop building
- 25'x60' attached side shed
- 50'x80' covered pavilion
- 800 Amp service
- 3-Stall horse barn
- 110+ oak trees planted throughout the property
- Creek and overflow pond
- Roads throughout/fenced
- Security cameras
- On Site: Private Well

PRICE/ACRE - CALL BROKER FOR PRICING

Bobbie Bozarth
LIC: #447440
C: (281) 413-5682
O: (713) 272-1221
bobbie.bozarth@transwestern.com

Ashley Byrd
LIC: #580537
C: (713) 502-3741
O: (713) 490-3785
ashley.byrd@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. © **2026 Transwestern.**



Bobbie Bozarth
LIC: #447440
C: (281) 413-5682
O: (713) 272-1221
bobbie.bozarth@transwestern.com

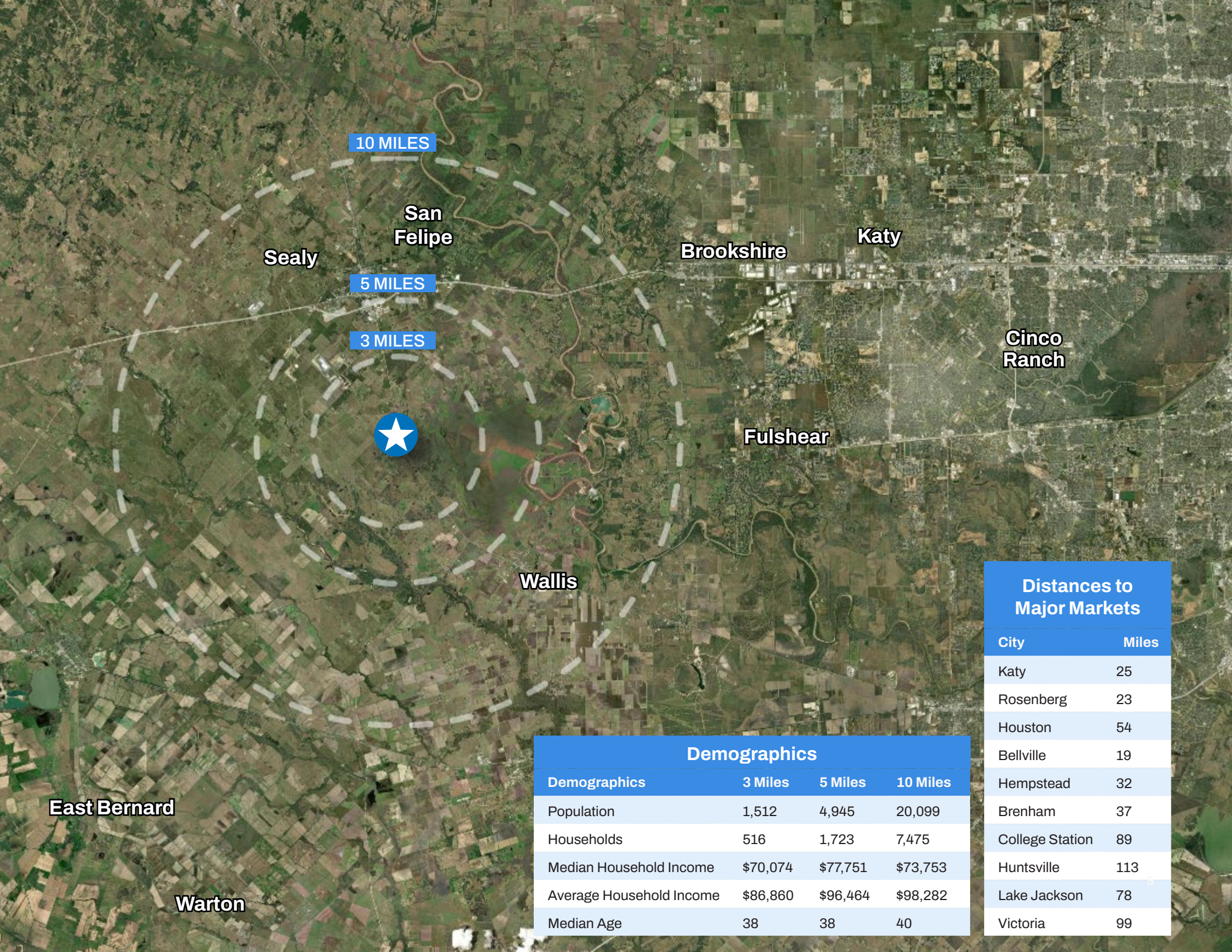
Ashley Byrd
LIC: #580537
C: (713) 502-3741
O: (713) 490-3785
ashley.byrd@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. © **2026 Transwestern.**

Bobbie Bozarth
LIC: #447440
C: (281) 413-5682
O: (713) 272-1221
bobbie.bozarth@transwestern.com

Ashley Byrd
LIC: #580537
C: (713) 502-3741
O: (713) 490-3785
ashley.byrd@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. © **2026 Transwestern.**



Demographics

Demographics	3 Miles	5 Miles	10 Miles
Population	1,512	4,945	20,099
Households	516	1,723	7,475
Median Household Income	$70,074	$77,751	$73,753
Average Household Income	$86,860	$96,464	$98,282
Median Age	38	38	40

Distances to Major Markets

City	Miles
Katy	25
Rosenberg	23
Houston	54
Bellville	19
Hempstead	32
Brenham	37
College Station	89
Huntsville	113
Lake Jackson	78
Victoria	99

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Transwestern	466196	clint.bawcom@transwestern.com	713-270-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-3365
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Bobbie Bozarth	447440	bobbie.bozarth@transwestern.com	713-272-1221
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials | Date