



INTEGRA INVESTMENTS
Commercial Real Estate

OFFERING MEMORANDUM

20.013± Acre Land Opportunity

2368 Old Columbus Rd N, Sealy, TX 77474



ASKING PRICE: | \$1,500,000.00

Prepared by **Rita Patel**

Integra Real Estate Investments

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CONFIDENTIAL OFFERING MEMORANDUM

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only to assist prospective purchasers in evaluating the property located at **2368 Old Columbus Rd N, Sealy, TX 77474**. All information should be independently verified by prospective purchasers and their advisors, including but not limited to acreage, boundaries, zoning, utilities, floodplain, restrictions, taxes, access, surveys, title matters, environmental conditions, and development feasibility.

No representation or warranty is made as to the completeness or accuracy of the information contained herein. Seller and Broker reserve the right to withdraw, modify, or reject any offer at any time without notice.

OFFERING SNAPSHOT

Property	2368 Old Columbus Rd N, Sealy, TX 77474
Land Size	20.013± acres / 871,636± SF per publicly available property data
County	Austin County, Texas
Existing Improvements	Residence reported at approximately 2,686 SF with 3 bedrooms / 3 baths per public property data
Current Use	Country home / acreage
Best-Fit Buyer Profiles	Developer, investor, owner-user, estate buyer, agricultural / ranch user, or land-banking investor
Access	Old Columbus Rd N; near the Sealy market and north of Interstate 10
Offering Price	\$1,500,000.00
Zoning / Restrictions	Buyer to verify with City / County and title documents
Utilities	Buyer to verify availability, capacity, location, and connection costs
Floodplain / Drainage	Buyer to verify using current survey, FEMA maps, and engineering review

EXECUTIVE SUMMARY

Integra Investments Commercial Real Estate is pleased to present a 20.013± acre land opportunity in Sealy, Texas, positioned for a range of potential uses subject to buyer due diligence and governmental approvals. The property offers meaningful land area, existing residential improvements, and a quiet acreage setting while remaining proximate to Sealy’s growth corridor and regional access routes.

The site may appeal to buyers seeking a private estate, long-term land hold, agricultural or ranch use, or future development opportunity. With Sealy continuing to attract residential, retail, manufacturing, hospitality, and healthcare growth, this property offers a compelling position in a market benefiting from regional expansion.

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

The property consists of approximately 20.013 acres located at 2368 Old Columbus Rd N in Sealy, Austin County, Texas. Public listing data describes the property as a country acreage tract with mature oak trees, a driveway approach, and an existing residence. The land size and setting create flexibility for a future owner, whether the intended use is private residential acreage, investment hold, or potential redevelopment subject to verification.

KEY PROPERTY HIGHLIGHTS

- 20.013± acres in the Sealy market area.
- Existing home improvements may provide interim use, rental potential, or owner occupancy while evaluating future plans.
- Quiet acreage setting with mature trees and ranch / country appeal.
- Located in Austin County, a growing western Houston-area market.
- Near Sealy’s local employment base, retail services, and regional transportation corridors.
- Potential for a variety of uses subject to zoning, restrictions, utilities, access, floodplain, and development approvals.

POTENTIAL USES - SUBJECT TO DUE DILIGENCE

Use Category	Potential Buyer / Strategy
Private Estate / Homestead	Buyer seeking acreage living near Sealy with existing improvements.
Land Banking	Investor seeking long-term hold in a growth market.
Ranch / Agricultural Use	Owner seeking pasture, hobby ranch, livestock, or rural lifestyle use, subject to restrictions.
Small Residential Development	Potential future subdivision / residential concept, subject to all approvals.
Commercial / Flex / Yard Use	Possible owner-user or service-related land use, subject to location, access, and entitlements.

LOCATION OVERVIEW

Sealy is located in Austin County west of the Houston metro area and benefits from access to Interstate 10 and a regional economic base supported by residential growth, manufacturing, retail, healthcare, hospitality, and local services. The location provides a balance of rural acreage appeal and access to nearby employment and commerce.

REGIONAL DRIVERS

- Sealy Economic Development Corporation reports growth areas including housing, retail, manufacturing, hospitality, and healthcare.
- Sealy’s local economic development efforts focus on business growth, job creation, and quality-of-life improvements.
- The property’s position near I-10 provides regional connectivity for buyers evaluating long-term investment or development potential.



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MAPS, AERIALS & PHOTO GALLERY

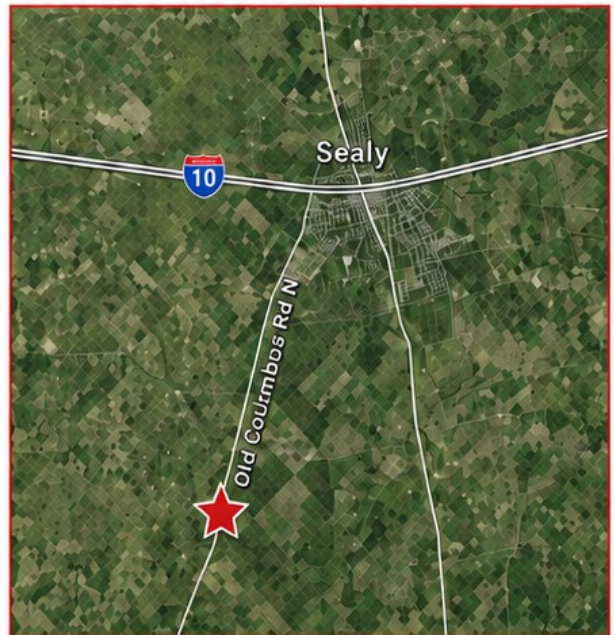
20.013± Acre Land Opportunity

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◆ PROPERTY AERIAL WITH BOUNDARY



◆ LOCATION / ACCESS MAP



◆ AERIAL OVERVIEW



◆ EXISTING RESIDENCE



◆ SITE / LAND VIEW



◆ **EXCLUSIVELY OFFERED BY:** | **Rita Patel** *Broker / Principal*

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OFFERING TERMS

Offering Structure	Fee simple sale, subject to seller approval and final contract terms.
Asking Price	\$1,500,000.00
Earnest Money	To be negotiated
Inspection Period	To be negotiated
Closing Timeline	To be negotiated
Survey	Buyer to verify availability of existing survey or obtain new survey
Title	Buyer to review title commitment, exceptions, easements, restrictions, and mineral reservations, if any

BUYER DUE DILIGENCE CHECKLIST

- Confirm acreage, legal description, boundaries, and access through a current survey.
- Verify zoning, ETJ status, deed restrictions, subdivision restrictions, and permitted uses.
- Review utilities including water, septic / sewer, electric, gas, broadband, and required extensions.
- Evaluate floodplain, drainage, wetlands, detention, and environmental conditions.
- Confirm school district, taxes, exemptions, agricultural valuation, and rollback tax exposure if applicable.
- Review driveway / road access, traffic, fire access, and any TxDOT / county requirements.
- Obtain engineering, planning, and legal review for any proposed development concept.

INVESTMENT HIGHLIGHTS

WHY THIS OFFERING IS COMPELLING

- Scale: 20± acres provides flexibility that is increasingly difficult to find near growing regional markets.
- Optionality: Existing improvements may support owner occupancy, rental potential, or owner use while future plans are evaluated.
- Location: Sealy benefits from I-10 connectivity and a growing local business environment.
- Lifestyle + Investment: The property offers both country acreage appeal and potential long-term investment value.
- Buyer Pool: Suitable for private estate buyers, builders, investors, owner-users, and long-hold land buyers.

MARKETING POSITIONING

SUGGESTED BUYER POSITIONING

This property should be marketed as a flexible acreage opportunity rather than a single-use asset. The OM should invite buyers to evaluate their own plans while highlighting location, scale, current improvements, and Sealy's growth trajectory. Development language should remain carefully qualified until zoning, utilities, restrictions, and feasibility are confirmed.

SUGGESTED MLS / PUBLIC LISTING SUMMARY

Prime 20.013± acre land opportunity in Sealy, TX. Located at 2368 Old Columbus Rd N, this acreage property offers an existing residence, mature trees, and a peaceful country setting with convenient access to the growing Sealy market and regional corridors. Ideal for private estate, ranch use, land banking, or future development potential subject to buyer due diligence. Buyer to verify zoning, restrictions, utilities, floodplain, access, and development feasibility.

BROKER CONTACT

EXCLUSIVELY OFFERED BY

Rita Patel

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SOURCE NOTES

- Property size, residence size, bedroom / bathroom count, county, subdivision, and public property details should be independently verified by buyer through appraisal district records, survey, title, and inspections.
- Market and economic development statements are based on public information available as of June 2026 and should be independently verified before purchase decisions are made.
- All development, zoning, utilities, restrictions, floodplain, and entitlement statements are placeholders and must be verified before publication or distribution.
- Aerial and boundary visuals are for marketing presentation only and are not a substitute for a survey or title review.