

# FOR SALE | INDUSTRIAL LAND

233 Kersten Road | Sealy, Texas

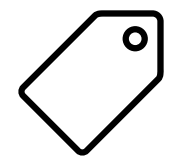
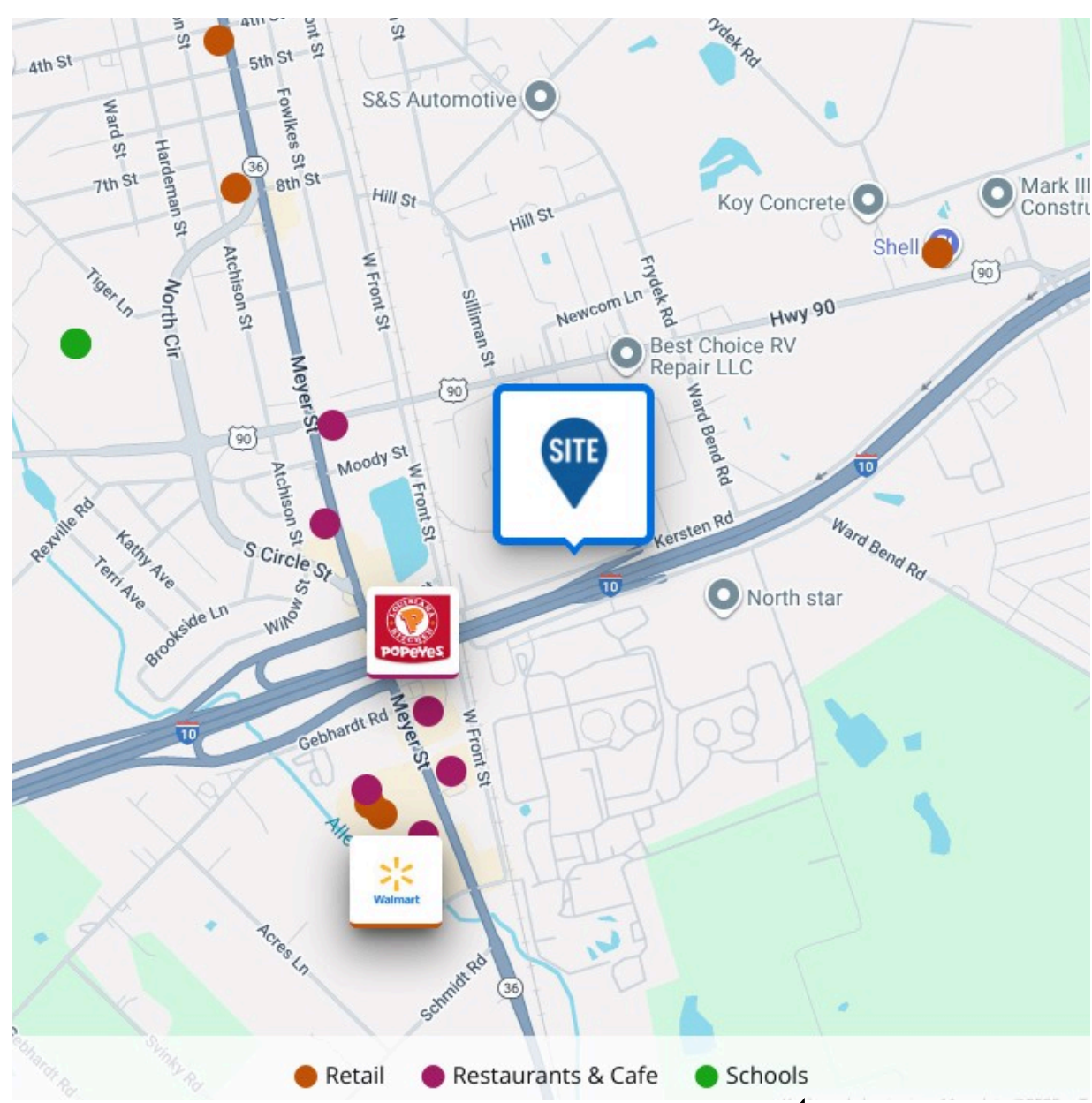
**APG**

**ARETE**  
PROPERTY GROUP



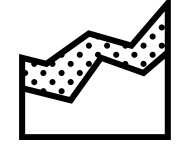
# PROPERTY HIGHLIGHTS

- Rail Access Confirmed via BNSF
- I-10 Corridor Industrial Land
- 1,500 Feet of I-10 Frontage
- Easy Access to I-10 and Highway 36
- No Zoning
- All City Utilities On-Site
- 56,000 VPD via TXDOT
- Fire-Flow Capacity Confirmed



PRICE/SF

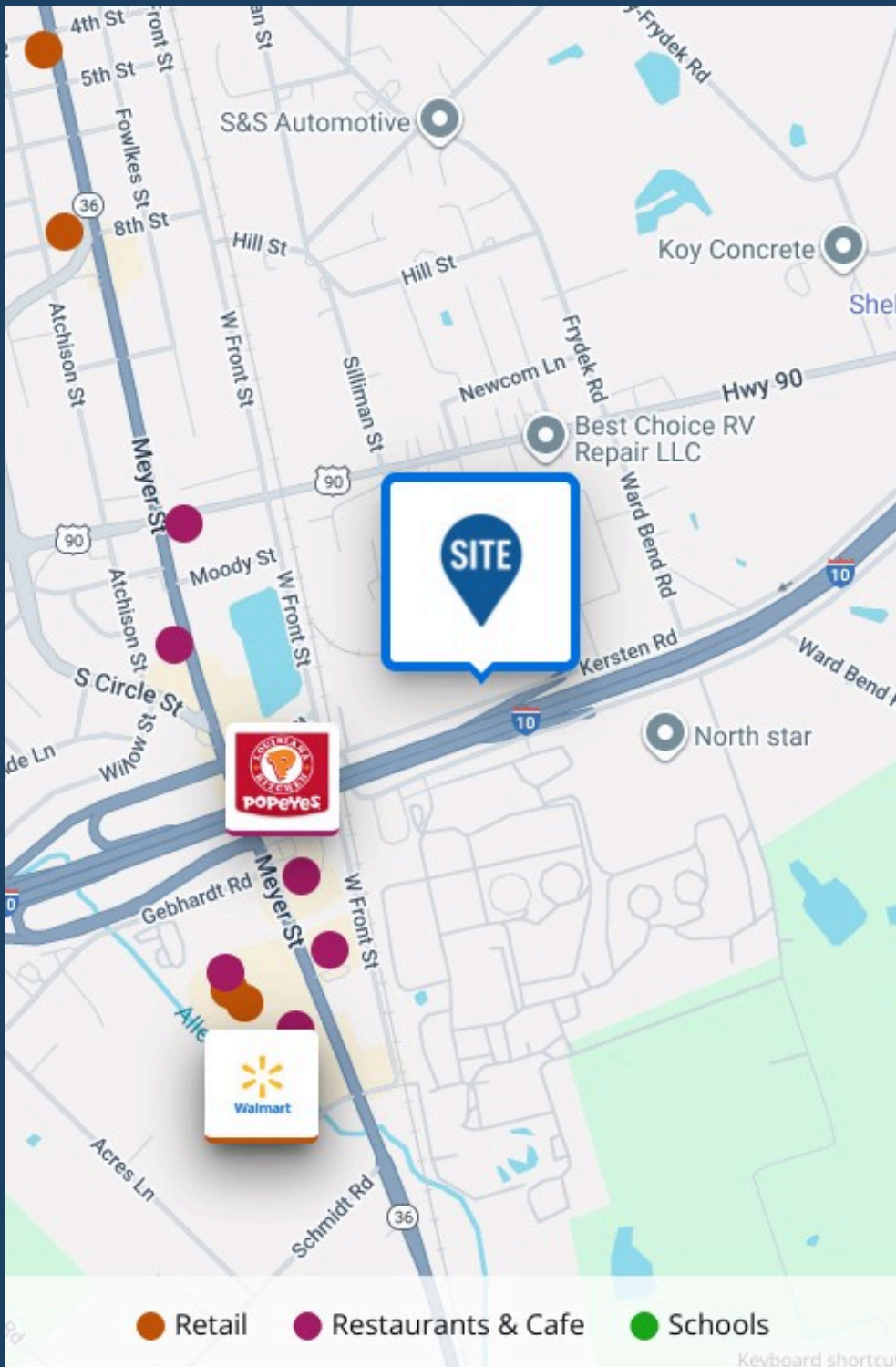
**\$12/ft | \$8,250,000**



SITE SIZE

**687,377 sqft**





## PROPERTY SUMMARY

**County:** Austin

**Address:** 233 Kersten Rd, Sealy, TX 77474

**Price:** \$12/ft | \$8.250.000

**Total Land Size:** 687,377 sqft

**Current Zoning:** N/A

**Highest & Best Use:** Industrial, Mixed Use

**Utilities:** All City Utilities Available

**Traffic Count:** 56,107 VPD via TXDOT



# Aerial View



-  Rail Road Crossing
-  Cell Tower
-  Boundary

# Sealy, TX



AUSTIN  
COUNTY  
POPULATION **33,431**



**Blinn Junior College**  
Home to over 18,000 Students

**Direct I-10 Access**  
35 Miles to Houston/100 to Austin

## Sealy, TX, 77474

Sealy is strategically located within the coveted Texas Triangle Region which contains the state's five largest cities and the majority of its population. The Triangle Region is formed by the state's main urban centers, Austin, Dallas, Houston, and San Antonio, TX. Sealy is the economic hub and largest city in Austin County, located directly on Interstate 10 and State Highway 36. Sealy is the original location of Sealy Mattress Firm and gives easy, direct access to I-10 in either direction.

### Population

#### 3 MILES

12,613

2030 Projection

13,384

#### 5 MILES

21,746

2030 Projection

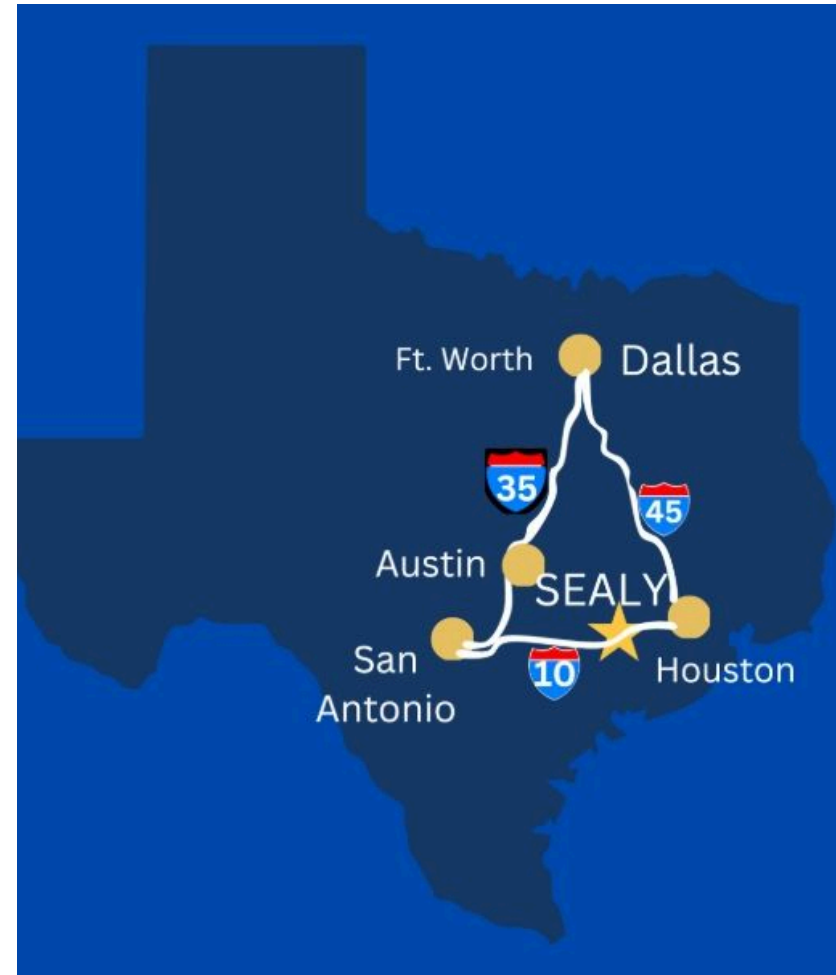
22,850

#### 7 MILES

68,982

2030 Projection

78,190



# WHY TEXAS?

**#1** Fastest Growing Economy  
In the United States



8th Largest GDP in the  
\$2.769T in 2024



**POPULATION**  
**32,451,000**

80% of the Texas Population lives within the Texas Triangle

**1<sup>ST</sup>** For Job Growth  
In the United States



**Largest Medical  
Center in the  
United States**

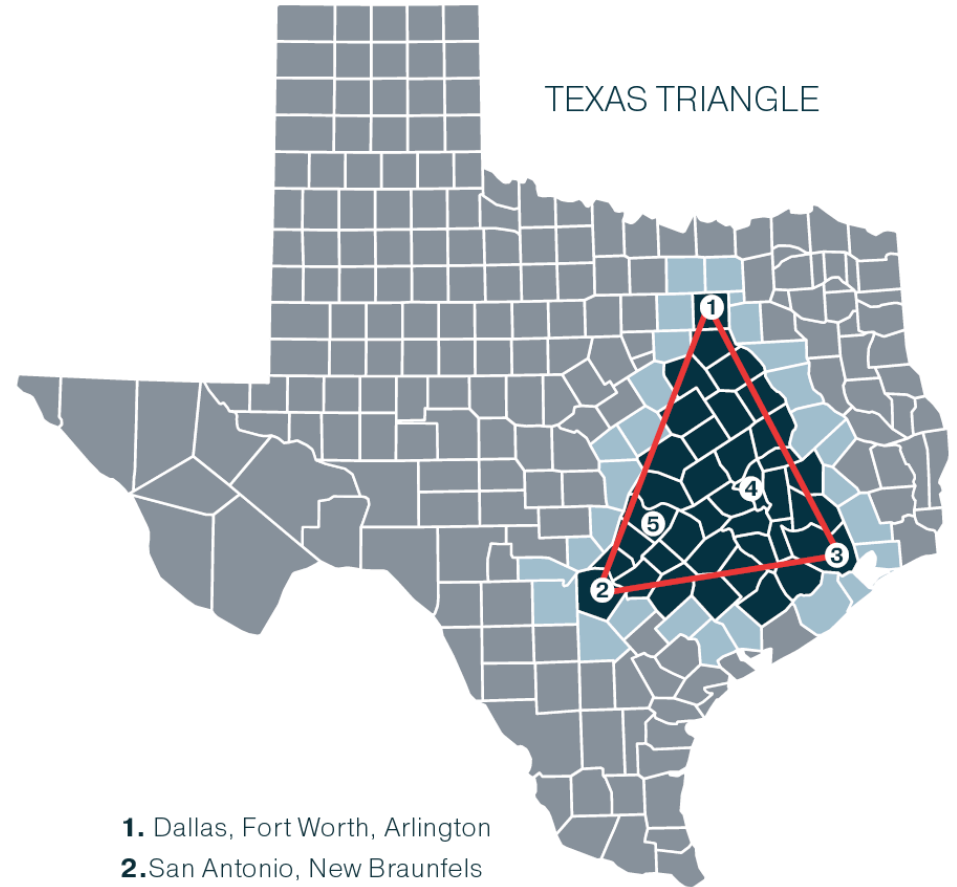
**54** Fortune 500 Companies  
Headquartered in TX



**~ 16M People  
in the TX  
Labor  
Workforce**



**No State Income Tax**



TEXAS TRIANGLE

1. Dallas, Fort Worth, Arlington
2. San Antonio, New Braunfels
3. Houston, Sugar Land, Baytown
4. College Station
5. Austin, Round Rock, San Marcos



**ARETE**  
PROPERTY GROUP

FOR MORE INFORMATION ABOUT THIS PROPERTY OR ARETE PROPERTY GROUP'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### 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. **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:
  - 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.

|   |               |                                      |                      |
|---|---------------|--------------------------------------|----------------------|
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| <u>Karen E Richards</u>   | <u>622946</u> | <u>tx.broker@exp Realty.com</u>      | <u>(818)519-7431</u> |
| Designated Broker of Firm   | License No.   | Email                                | Phone                |
| <u>Karen E Richards</u>   | <u>622946</u> | <u>karen.richards@exp Realty.com</u> | <u>(888)519-7431</u> |
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| 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](http://www.trec.texas.gov)