

80 Acres

AVAILABLE

FM 2620

BEDIAS, TX 77831

INSIGHT.KNOWLEDGE.EXPERTISE

PROPERTY HIGHLIGHTS

- Property Consists of 80 Acres of land in Bédias, Texas.
- North of SH 30, on FM 2620 west side of Highway
- Current use is open rural land with Agricultural Exemption
- Road Frontage - Approximately 1400 ff on SH 2620
- Distance to Huntsville via SH 30 W: 20.5 Miles ; Distance to College Station via SH 30 E: 32.8 Miles;

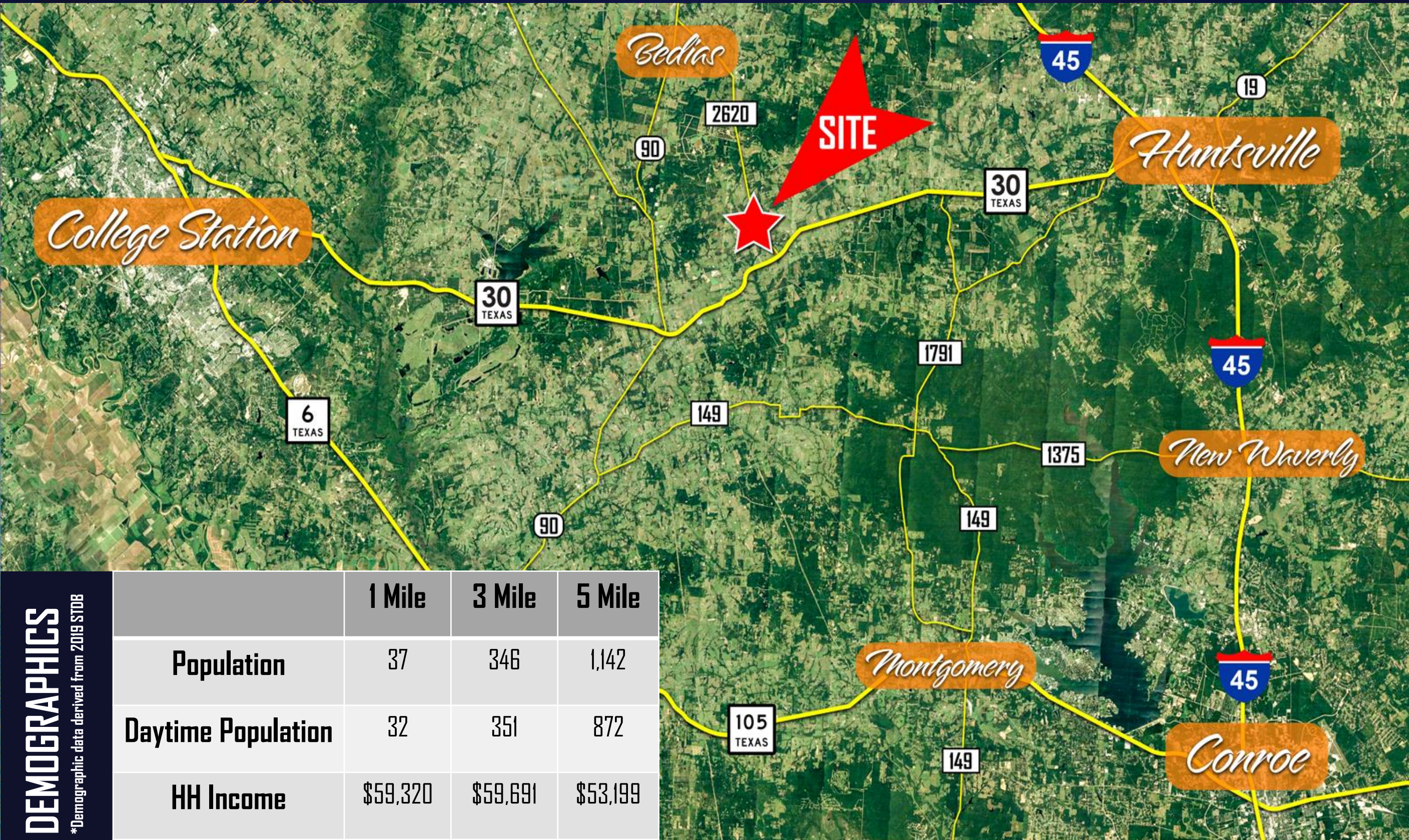


FOR MORE INFORMATION CONTACT:

DIANA GAINES | JEFF BEARD, CCIM

10077 GROGAN'S MILL RD | SUITE 135 | THE WOODLANDS, TX 77380 | 281.367.2220 | JBEARDCOMPANY.COM

Property Location



DEMOGRAPHICS

*Demographic data derived from 2019 ST08

The subject property lies outside of the 500 year floodplain per Walker County FEMA Floodplain maps.



HUNTSVILLE RETAIL DEVELOPMENT

21.2 Miles to Site

INTERSTATE 45

30 TEXAS

45

Walmart

chili's, **Payless**, **Little Caesars**, **SNAP FITNESS 24-7**, **STARBUCKS COFFEE**, **DOUBLEDAVE'S PIZZAWORKS**, **WING STOP**, **ALDI**, **SHIPLEY DO-NUTS**, **BURGER KING**, **BOOT BARN**, **SUBWAY**, **IHOP**, **Office DEPOT**, **HOBBY LOBBY**, **Kroger**, **Academy SPORTS+OUTDOORS**, **FIREHOUSE SUBS**, **TARGET**, **ROSS DRESS FOR LESS**, **Sears**, **TACO CABANA**, **PANDA EXPRESS**, **petco**, **Olive Garden**, **Hampton by HILTON**, **Marshall's**, **SPEC'S TEXAS SUPERSTORE WINES-SPIRITS FINER FOODS**, **CHIPOTLE MEXICAN GRILL**, **CANES CHICKEN FINGERS**, **FIVE GUYS**, **SPECS**, **BUFFALO WILD WINGS**, **TRACTOR SUPPLY CO**, **THE HOME DEPOT**, **LAQUINTA INN & SUITES**, **POPEYES**, **PROSPERITY BANK**, **CAVENDER'S BOOT CITY**, **WALMART**, **CVS pharmacy**, **McDonald's**, **6**, **Brookshire Brothers**, **Schlottzsky's BAKERY CAFE**, **WHATABURGER**, **SONIC America's Drive-In**, **PHI 6**, **Mama Guanitas**, **Chick-fil-A**, **Sam Houston State University**



▶ HUNTSVILLE MARKET HIGHLIGHTS

Huntsville's community and business leadership recognize that the community lies directly in the path of growth—bringing with it both great opportunities and challenges. Future expansions in business and housing are the obvious opportunities. In addition, the projected growth in the size of SHSU's student body will continue to present opportunities, as well as challenges. Protecting the community's quality of life, promoting the prosperity of its citizens, and diversifying the tax base will be Huntsville's greatest challenges in the coming years. In other words, managing the Huntsville's growth and maximizing development opportunities will be the key to promoting long-term economic growth and vitality.

Employment: Huntsville is a prime location for business owners optimally positioned on the I-45 corridor between Houston & Dallas. This charming community is also home to Sam Houston State University, one of the fastest growing universities in the state, which provides the city with a continuous pool of talented graduates entering the workforce. The area's major employers quickly reveals that Huntsville's economy is strongly dependent on state and local government. For example, the community's top three employers (1000+ workers) are TDCJ, SHSU, and the Huntsville ISD. Other major public sector employers include, Walker County, Educational Service Center Region VI, and the City of Huntsville. Huntsville Memorial Hospital is the community's largest private sector employer, followed by WalMart.



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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.

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.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
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