

2510 & 2514 Church Street
Gonzales, Texas 78629

17.148 Acres Gonzales Industrial Park



A blank 17 acres awaits as a blank canvas to be tailored to your business's needs. Two parcels joined together, the property is mostly clear with a few trees scattered throughout. Rail system lies the entire length of the east side of the property, with possibility to gain a switch through the Railroad Commission. With city utilities ready to be accessed at the street.

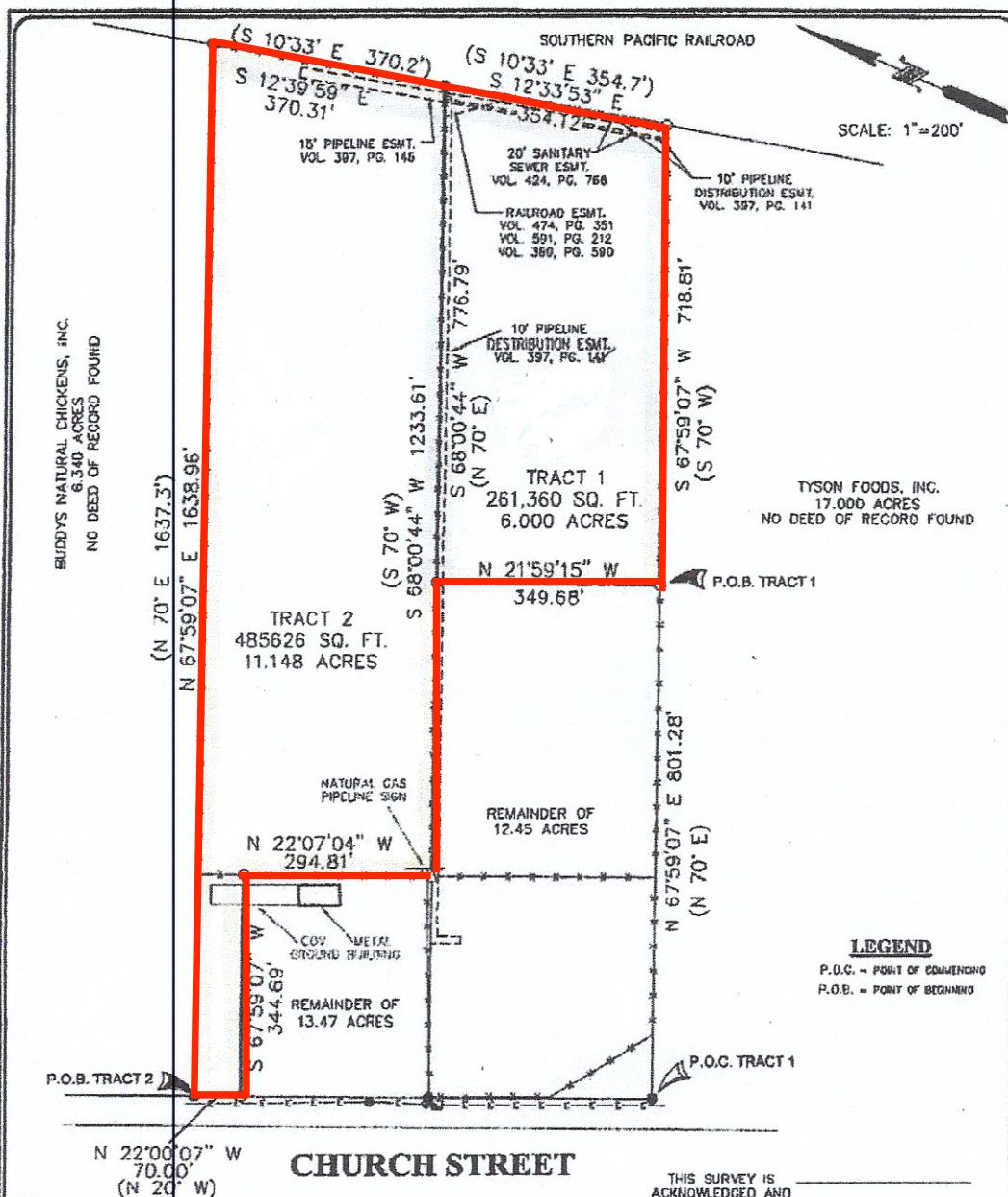


Call (830) 672-2522 for pricing

Listed By:

BC
Breitschopf-Cooper
Realty

Disclaimer: The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Breitschopf-Copper Realty or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as well investigate potentially pertinent natural attributes, laws and regulations, and draw their own conclusions regarding the usefulness and value of the property for a given purpose.



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 481775, Panel No. 0240 C, which is Dated 12/03/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.htm>.

Property Address: 2514 AND 2516 CHURCH ST.
Property Descriptions:
Tract 1 - Being 6.000 acres of land, more or less, out of a 12.45 acre tract of land conveyed in Warranty Deed dated September 24, 1986 from the First National Bank of Houston to Schmitt & Sons, Inc. and recorded in Volume 587, Page 644 of the Deed Records of Gonzales County, Texas.
Tract 2 - Being 11.148 acres of land, more or less, out of a 13.47 acre tract of land described in Warranty Deed with Vendor's Lien dated June 21, 1988 from John Thundiyil and Mary Thomas Thundiyil to John Paul Jones Oil Company, Inc. and recorded in Volume 618, Page 399 of the Deed Records of Gonzales County, Texas. Said Tract 1 and Tract 2 being more particularly described by metes and bounds attached hereto.

LEGEND

- - 1/2" IRON ROD TO BE SET
- - 2ND 1/2" IRON ROD
- () - RECORD INFORMATION
- B.S. - BUILDING SETBACK
- C.M. - CONTROLLING MONUMENT
- - - - - WIRE FENCE
- ⊕ - GAS METER
- ⊕ - TELEPHONE PEDESTAL
- ⊕ - POWER POLE
- - - - - OVERHEAD ELECTRIC

1. DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or swamping of improvements, to the best of my knowledge and belief, except as shown herein.



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.

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Buyer/Tenant/Seller/Landlord Initials Date