

# FOR SALE

21411 U.S. Hwy 59, El Campo, TX 77437



## Property Description

- Tract Size: +/- 7.28 AC
- GLA: +/- 6,200 SF
- Price: \$2,500,000
- Frontage: +/- 982.46' on U.S. Hwy 59  
+/- 279.72' on FM 960  
+/- 989.41' on U.S. 59 Business
- Newly Renovated Building
- Income Producing Property
- High Visibility & Easily Accessible via 1 Drive Cuts Along U.S. 59 & 2 Drive Cuts Along U.S. 59 Business
- Located in Wharton County, Along the E Side of U.S. 59 & N of FM 960
- Immediate Accessibility to U.S. Hwy 59 (Offering direct access to Downtown Houston)
- Highway Community Centered Between Houston & Victoria
- U.S. 59 Carries in Excess of 27,000 Vehicles Per Day With a Strong Mix of Commercial Trucks

*\*Great Investment Opportunity\**



**Danny Nguyen, CCIM**

*Broker*

M - (713) 478-2972

O - (713) 270-5400

[dannynguyen@dncommercial.net](mailto:dannynguyen@dncommercial.net)

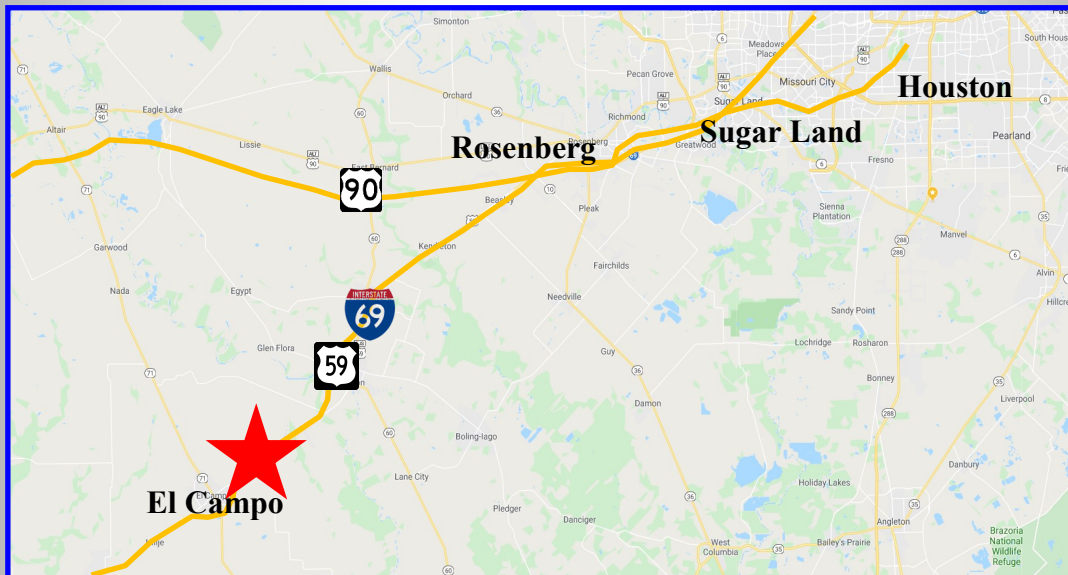
[www.dncommercial.net](http://www.dncommercial.net)





# Map View

Great Investment Opportunity



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*The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.*



F.M. Highway No. 960 (Tx - DOT)

("SECOND TRACT" 1.45 Ac.)  
(225/238;D.R.)

Fnd.  
5/8" I.R.

N 16°45'39" E  
69.28'

Overhead Utility Lines  
N 29°44'26" W 279.72'

45.50'  
Fnd. 5/8" I.R.  
at Conc. Mon.

N 81°40'37" W  
96.29'

Fnd. 5/8" I.R.  
at Conc. Mon.

P.O.B.

100'

South cor. 171 Ac.  
South cor. 400 Ac.

### LEGEND

- Security Light
- Sprinkler
- Sign
- Air

Loop 525 (Business 59) (Tx - DOT)

1130.00'

I&GNRR Co. S-25  
A-243

Sanitary Control Easement  
423/241;O.R.

7.28 Ac.  
call 7.28 Ac.  
ZKN Group, LLC  
1081/846;O.R.

Truck Parking Spaces

Septic Tank

Concrete Drive

Fueling Island

Parking

Fueling Island

Electrical

Concrete Drive

S 53°17'15" W 989.41'

U.S. Highway No. 59  
(Tx - DOT)

(called 229 Ac.)  
(Lucian Kainer)  
(235/321;D.R.)

call 14.343 Ac.  
State of TX  
387/298;D.R.

Fnd. 5/8" I.R.  
capped #2320

160.97'

(A-243)  
(A-223)

Acacia Natural Gas Corp.  
pipeline, located as staked  
by pipeline company

Water Well

S 36°46'23" E 216.84'

Fnd. 5/8" I.R.  
capped #2320

I&GNRR Co. S-36  
A-223

TRACT NO. 3  
call 2.146 Ac.  
James Kainer  
956/263;O.R.

As per North American Title Insurance Company's Commitment for Title Insurance, GF No: 14634-19-01933, Dated October 25, 2019, Schedule B, Item No. 10, this survey may be subject to the following:

(g) Easement for pipeline as shown in instrument from Wilfred F. Kainer to American Pipeline Company, dated April 4, 1985, recorded in Volume 685, Page 671 of the Wharton County Deed Records.

## SURVEY PLAT

PROPERTY LOCATION: 21411 HWY 59 N - EL CAMPO, TX 77437

A 7.28 AC. TRACT OF LAND, SITUATED IN THE I&GNRR CO. SURVEY NO. 25, ABSTRACT NO. 243, AND THE I&GNRR CO. SURVEY NO. 36, ABSTRACT NO. 223, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 171 AC. TRACT OF LAND CONVEYED FROM SELMA KAINER TO W.F. KAINER IN DEED DATED DECEMBER 30, 1950, RECORDED IN VOLUME 235, PAGE 331, OF THE WHARTON COUNTY DEED RECORDS; BEING ALSO THAT SAME REAL PROPERTY CONVEYED FROM HARI ENTERPRISES, LLC. TO ZKN GROUP, LLC. IN DEED DATED DECEMBER 14, 2017, RECORDED IN VOLUME 1081, PAGE 846, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 7.28 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

### Flood Hazard Boundary Information:

Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "X". Map No. 48481C0550 E, dated APRIL 5, 2006. Property IS NOT in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Dated: November 13, 2019

Robert W. Kolacny  
Registered Professional Land Surveyor No. 5319  
Ph. (979) 532-8056



FILE: 21411 US 59.dwg  
PROJECT: W\JoeKocurek  
CRD: Pierce.CRD  
BY: PV Arriaga



140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056

- Registered Professional Land Surveyors -

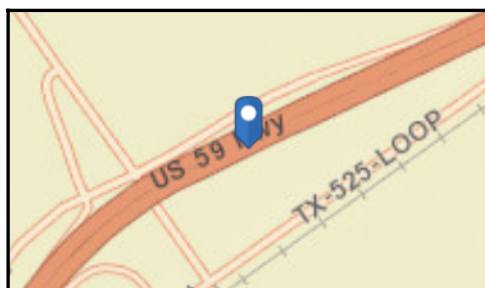
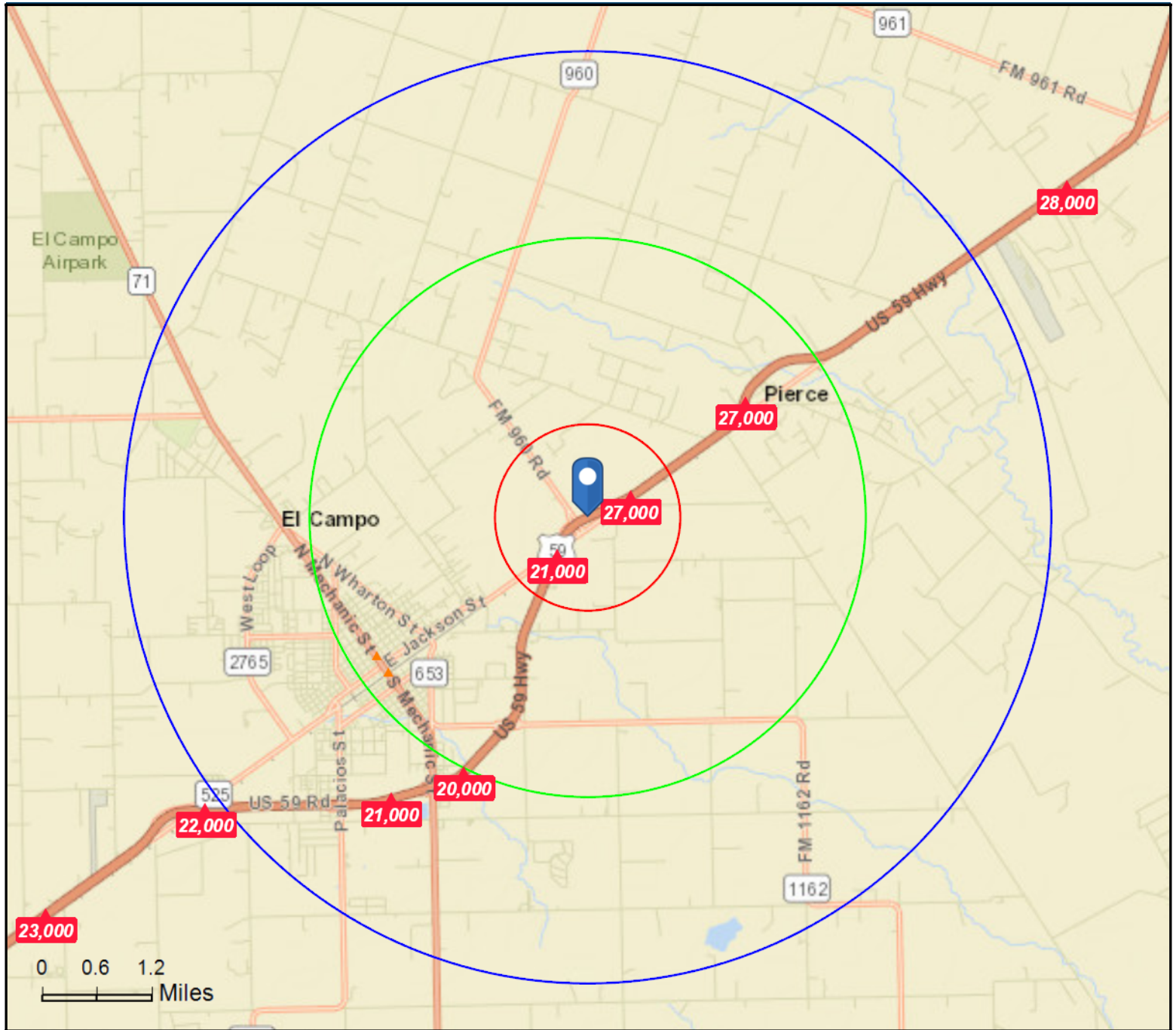
OFFICE (979) 532-8056 - kolacny.survey@gmail.com

Scale: 1" = 100'

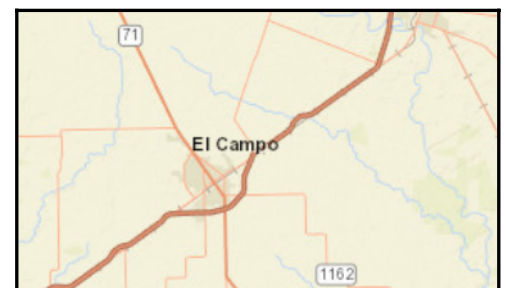
# Traffic Count Map

21411 US-59 N, El Campo, Texas, 77437  
Rings: 1, 3, 5 mile radii

Prepared by Danny Nguyen, CCIM  
Latitude: 29.21966  
Longitude: -96.23322



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

December 13, 2019



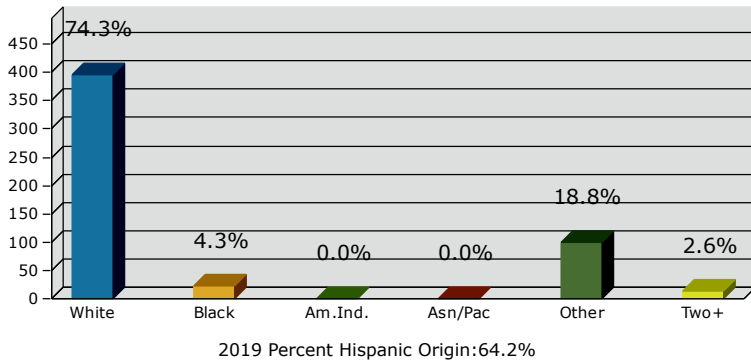
## Graphic Profile

21411 US-59 N, El Campo, Texas, 77437  
Ring: 1 mile radius

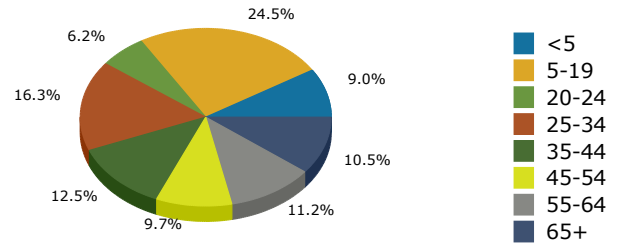
Prepared by Danny Nguyen, CCIM

Latitude: 29.21966  
Longitude: -96.23322

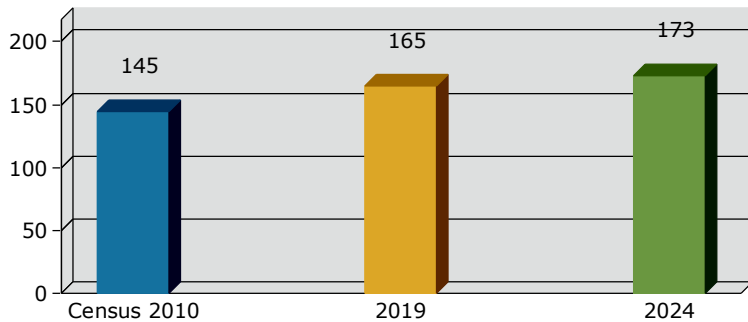
2019 Population by Race



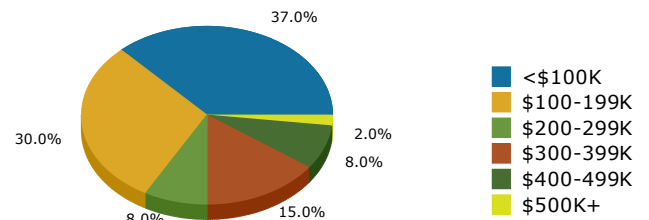
2019 Population by Age



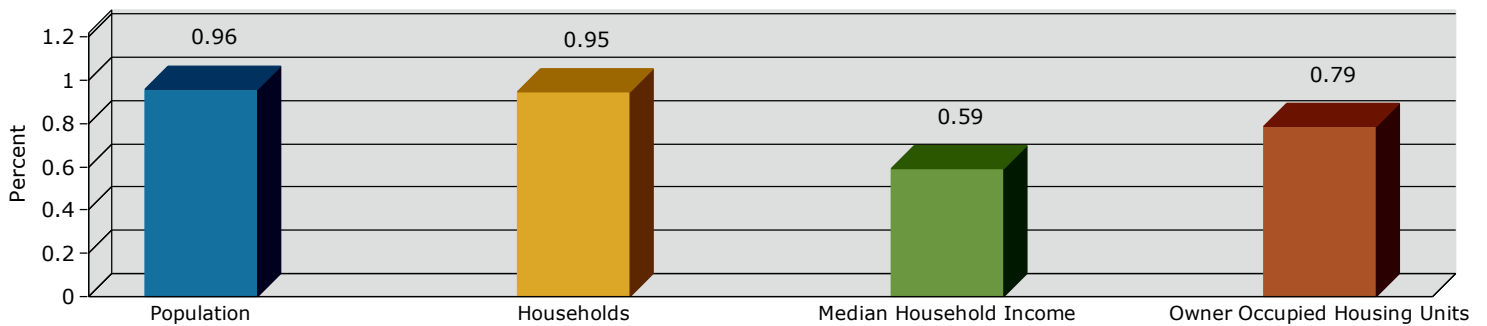
Households



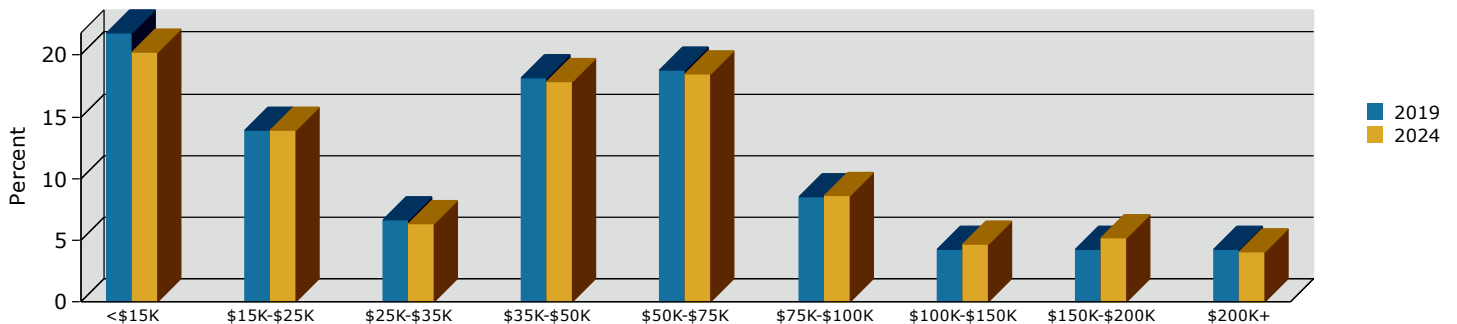
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 13, 2019



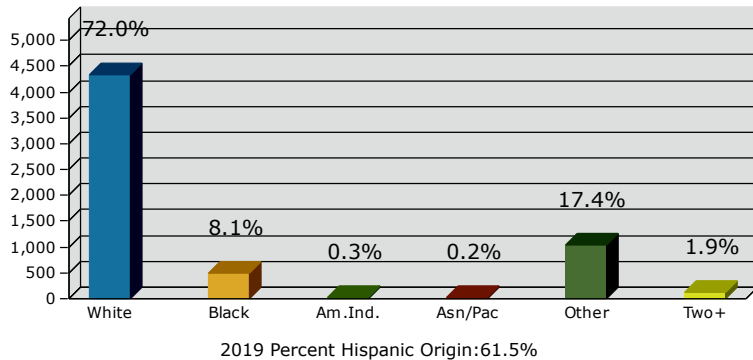
## Graphic Profile

21411 US-59 N, El Campo, Texas, 77437  
Ring: 3 mile radius

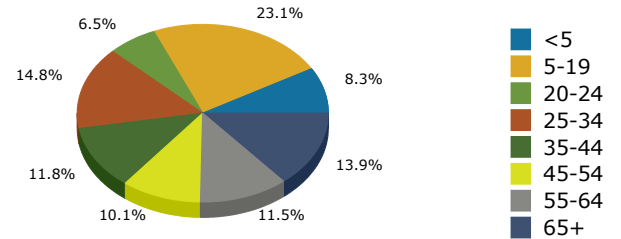
Prepared by Danny Nguyen, CCIM

Latitude: 29.21966  
Longitude: -96.23322

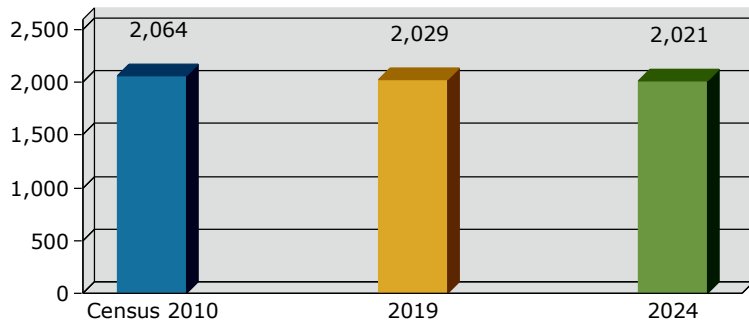
2019 Population by Race



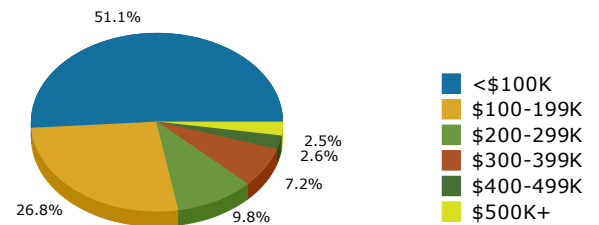
2019 Population by Age



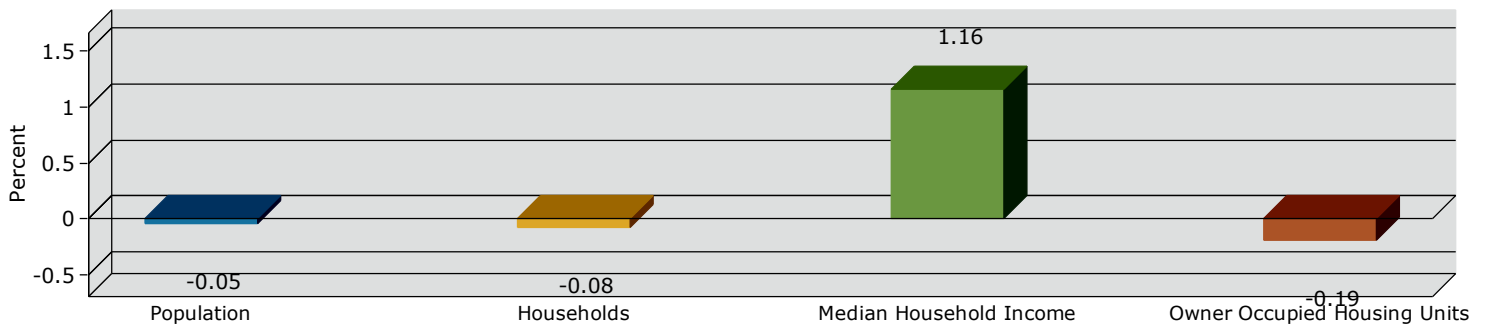
Households



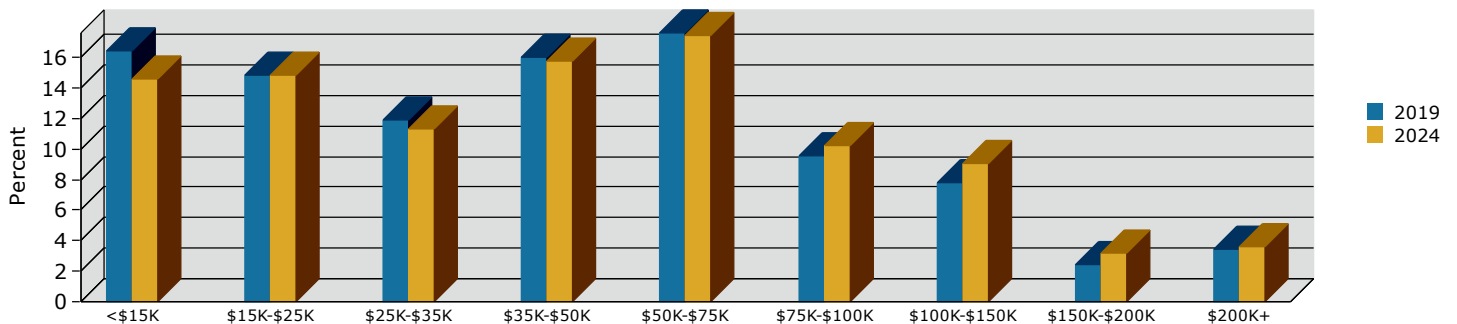
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 13, 2019



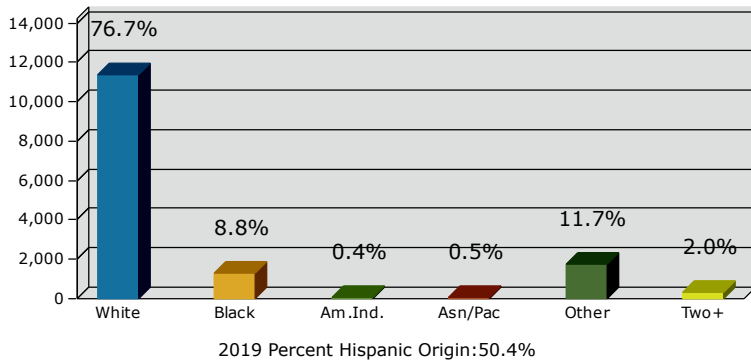
## Graphic Profile

21411 US-59 N, El Campo, Texas, 77437  
Ring: 5 mile radius

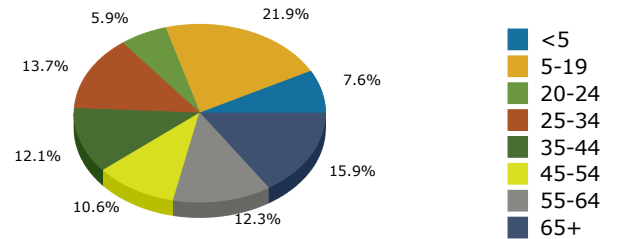
Prepared by Danny Nguyen, CCIM

Latitude: 29.21966  
Longitude: -96.23322

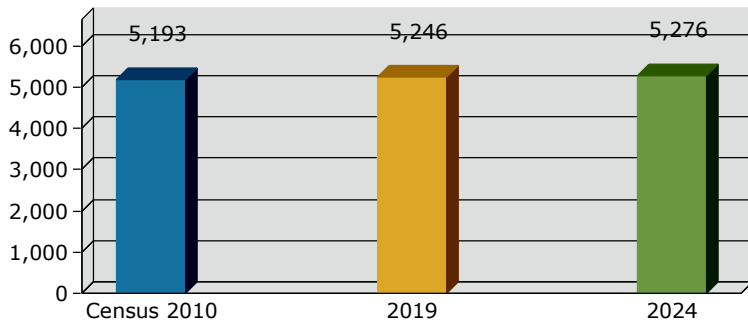
### 2019 Population by Race



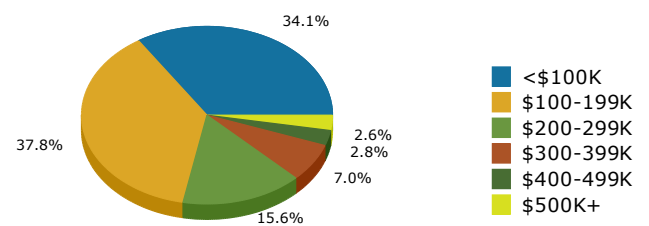
### 2019 Population by Age



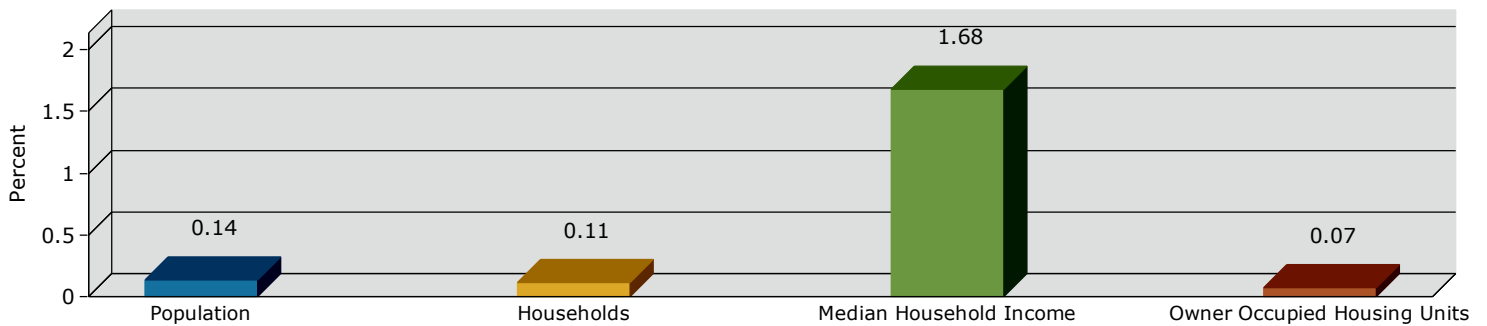
### Households



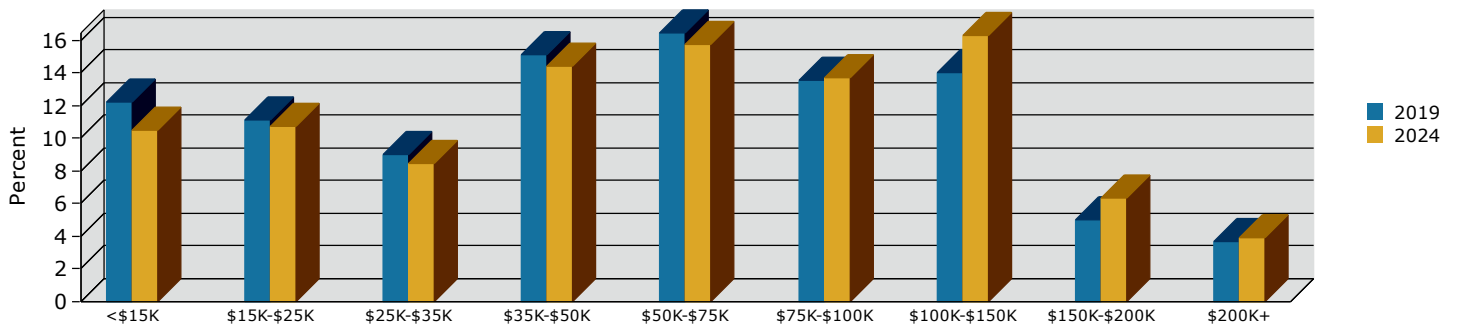
### 2019 Home Value



### 2019-2024 Annual Growth Rate



### Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 13, 2019





## 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.*

### 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 coincidental 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.

<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen Commercial</b>			
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	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date