

FOR SALE

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



Property Description

- Tract Size: +/- 7.28 AC
 - GLA: +/- 6,200 SF
 - **Price Reduced To: \$1,999,000**
(With or Without Businesses)
 - Previous Prices:
 - With Businesses: \$2,500,000
 - Without Businesses: \$2,150,000
 - Frontage: +/- 982.46' on U.S. Hwy 59
+/- 279.72' on FM 960
+/- 989.41' on U.S. 59 Business
 - Newly Renovated Building '
(Grand Opening - Jan 10, 2020)
 - Income Producing Property &/or Businesses
(Truck Stop & Chester's Fried chicken)
 - High Visibility & Easily Accessible
 - 1 Drive Cut 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

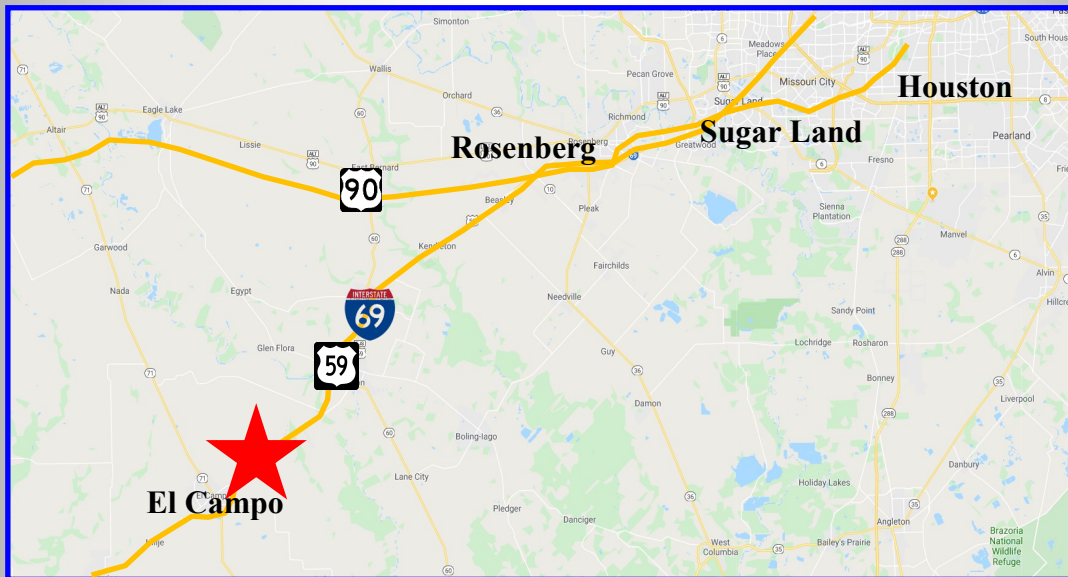
dannynguyen@dncommercial.net

www.dncommercial.net



Map View

Great Investment Opportunity



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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'

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

45.50'
N 81° 40' 37" W
96.29'

P.O.B.

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

Overhead Utility Lines

LEGEND	
	--- Security Light
	--- Sprinkler
	--- Sign
	--- Air

I&GNRR Co. S-25
A-243

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

Concrete Drive

N 63° 15' 44" E 982.46'

821.49'

Sanitary Control Easement
423/241;O.R.

Truck Parking Spaces

Fueling Island

Concrete Drive

Parking

Fueling Island

Electrical

Concrete Drive

Concrete Drive

S 53° 17' 15" W 989.41'

1130.00'

Loop 525 (Business 59) (Tx - DOT)

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

S 36° 46' 23" E 216.84'

I&GNRR Co. S-36
A-223

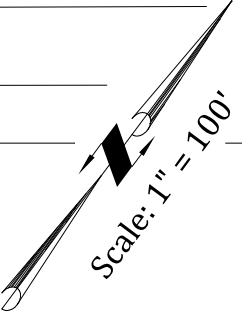
TRACT NO. 3
call 2.146 Ac.
James Kainer
956/263;O.R.

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

East cor. 171 Ac.

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

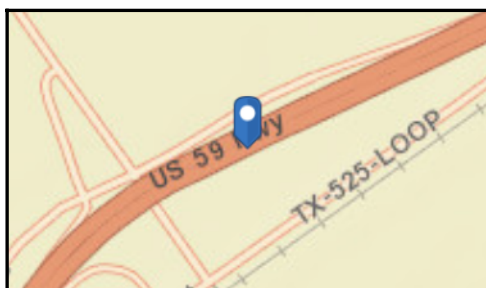
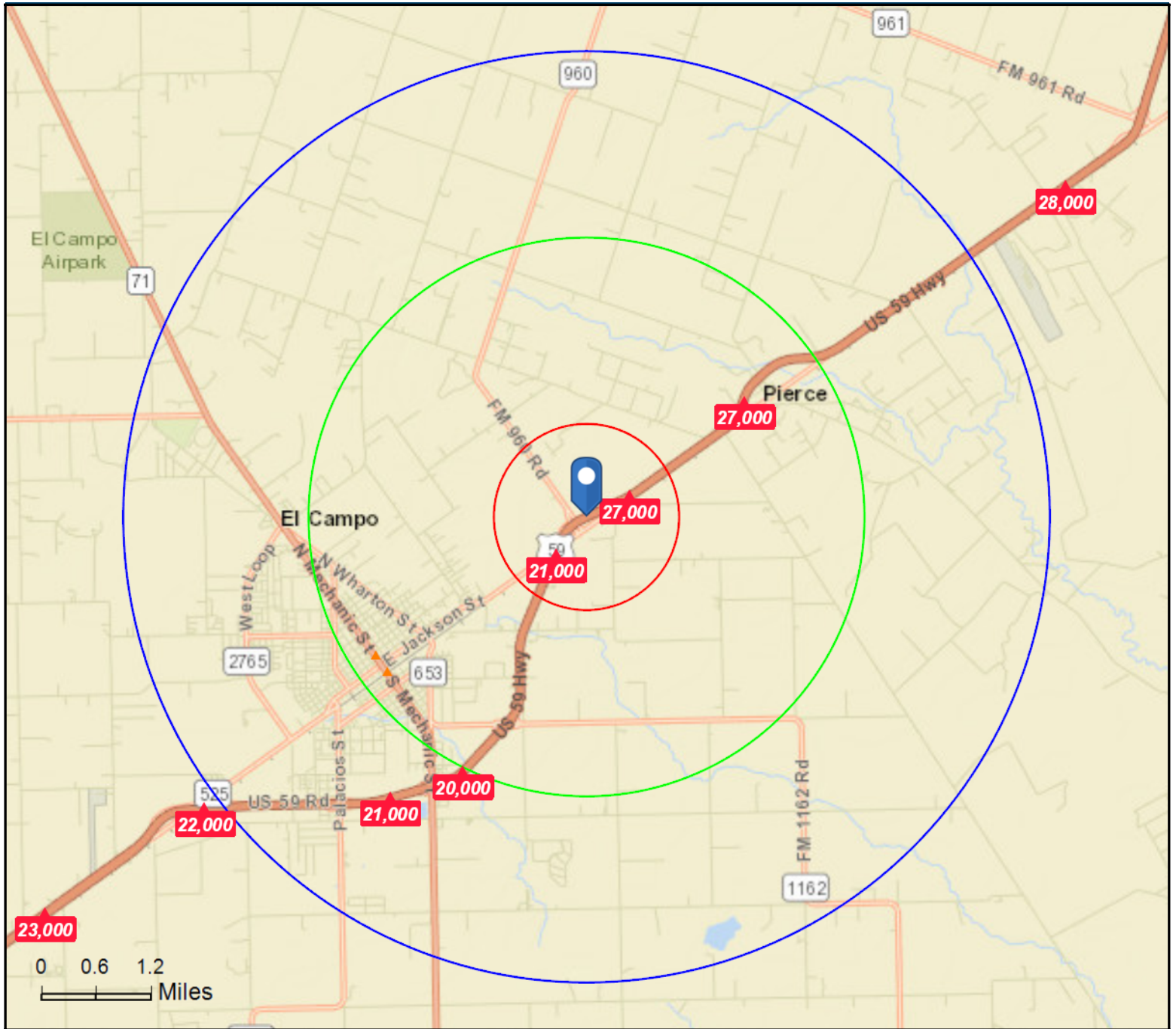
FILE: 21411 US 59.dwg
PROJECT: W\JoeKocurek
CRD: Pierce.CRD
BY: PV Arriaga



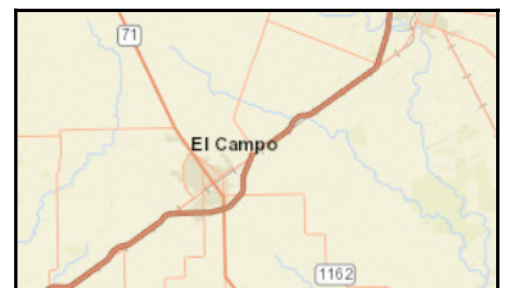
140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056

- Registered Professional Land Surveyors -

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

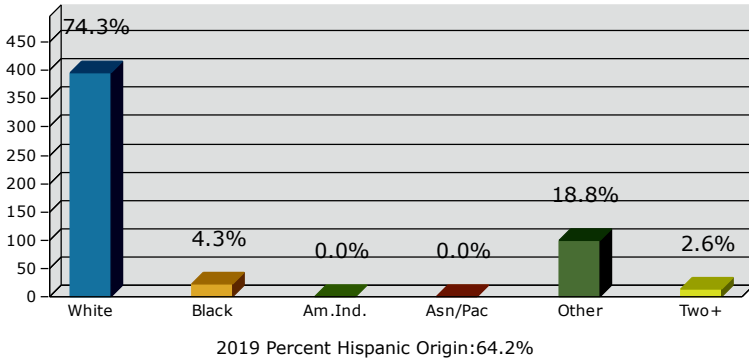


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

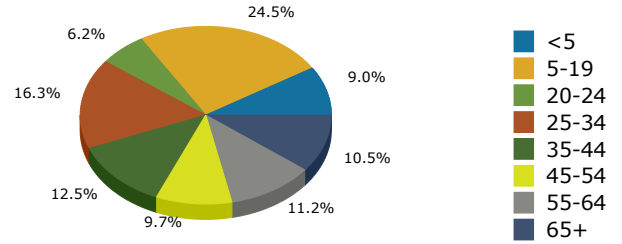


Source: ©2019 Kalibrate Technologies (Q3 2019).

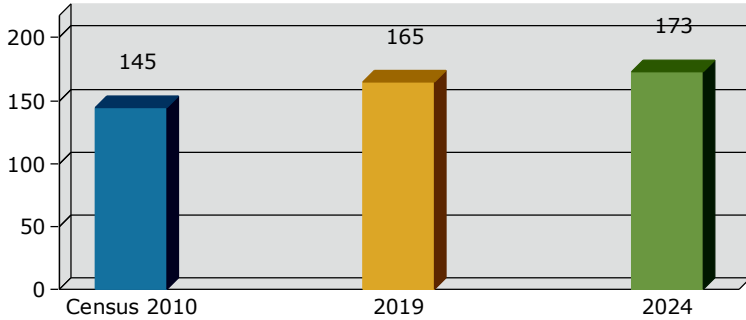
2019 Population by Race



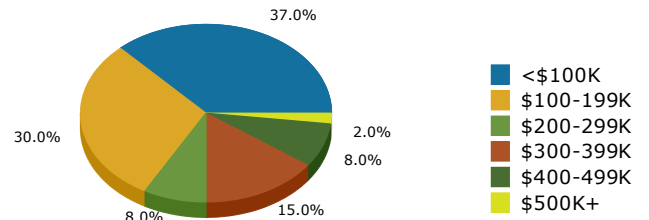
2019 Population by Age



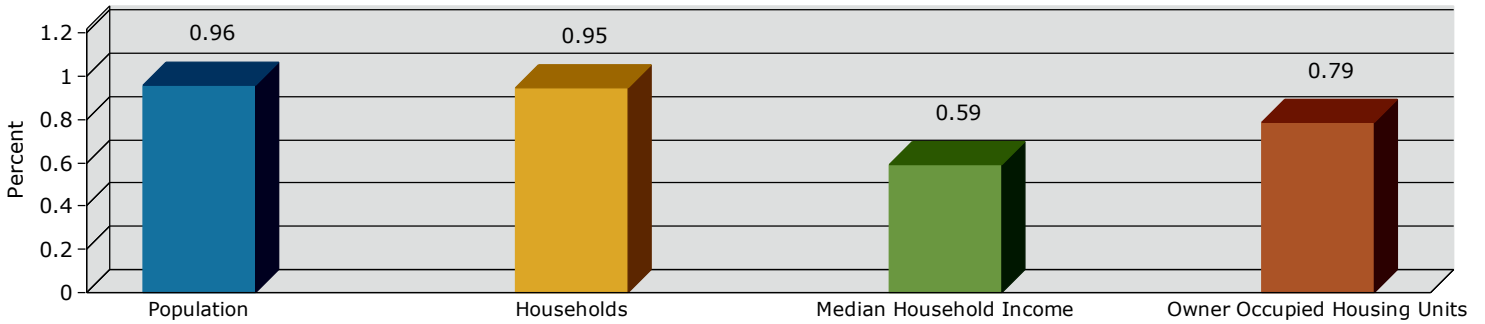
Households



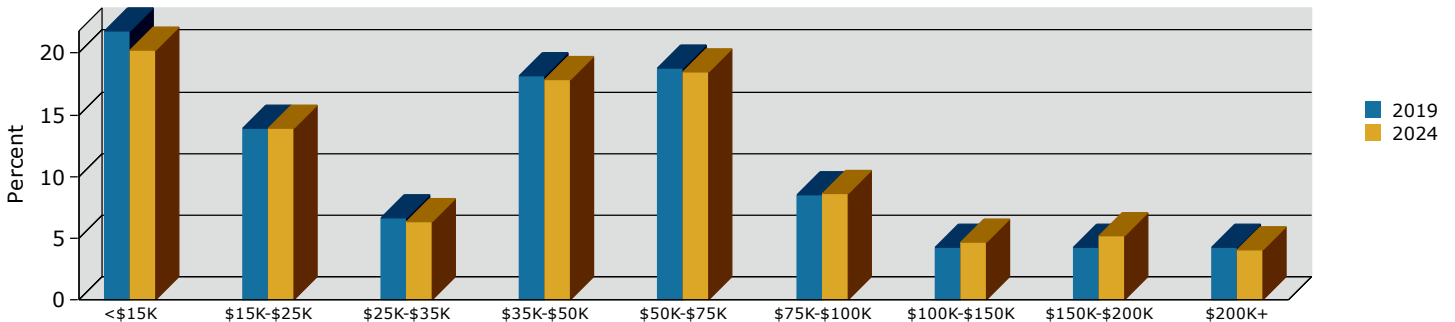
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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



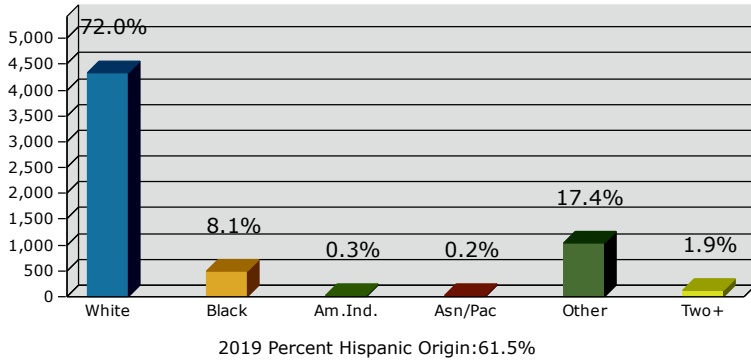
Graphic Profile

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

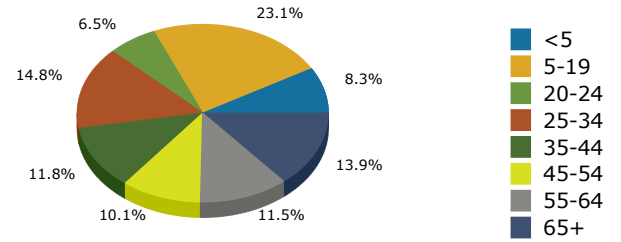
Prepared by Danny Nguyen, CCIM

Latitude: 29.21966
 Longitude: -96.23322

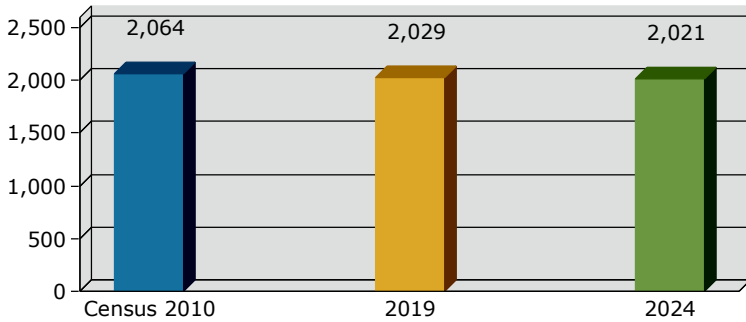
2019 Population by Race



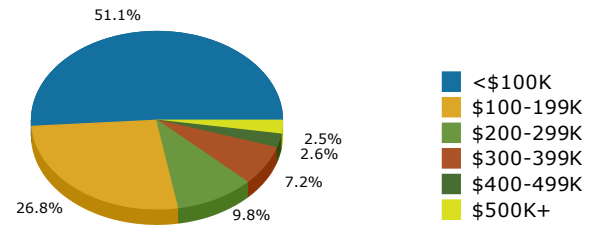
2019 Population by Age



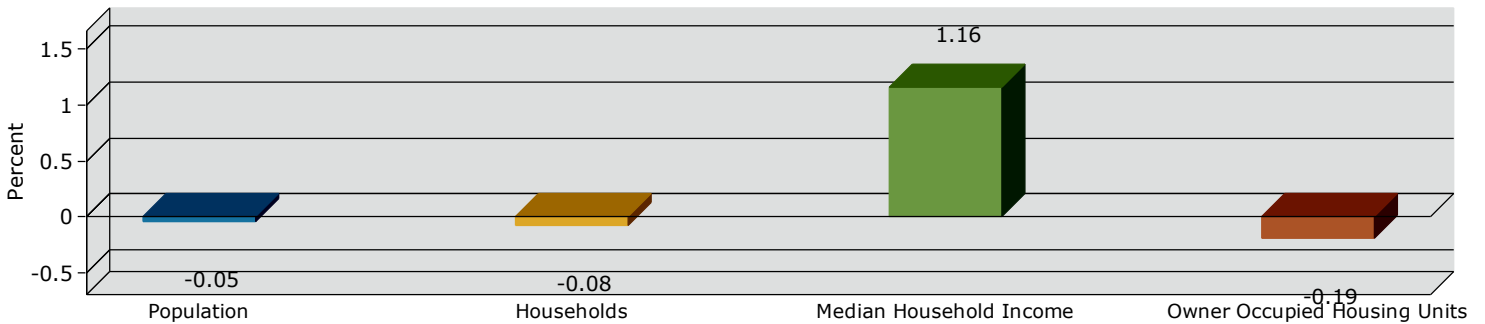
Households



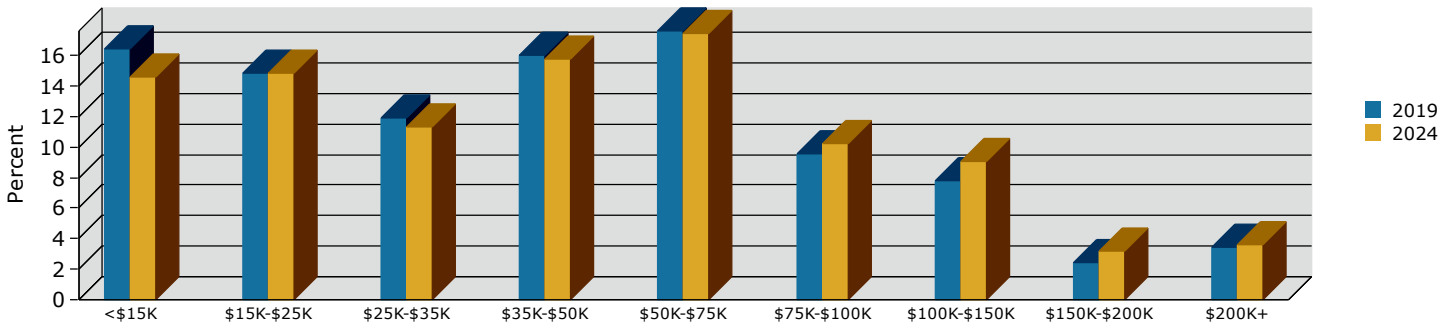
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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



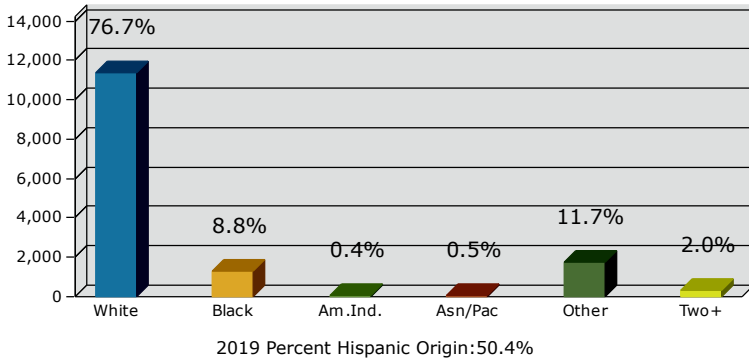
Graphic Profile

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

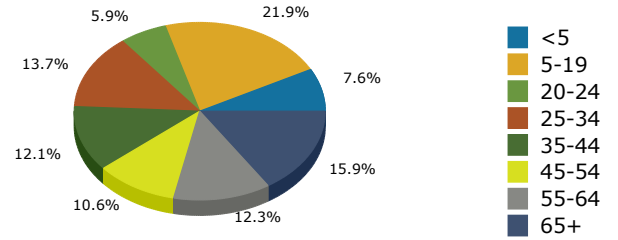
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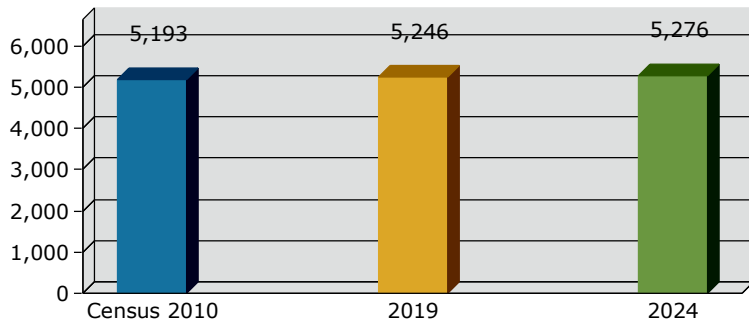
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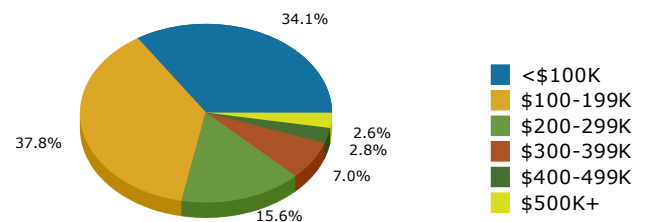
2019 Population by Age



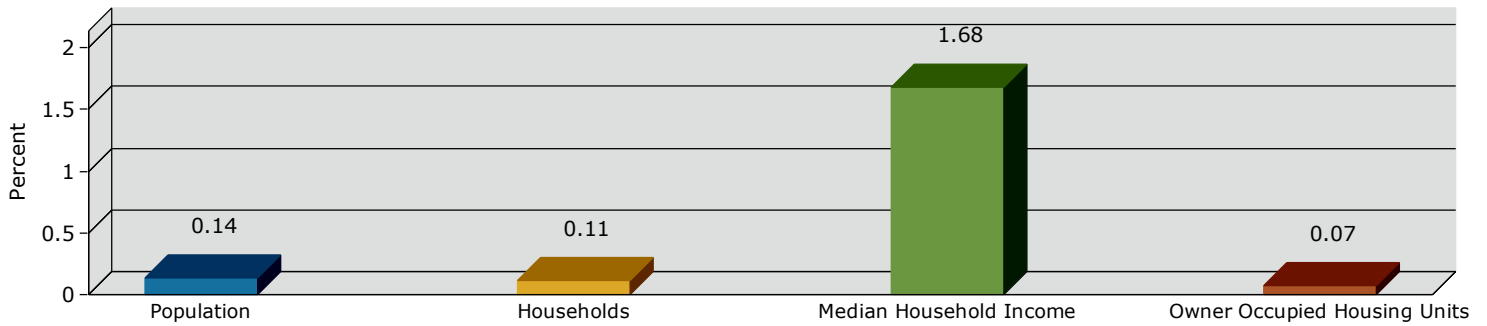
Households



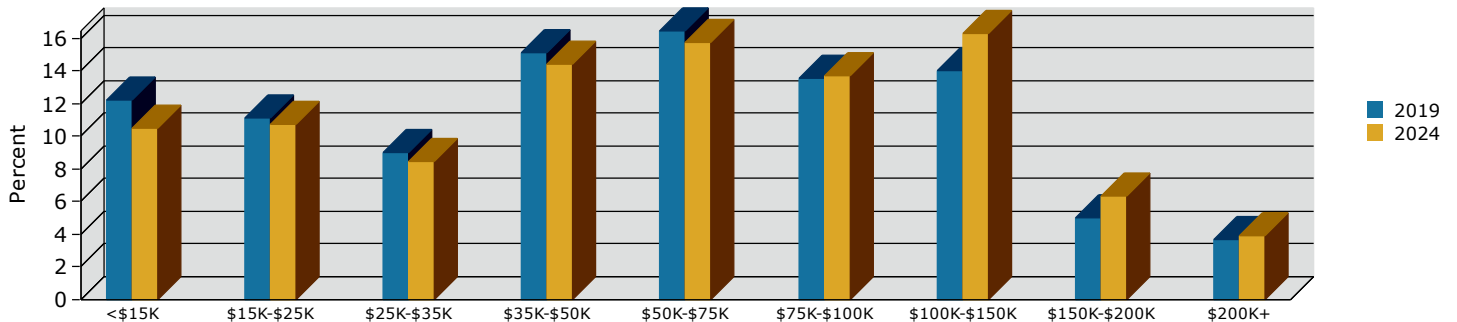
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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

