



**TYPE/STYLE:** Raw Land  
**APX SQFT PER CAD:** 0  
**PARKING LOT/CAPACITY:** None  
**APX YEAR BUILT:** 0

**AREA:** Bay City  
**SUBDIVISION:** I & G NRR  
**ZONING:** C-Commercial  
**PRICE PER SQFT:** \$0.00  
**FORECLOSURE:** No  
**SHORT SALE:** No

**APX LOT SIZE PER CAD:** 90504  
**SIZE OF TRACT:** 1-3 acres  
**PROPERTY ID:** 121937  
**EASEMENTS:** None Known

**APX ACREAGE:** 2.077  
**TOPOGRAPHY:** Level

**KEY MAP:**  
**ANNUAL TAXES:** 0

**FLOOD ZONE:** Unknown  
**ACCESS:** Highway

**CONSTRUCTION:** None  
**HEATING:** None  
**AIR CONDITIONING:** None  
**FOUNDATION:** Unknown

**UTILITIES:** City Water Available, City Sewer  
**FENCE:** None  
**ROOF:** None

**LEGAL DESCRIPTION:** AB 0274, I & G N RR CO, ACRES 2.0

**DIRECTIONS:** TRAVEL EAST OF WALMART, PAST DON DAVIS DEALERSHIP, PROPERTY ON THE LEFT.

**REMARKS:** 2.0 ACRES VACANT LAND FOR COMMERCIAL USAGE, 204 FT OF HWY 35 FRONTAGE, CLOSE PROXIMITY TO WALMART, HOTELS AND THE NEW MOVIE THEATER. IDEAL RESTAURANT OR RETAIL LOCATION.

**PRIVATE REMARKS:**

**SUB AGENCY:** No  
**BUYER AGENCY:** Yes  
**NEGOTIABLE FEES:** No  
**EARNEST MONEY REQUIRED:** 10000  
**ENVIRONMENTAL STATUS:**  
**LATENT DEFECTS:**

**SUB AGENCY \$:** 0.00  
**BUYER AGENT \$:** 0.00  
**NEGOTIABLE FEE AMOUNT:** 0.00

**SUB AGENCY %:** 0.00  
**BUYER AGENT %:** 3%  
**ENTRY ONLY:**  
**RESTRICTNS:**

**OCCUPANT:**  
**OWNER'S NAME:** SPAUGH INVESTMENTS LLC  
**SHWGINST:** Call L/A for Appointment

**OWNER'S NAME:** SPAUGH INVESTMENTS LLC  
**POSSESSION:** Funding

**PRICE PER SQFT:** \$0.00  
**PRICE PER ACRE:** \$349,061.15

**DOCSFILE:** None  
**INTERNET:** Yes

**DSPLYADDR:** Yes

**TITLECO:** BAY CITY ABSTRA

**ALLOWAVM:** No

**ALLOWCMMTS:** No

**LIST DATE:**

**CONTRACT DATE:**

**ORIGINAL LIST PRICE:** \$725,000

**DAYS ON MARKET:** 2

**Office Name:** Ward Real Estate, Inc. (#:6)  
**Main:** (979) 245-5522  
**Fax:** (979) 245-5725  
**Mail Address 1:** 3600 Avenue F  
**Mail City:** Bay City  
**Mail State:**  
**Mail Zip Code:** 77414

**Listing Agent:** Elizabeth Hewitt (#:48)  
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