



THE HILL

758 W. Main Street

Bellville, Texas

03-04-23 \$800,000. Listing Price
08-18-23 \$750,000. Reduced Price



Texas is Our Territory

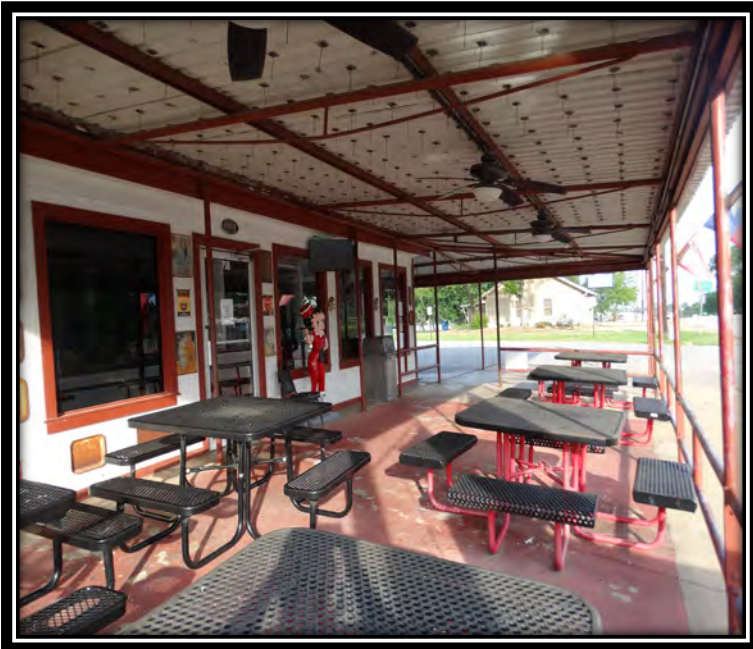
Bill Johnson & Associates
Real Estate

Since 1970



“THE HILL” ***OLD FASHIONED BURGERS & MALTS BELLVILLE, TEXAS***

**Very Seldom does a Buyer
get an opportunity to
buy an established
business in Bellville.**

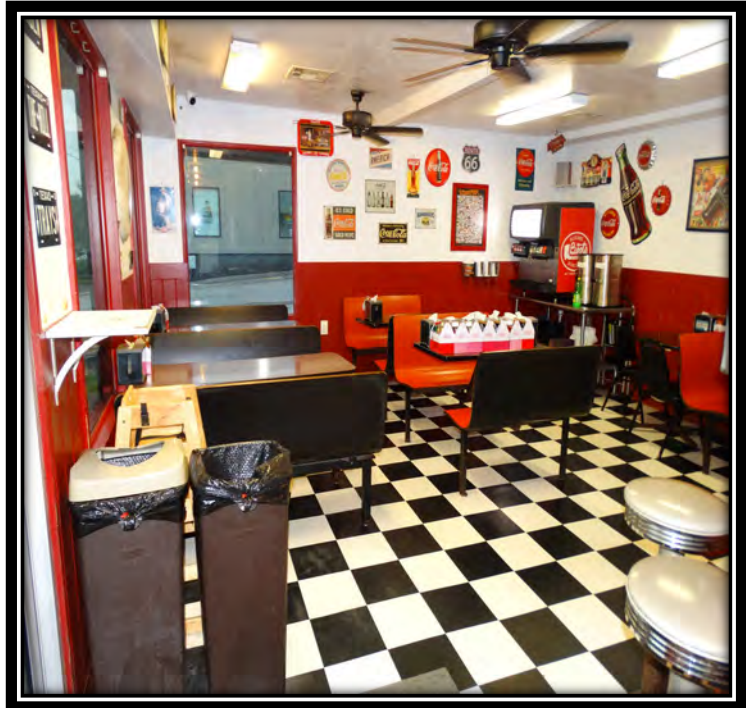


THE HILL has been the GO – TO place for Hamburgers, French Fries and Chocolate Malts for 60 plus years. There have been 3 owner-operators of The Hill in the last 30 years, according to our Local Historians.

The current owner has been operating The Hill for the past 10 years. The owner has the past 6 years of income tax information available for a buyer and will continue working for a limited amount of time to help you learn the business.



This offer “FOR SALE” includes everything associated with the business of “The Hill”, including 0.2925 acres of land, 840 sq. ft. in the existing main building, 1,510. sq. ft. outside covered eating area, 440. sq. ft. covered parking, 8,246. sq. ft. concrete parking and 400. sq. ft. in a new storage building. All equipment, supplies and furniture are included in the sale.







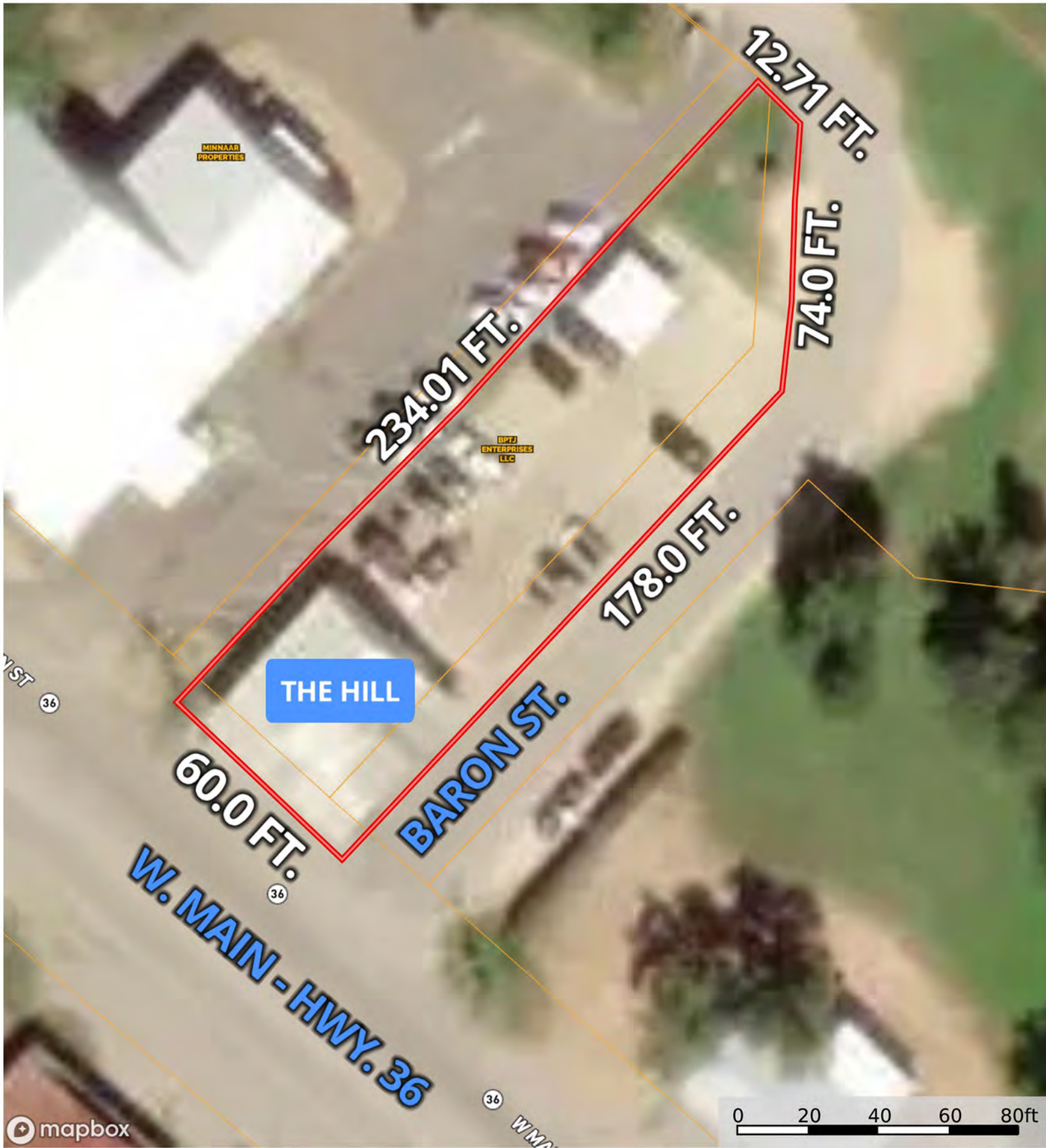


EXHIBIT "A" 0.2925 ACRES 758 W. MAIN ST.

Bellville:
 979-865-5969 office
 979-865-5500 fax
 www.bjre.com



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New Ulm:
 979-992-3626 office
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NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

758 W. MAIN STREET- BELLVILLE

Address of Building: 758 W. Main Street, Bellville TX 77418 TXLS #141602
 Location of Building: Located north of Bellville Square on Hwy. 36
 County or Region: Austin For Sale Sign on Property? YES NO
 Subdivision: None Property Size: 0.2925 ac.
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: **\$750,000.00 Reduced Price**

Terms of Sale

Cash: YES NO
 Seller-Finance: YES NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: Mo. Qt. S.A. Ann.
 Balloon Note: YES NO
 Number of Years: _____

Size and Construction:

Year Built: 1960
 Lead Based Paint Addendum Required if prior to 1978: YES

Size (Approx.) 840 Building **Total sq ft**
1,950 Canopy **Total sq ft**

Foundation: Slab Pier/Beam Other
 Roof Type: Metal Year Installed: unknown
 Exterior Construction: Wood

Room Measurements: APPROXIMATE SIZE:

Approximate Size
 As Per Austin County Appraisal District

Bath: 1/2 bath Tub Shower
 Tub Shower
 Tub Shower

Main Area: 840. sq. ft. Main Area in Restaurant

Parking: 8,246. sq. ft. Concrete Parking Lot

Porches:

Front: Size: 1,510. sq. ft. 30 X 50 Covered Canopy (eating)
 Back: Size: 440. sq. ft. 15 X 30 Covered Canopy (park)
 Deck: Size: _____ Covered
 Deck: Size: _____ Covered
 Fenced Yard: _____
 Outside Storage: Yes No Size: 80 sq. ft. 8 X 10
 Storage 400 sq. ft. 20 X 20 building
 TV Antenna Dish Cable

Features

Ceiling Fans No. 2
 Dishwasher
 Garbage Disposal
 Microwave (Built-In)
 Kitchen Range Gas Electric
 Refrigerator 6

Items Specifically Excluded from The Sale: LIST:
All items included in Sale Price of Property

Heat and Air:

Central Heat Gas Electric 2
 Central Air Gas Electric 2
 Other: _____
 Fireplace(s)
 Wood Stove
 Water Heater(s): Gas Electric

Utilities:

Electricity Provider: City of Bellville
 Gas Provider: City of Bellville
 Sewer Provider: City of Bellville
 Water Provider: City of Bellville

Water Well: YES No Depth: _____
 Year Drilled: _____

Average Monthly Utility Bill:

Taxes:	2022		TOTAL
	R#10101	R54728	
School:	\$1,675.14	\$155.67	\$1,830.81
County:	\$602.53	\$55.99	\$658.52
FM/Rd/Br:	\$226.72	\$21.07	\$247.79
Hospital:	\$147.79	\$13.73	\$161.52
City:	\$445.64	\$41.41	\$487.05
Taxes:	\$3,097.82	\$287.87	\$3,385.69

School District: Bellville ISD

Additional Information:

All of Seller's personal property located in or on this property and building at 758 W. Main St in Bellville IS INCLUDED IN THIS SALE.

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BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



Texas is Our Territory

BILL JOHNSON & ASSOCIATES
REAL ESTATE

BJRE.COM

DATE: _____

TO: Bill Johnson Real Estate, Listing Real Estate Company for Billy Jorden on "The Hill"

FROM: Agents or Potential Buyers for The Hill, 758 W. Main, Bellville
The Hill - owned by BPTJ Enterprises, LLC, Billy Jorden, Manager

RE: **Non-Disclosure Agreement (NDA)** to be signed by Potential Buyer and
Returned to Agent at Bill Johnson Real Estate.

This letter is to confirm that I have today received the following pages reflecting cash flow information concerning the above store, "The Hill" owned by BPTJ Enterprises, LLC, Billy Jorden, Manager in Bellville, Texas:

- #1. The Hill – Bellville – 6 Year Cash Flow History statement 2017-18-19-20-21-22; as of 03-28-23
- #2. The Hill - IRS - 1120-S Corp. Tax Return Information Summary Page (1)
The Hill - IRS - 1120-S Corp. Tax Return Page (1) for 2017-18-19-20-21,
- #3. Jorden – The Hill (NDA) signed by Agent and/or Buyer as dated below,
Non-Disclosure Agreement (NDA) to be signed by Agent and/or Buyer and
Returned to Agent at Bill Johnson Real Estate.

My signature below reflects my agreement NOT to release the attached financial information to any other Real Estate Agent or Potential Buyer without the written consent of Bill Johnson Real Estate in Bellville.

Sincerely

Real Estate Agent and/or Buyer DATE

Bill Johnson Real Estate, Agent DATE

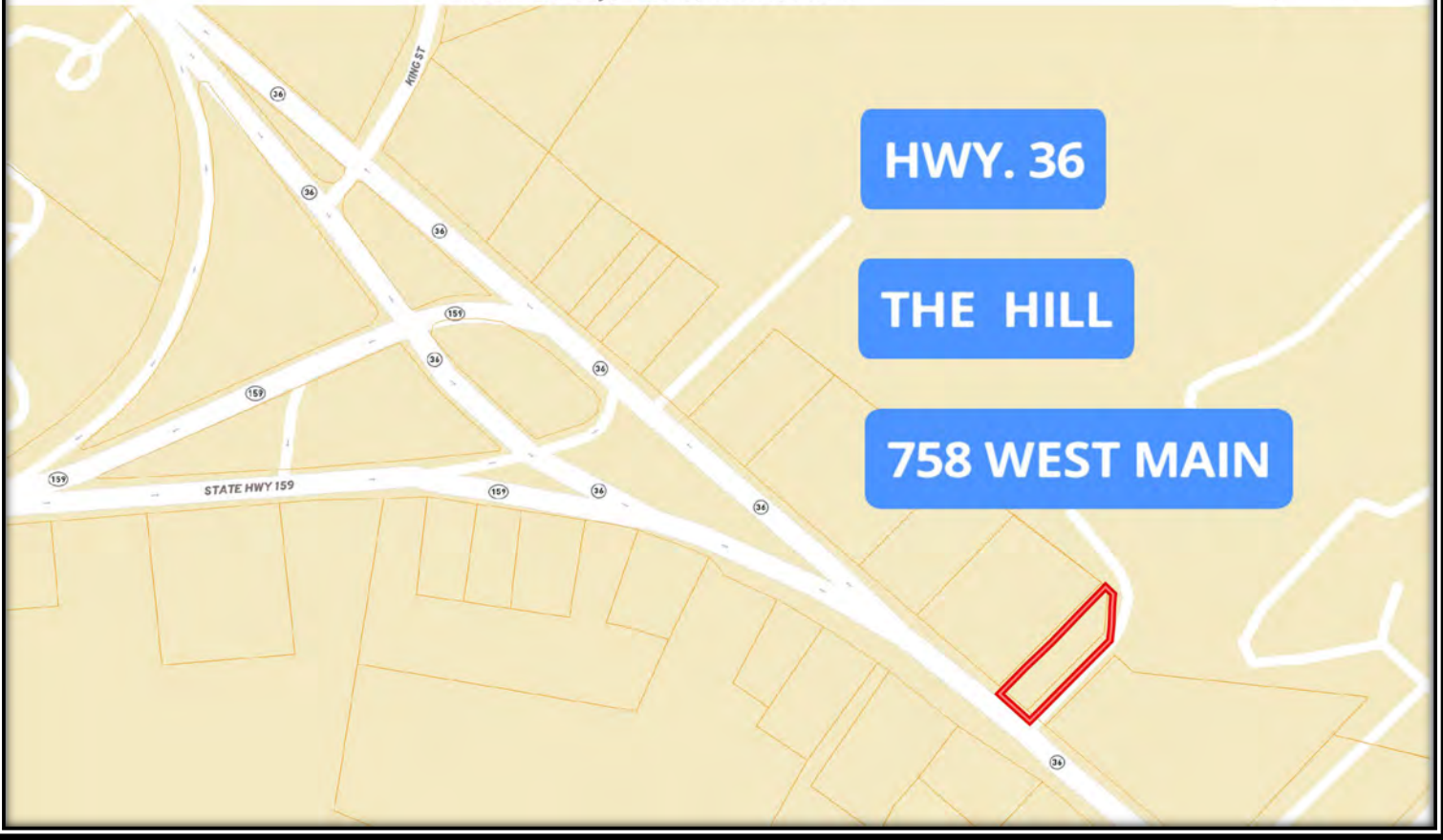
Real Estate Agent and/or Buyer DATE

#3B Jorden – The Hill - Store (NDA) signed by Buyer 03-28-23;

THE HILL " NDA " AND
6 YEAR CASH FLOW HISTORY
IS AVAILABLE UPON REQUEST

420 EAST MAIN STREET BELLVILLE, TEXAS 77418
OFFICE 979.865.5969
FAX 979.865.5500

424 CEDAR STREET NEW ULM, TEXAS 78950
OFFICE 979.992.2636
FAX 979.865.5500



DIRECTIONS —

- #1. From Houston —
Go to the Square
in Bellville.
- #2. From the Square —
Go North on Hwy. 36
to The Hill located on
the right side
(the east side)
of Hwy. 36 at 758
West Main Street.



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Bill Johnson & Associates
Real Estate

Since 1970

420 East Main Street
Bellville, Texas 77418-0294
(979) 865-5969
Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950
(979) 992-2636

www.bjre.com



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

BJRE Holdings L. L. C. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9004851 License No.	kzapalac@bjre.com Email	(979)865-5969 Phone
Kimberly Kidwell Zapalac Designated Broker of Firm	621522 License No.	kzapalac@bjre.com Email	(979)865-5969 Phone
Kimberly Kidwell Zapalac Licensed Supervisor of Sales Agent/ Associate	621522 License No.	kzapalac@bjre.com Email	(979)865-5969 Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
		_____ Date 	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

Bill Johnson, P.O. Box 165 Bellville TX 77418
Ernest Mahon

Phone: 9798858577

Fax: .

IABS 1-0 Date

Jorden - The Hill,