

1901 LONGWOOD DRIVE

Brenham, TX 77833

FOR SALE
~125,500 SF INDUSTRIAL FACILITY ON 18.83 AC

OLDHAMGOODWIN.COM | 979.268.2000



PROPERTY OVERVIEW

OLDHAM GOODWIN is pleased to present 1901 Longwood Drive, a +/-125,500 SF industrial facility on 18.83 acres in Brenham, Texas for your consideration. Originally constructed in 1981, the property is centered in the Southwest Industrial Park within the city limits and was a long time production plant for Longwood Elastomers (Wabtec Corporation). The property contains a +/-80,000 SF primary building utilized for injection molding in addition to an auxiliary +/-40,000 warehouse and a +/-5,500 SF freestanding office component. This heavy industrial facility benefits from tall clear heights, excellent access to US HWY 290 and substantial electrical service.

SALES PRICE



CALL FOR PRICING

BUILDING SIZE

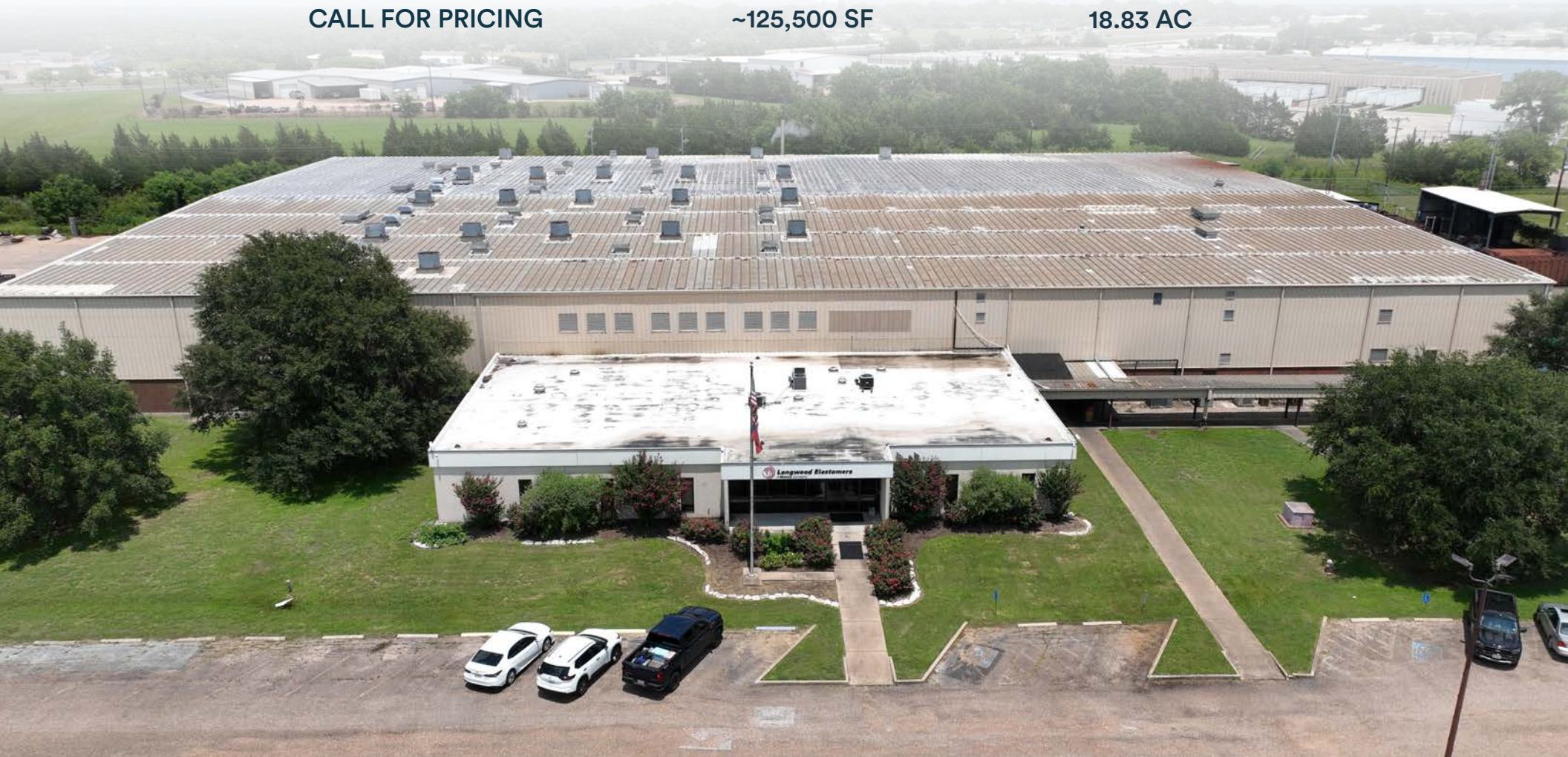


~125,500 SF

LAND SIZE

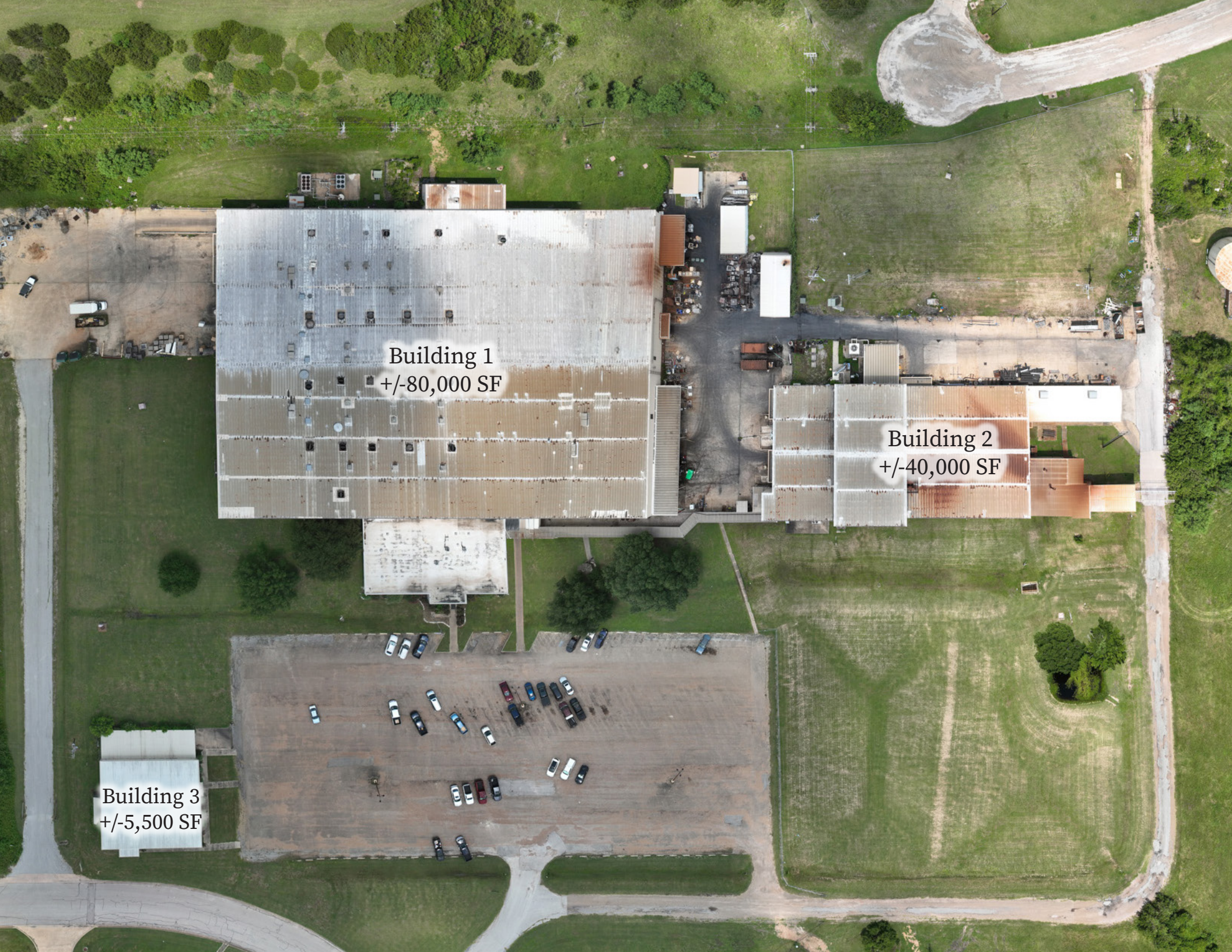


18.83 AC



PROPERTY PHOTOS

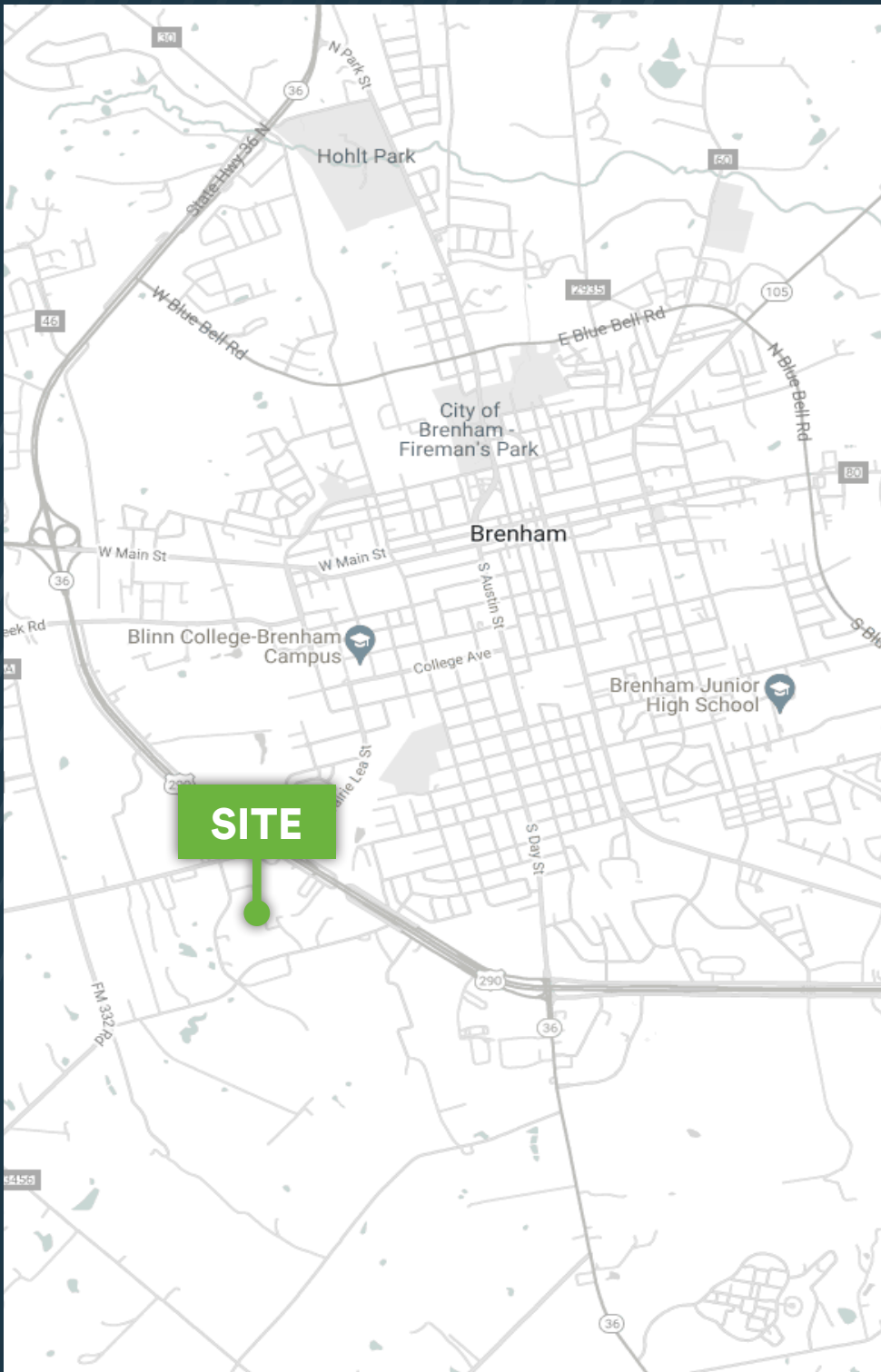




Building 1
+/-80,000 SF

Building 2
+/-40,000 SF

Building 3
+/-5,500 SF



BUILDING SPECIFICATIONS

Building Area	Building 1 - +/-80,000 SF
	Building 2 - +/-40,000 SF
	Building 3 - +/-5,500 SF
	Total: +/-125,500 SF
Year Built/Renovated	1981
Foundation	Reinforced Concrete Slab
Exterior Walls	Building 1 - Masonry/Metal
	Building 2 - Metal
	Building 3 - Masonary
Roof Cover	Metal
Utilities	Bluebonnet Electric
	3 Phase / 14,000 amps / 4500 kVA City of Brenham Water and Sewer
Loading	1 Ramp, 2 Dock High with levelers
Clear Height	18'
Eave Height	28'
Sprinklers	Yes
Cranes	Two (2) - 2 ton One (1) - 5 ton
	One (1) - 4 ton One (1) - 25 ton
Column Spacing	40' x 40'

SITE SPECIFICATIONS

Size	18.83 AC
Legal Description	Tract 315, 18.825 Acres, A0031 COE, Phillip
	(Includes Southwest Industrial Park III, Res "B" Lot 1), Brenham, Washington County, Texas
Frontage/Access	~500' along Longwood Drive & ~500' along Jake Pickle Drive / Via two curb cuts from Longwood Drive and one access point from Jake Pickle Drive
Zoning	Industrial



SITE

FM 389

Longwood Drive

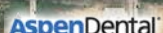
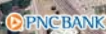
Highway 290: 32,657 VPD

Industrial Boulevard

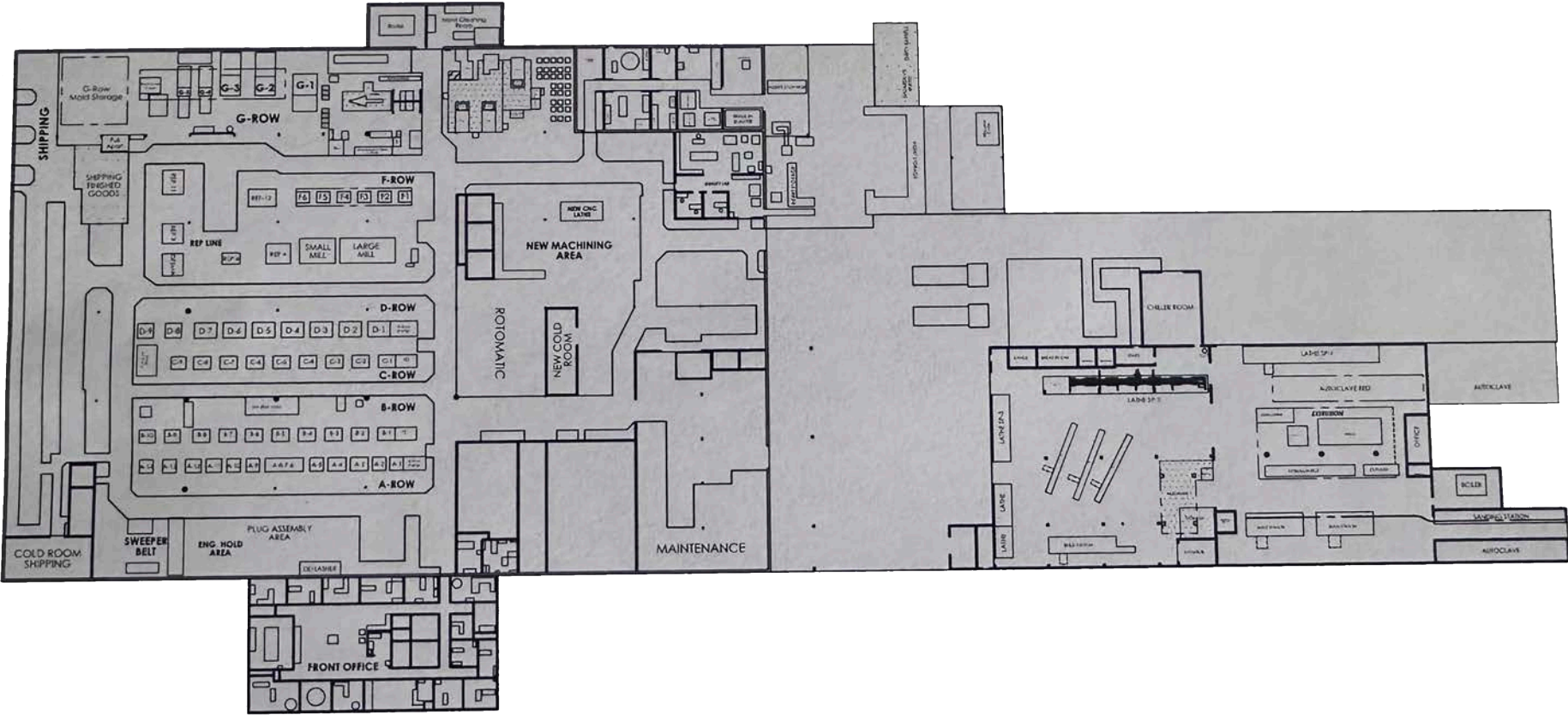
290

valmont

South Day Street: 24,780 VPD



FLOORPLAN



*Building 1 & 2 first floor layout

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Clinton D. Oldham, SIOR
Managing Director | Investment Sales
D: 979.977.6081 **C:** 409.781.7734
Clint.Oldham@OldhamGoodwin.com



Jody Slaughter
Managing Director | Corporate Services
D: 979.977.6097 **C:** 713.927.1157
Jody.Slaughter@OldhamGoodwin.com



Coti Freeman
Transaction Coordinator | Investment Sales
D: 979.977.6090 **C:** 979.224.8281
Coti.Freeman@OldhamGoodwin.com

Bryan

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

14811 St. Mary's Lane, Suite 130
Houston, Texas 77056
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
O: 254.255.1111



OLDHAMGOODWIN.COM