



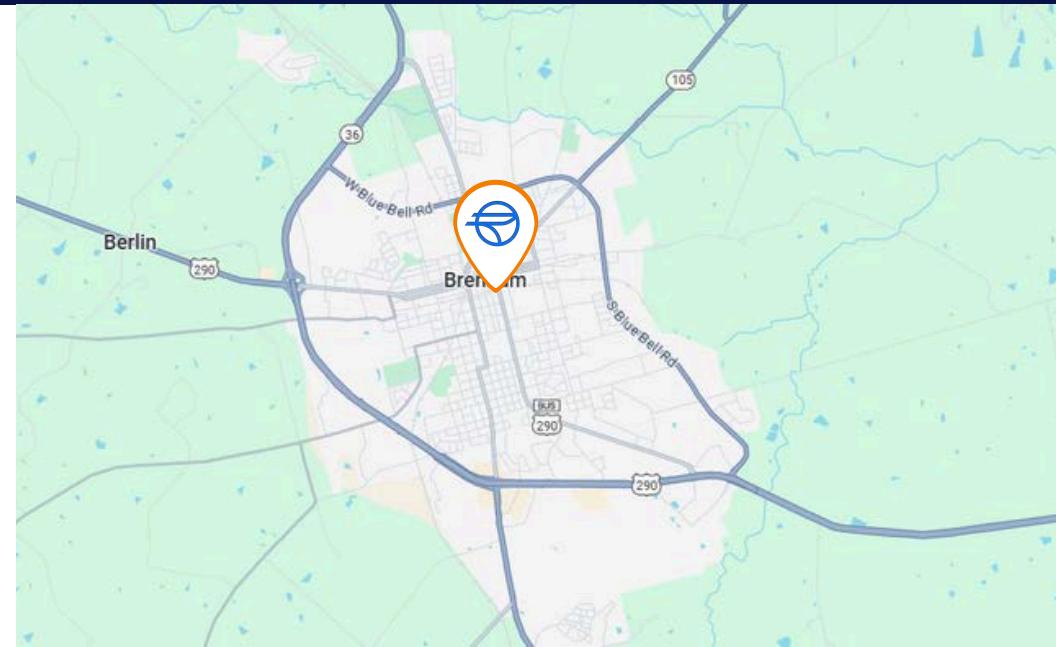
**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**HISTORIC INVESTMENT AND  
REDEVELOPMENT OPPORTUNITY**  
**214 E Main St** Brenham, TX 77833

CHRIS LERMANN 979.943.7614

[www.riverstonecos.com](http://www.riverstonecos.com) | 809 University Drive East, College Station, TX 77840

# 214 E Main Street - Brenham



## OFFERING SUMMARY

Sale Price:	\$1,950,000
Total Building Size:	12,596 SF
First Floor Size	6,356 SF
Second Floor Size:	6,240 SF
Utilities:	City Water and Sewer
Traffic Counts:	8,520 VPD

## PROPERTY HIGHLIGHTS

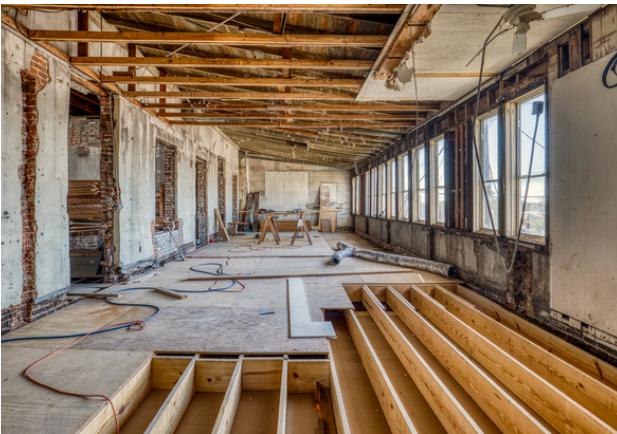
- Historic building with potential tax credits and grants available
- Second floor open & ready for remodeling
- Established local tenants in first floor suites providing immediate cash flow
- Perfect for investors seeking long-term appreciation and value-add redevelopment
- Strong visibility and walkability in a proven downtown corridor
- All identified lead-based materials and asbestos have been professionally removed



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CHRIS LERMANN  
*Advisor*

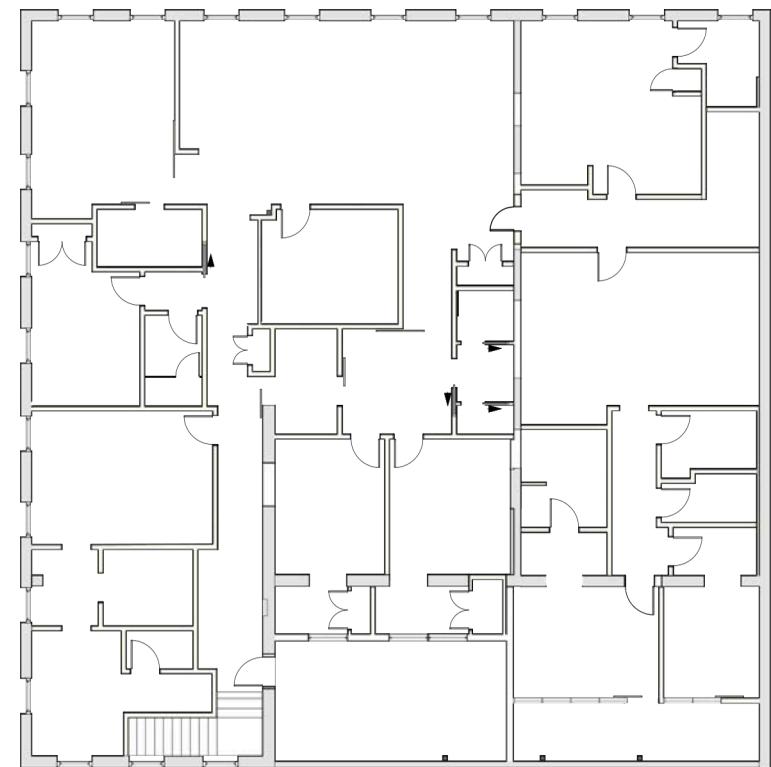
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## Owner's Vision

Upstairs was planned the following:

- 1 Efficiency Apartment (Main Street Side)
- 2 Bedroom Apartment (Alley Side) with a open porch
- 4 Bedroom Apartment with Media Room for Owners Wing with a open porch and private entrance.

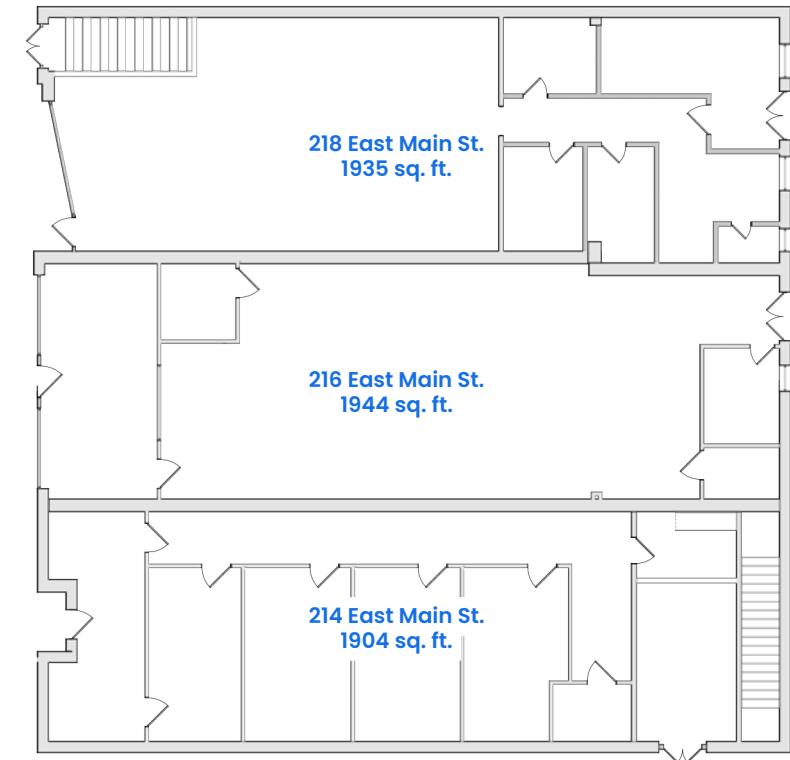
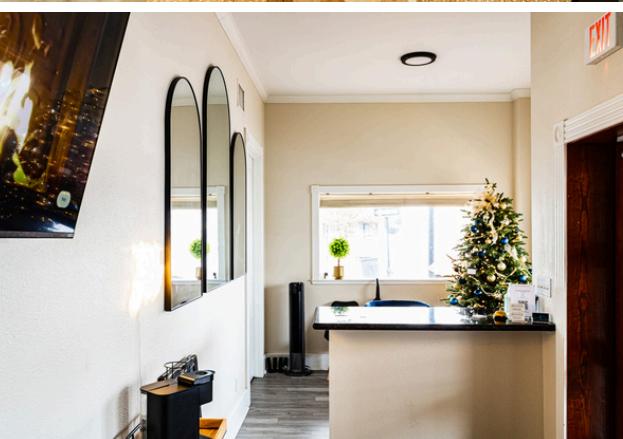


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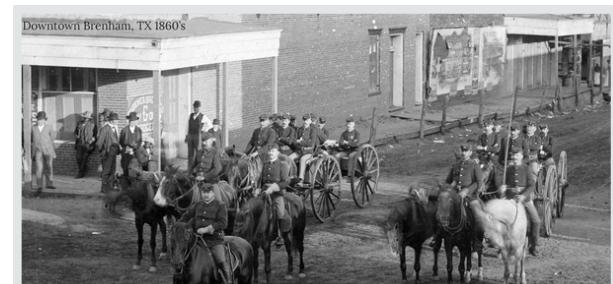
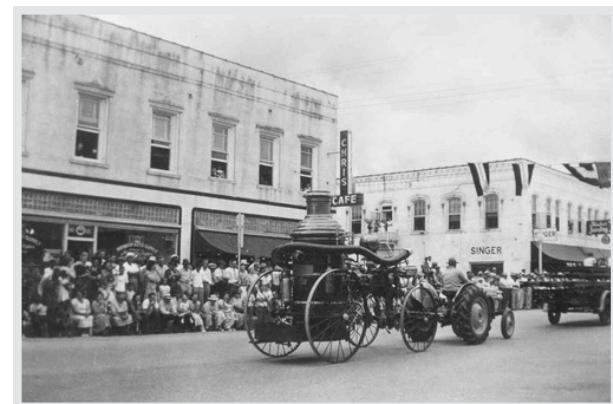
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# 214 E Main Street - Brenham

The William M. Zeiss Building was built in 1856, and holds the namesake of German immigrant William Zeiss. Zeiss arrived in Texas from Ziegenhain, Germany, in 1852 at the age of 19. Upon settling in Brenham, he learned the bakery trade. In 1856, he bought the original, initially one-story structure on 214 East Main Street, from the influential Giddings family. The property at 214 East Main Street stands as one of Brenham's oldest extant commercial structures and a critical cornerstone of the city's architectural and social history. It survived several catastrophic downtown fires in 1866, 1873, and 1877, marking it as a singular survivor from Brenham's foundational period.



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# 214 E Main Street - Brenham



Within walking distance to a multitude of cultural and entertainment options making Downtown Brenham a great stop for visitors and residents.

- 1 Unity Theatre
- 2 Pioneer Smokehouse
- 3 The Laundry Event Hall
- 4 30 North Pizza
- 5 Ant Street Inn
- 6 HSF Biergarten
- 7 Floyd's Lounge
- 8 Brown Water Cigar Bar
- 9 The Barnhill Center at Historic Simon Theatre
- 10 Brenham Heritage Museum
- 11 Toubin Park
- 12 Ninety Six West
- 13 Wired & Inspired Coffee Bar
- 14 The Tilted Windmill
- 15 Must Be Heaven
- 16 Mescalito Coffee
- 17 The Sandy
- 18 St. Charles Place
- 19 Glissmann's Gift Gallery & Historic Drug Store
- 20 BT Longhorn Steakhouse



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# Site Demographic Summary



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Ring of 5 miles

## KEY FACTS

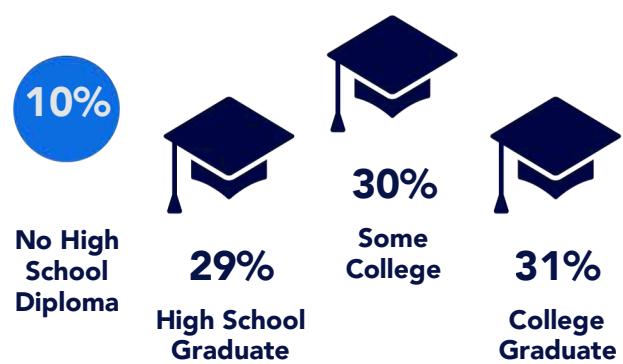
38.9  
Median Age

9,017  
Households

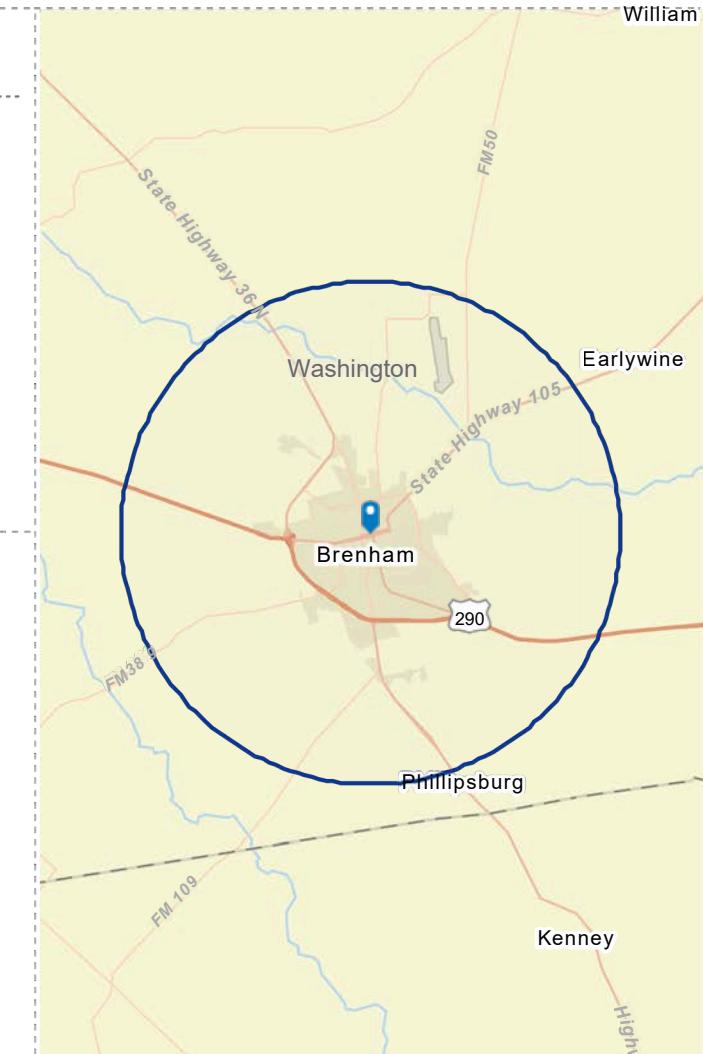
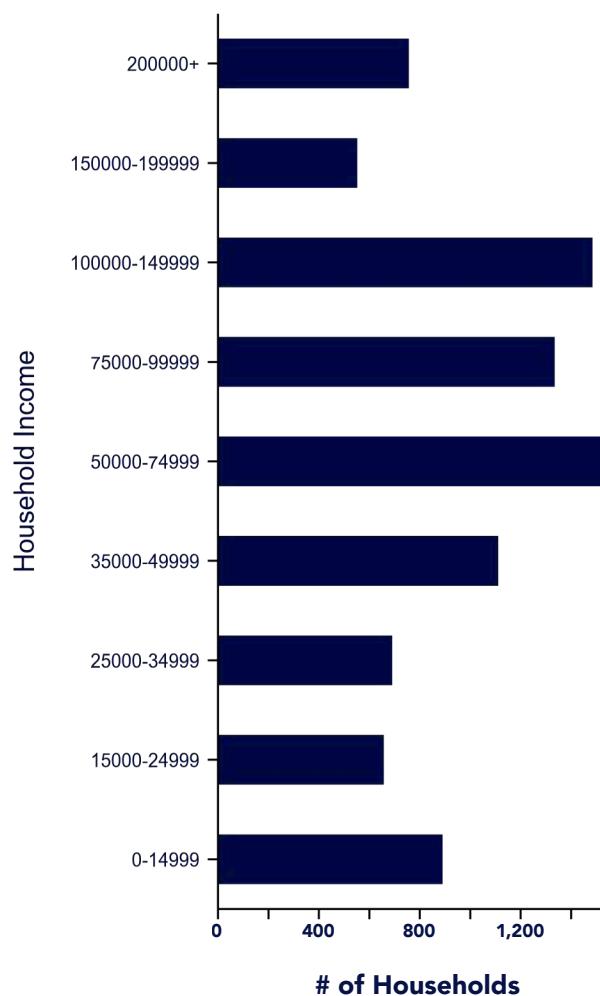
\$56,334  
Median Disposable Income

23,412  
2023 Total Population

## EDUCATION



## INCOME



## EMPLOYMENT

66%  
White Collar

21%  
Blue Collar

13%  
Services

3.6%  
Unemployment Rate

# 214 E Main Street - Brenham



**Brenham, Texas** serves as a charming hub of history and culture, nestled between Austin and Houston. With a population of around 17,000, Brenham has become a cornerstone in the heart of Washington County, known for its rich heritage. Its prominent location in the Brazos Valley offers residents and visitors access to a blend of small-town charm and modern conveniences.

Brenham is widely recognized for its agricultural roots and industry leadership, most famously as the home of Blue Bell Creameries, one of the nation's leading ice cream producers. The local economy also benefits from a growing tourism sector, driven by attractions such as the Brenham Heritage Museum, historic downtown district, and the scenic Bluebonnet trails that surround the area every spring.

In the coming years, Brenham is positioned for continued growth, with plans to expand its infrastructure, fostering new business opportunities and housing developments. The city is poised to enhance its appeal while maintaining the welcoming atmosphere that has long defined it as a beloved Texas community.



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# 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.

### **Riverstone Companies, LLC**

Licensed Broker / Broker Firm Name  
or Primary Assumed Business Name

### **James Jones**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

### **Chris Lermann**

Sales Agent/Associate's Name

### **9008522**

License No.

### **545598**

License No.

License No.

### **827869**

License No.

Buyer/Tenant/Seller/Landlord Initials

**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.

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### **chris.lermann@riverstonecos.com**

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