

HODDE

REAL ESTATE CO.

C O M M E R C I A L

HRE #15-025

112 West Main St.


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Brenham, TX 77833

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**COMMERCIAL
APPROX. 1.70 AC.**



5605 HWY 290 W.
WASHINGTON COUNTY, TEXAS

WWW.HODDERE.COM



Discover endless possibilities at 5605 Hwy 290 W – 1.7 unrestricted acres just outside Brenham's city limits. Currently home to Michael's Taxidermy, this property enjoys a daily traffic count exceeding 26,000, with future highway improvements and expansive city growth on the horizon. The slightly elevated terrain offers a perfect vantage point for eye-catching signage, ensuring maximum visibility. Partially wooded acres add a touch of natural beauty and privacy to this versatile space. Whether expanding an existing business or embarking on a new venture, the unrestricted nature of this property opens doors to countless opportunities. Here's your chance to be part of Brenham's dynamic landscape!

ASKING PRICE: \$520,000



5605 HWY 290 WEST
BRENHAM, TEXAS 77833

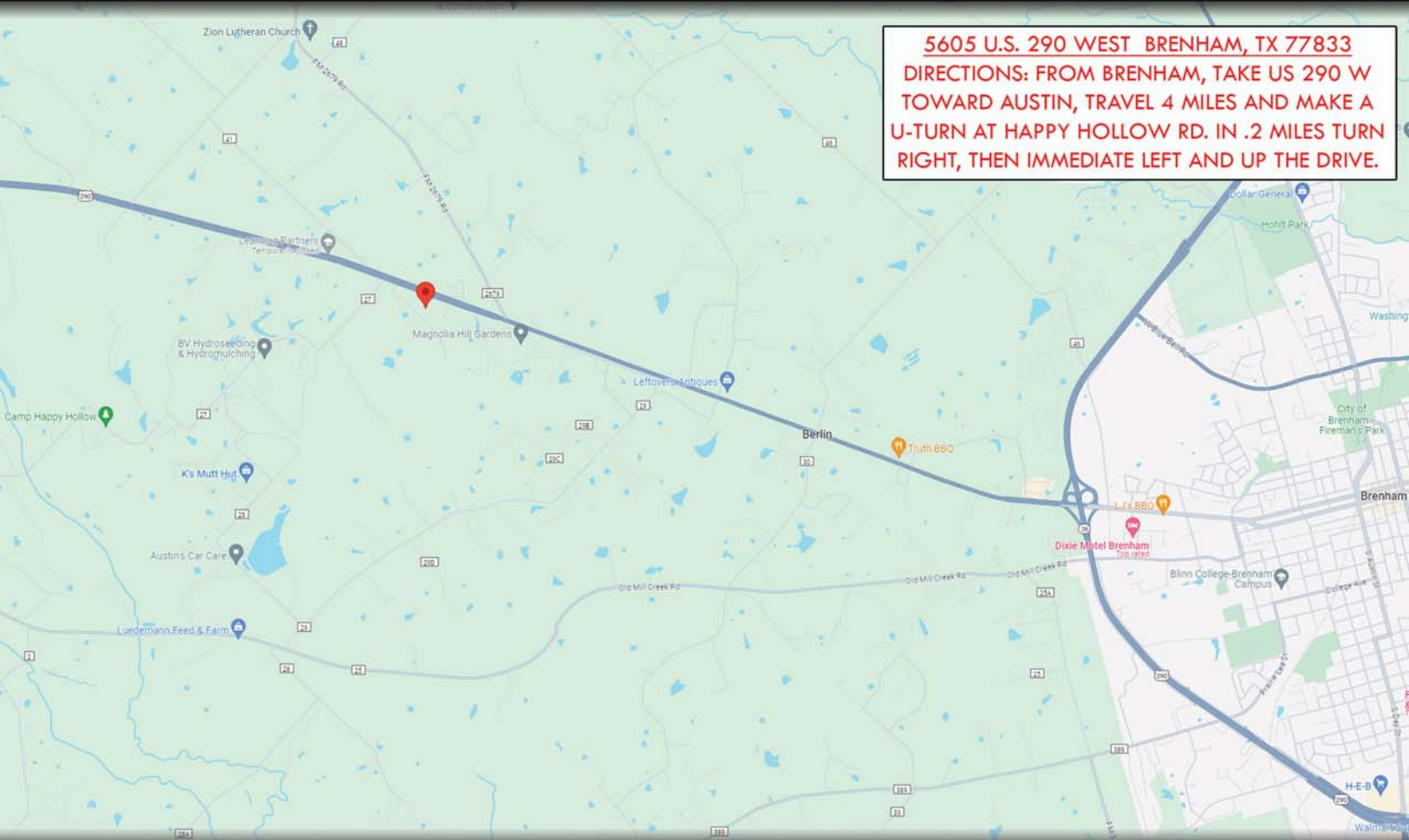
- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ ACREAGE SIZE: ±1.70 AC.
- ★ EST. TAXES: \$1,548

- ★ ZONING: NONE
- ★ RESTRICTIONS: NONE
- ★ COMMUNITY WATER/SEPTIC SYSTEM
- ★ ELECTRIC: BLUEBONNET ELECTRIC CO-OP

- ★ AVG DAILY TRAFFIC COUNT - 26,256
- ★ MINERALS: NONE
- ★ EASEMENTS: AS OF RECORD
- ★ ±193' OF HWY 290 FRONTAGE



5605 U.S. 290 WEST BRENHAM, TX 77833
DIRECTIONS: FROM BRENHAM, TAKE US 290 W TOWARD AUSTIN, TRAVEL 4 MILES AND MAKE A U-TURN AT HAPPY HOLLOW RD. IN .2 MILES TURN RIGHT, THEN IMMEDIATE LEFT AND UP THE DRIVE.



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CARRIE GRIMM

979-830-0737



The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.