

**FOR LEASE**



**Hunington**

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800, Houston, Texas 77046  
713-623-6944 • [hproperties.com](http://hproperties.com)

## SHOPS AT BLUE BELL

NEC State Hwy 36 and FM 577 (Blue Bell Road)  
Brenham, Texas 77833

## SHOPS AT BLUE BELL

This site offers excellent access to a key regional corridor connecting the Houston and Austin markets. The property benefits from strong visibility and traffic flow along Highway 36 and is situated near major local destinations, including Blue Bell Creameries, Blinn College, and downtown Brenham. Surrounded by established residential neighborhoods and community amenities, the area is supported by consistent local and visitor traffic. Proximity to retail, dining, schools, and employment centers positions the site to effectively serve the Brenham trade area and the broader Washington County region.

## BRENHAM, TEXAS IS RANKED IN THE TOP THIRD BEST PLACES TO LIVE IN TEXAS

5.6%

Washington County has seen a 5.6% population increase since 2020.

1.9%

Brenham, Texas has experienced steady annual population growth of approximately 1.9%.



### Executive Summary

Space Available	1,500 SF - 13,000 SF (Will Divide)
NNN	\$10.00 PSF (Estimated)
Rental Rate	Inquire for Pricing
Building Size	13,000 SF

### Pad Sites Available

Ground Lease, Build to Suit, or For Sale	Pad 1 1.50 AC	Pad 4 0.87 AC
	Pad 2 1.21 AC	Pad 5 1.09 AC
	Pad 3 1.50 AC	

### Property Highlights

- The Front Door to Brenham's Next Growth Corridor
- Signalized hard corner at Hwy 36 & Blue Bell Rd.
- Adjacent to Liberty Village (322 homes)
- Near Brenham Elementary School
- Gateway location entering Brenham from the north
- Flexible pad opportunities for Sale, Ground Lease, or BTS

### Demographics

	2 mi	3 mi	5 mi
Population (2025)	10,664	17,858	23,660
Average Household Income	\$96,853	\$94,435	\$96,334
Projected Population (2030)	11,331	18,834	24,723
Traffic Counts	W. Blue Bell Rd.: 5,600 vpd St. Hwy 36 N.: 15,256 vpd		

**Gigi Gomel**  
Principal | Brokerage  
gigi@hpiproperties.com

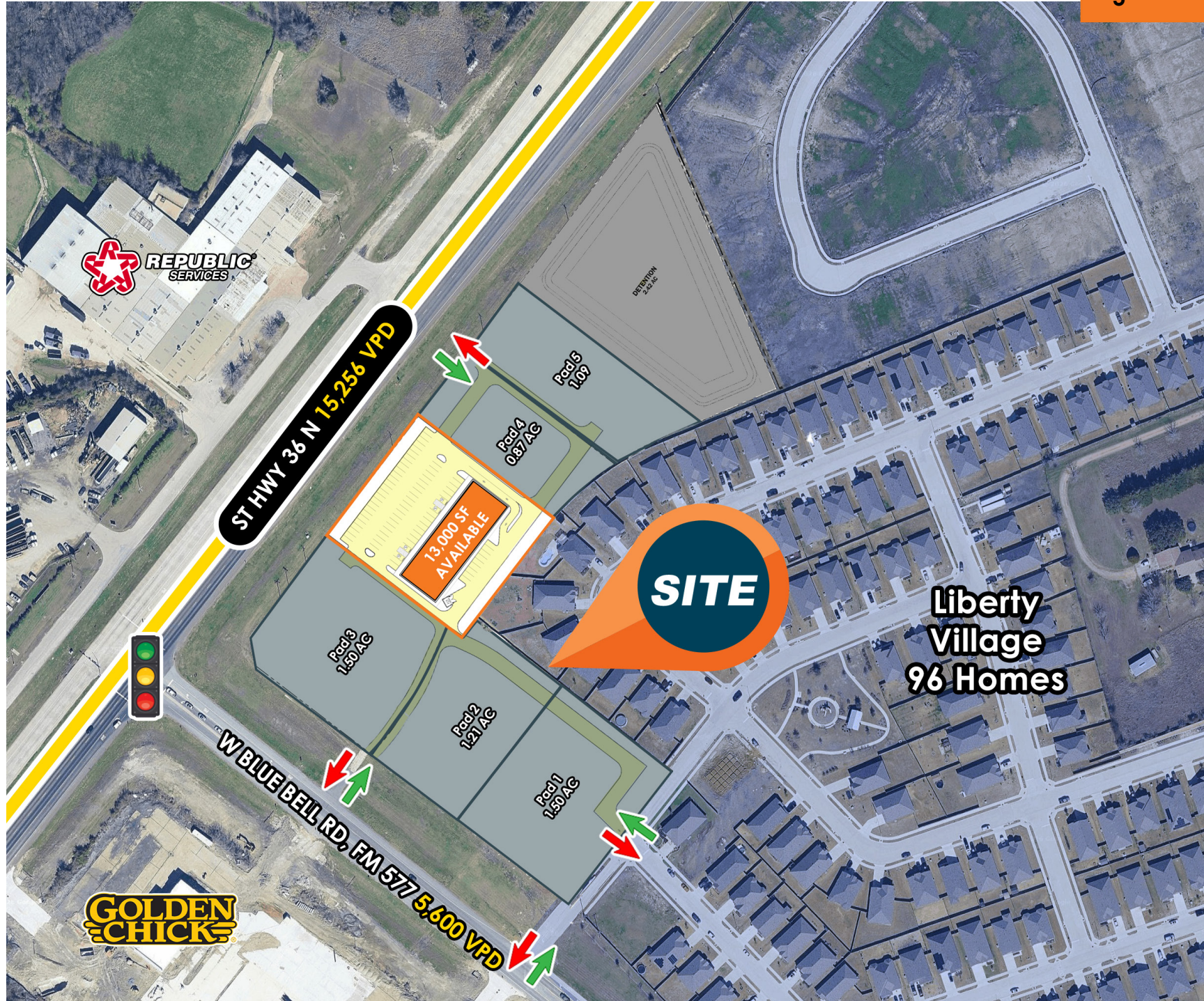
**Evan Dyer**  
Principal | Retail Development  
evan@hpiproperties.com

**AJ Loudermilk**  
VP | Brokerage  
aj@hpiproperties.com

# Site Plan

- Retail Space Available
- Pending
- Pad Available
- Leased | Sold

	SF/AC	STATUS
Retail	13,000 SF	Available For Lease
Pad 1	1.50 AC	Available for Sale, Ground Lease, or BTS
Pad 2	1.21 AC	Available for Sale, Ground Lease, or BTS
Pad 3	1.50 AC	Available for Sale, Ground Lease, or BTS
Pad 4	0.87 AC	Available for Sale, Ground Lease, or BTS
Pad 5	1.09 AC	Available for Sale, Ground Lease, or BTS







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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.

**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.

<b>Huntington Properties, Inc.</b>	<b>454676</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sanford Paul Aron</b>	<b>218898</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Evan Dyer</b>	<b>571158</b>	<b>evan@hpiproperties.com</b>	<b>713.623.6944</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Gigi Gommel</b> <b>AJ Loudermilk</b>	<b>446845</b> <b>693472</b>	<b>gigi@hpiproperties.com</b> <b>aj@hpiproperties.com</b>	<b>713.623.6944</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)