

# US HWY 290 W & SUNSET RD



FOR SALE | ±51.27 ACRES | BRENHAM, TX 77833



**27,858 VPD**

**MARK RAINES**

Executive Vice President - Managing Director  
+1 713 888 4037  
mark.raines@jll.com

**TRAVIS SMITH**

Senior Vice President  
+1 713 212 6517  
travis.smith@jll.com

**MEREDITH BRETTING**

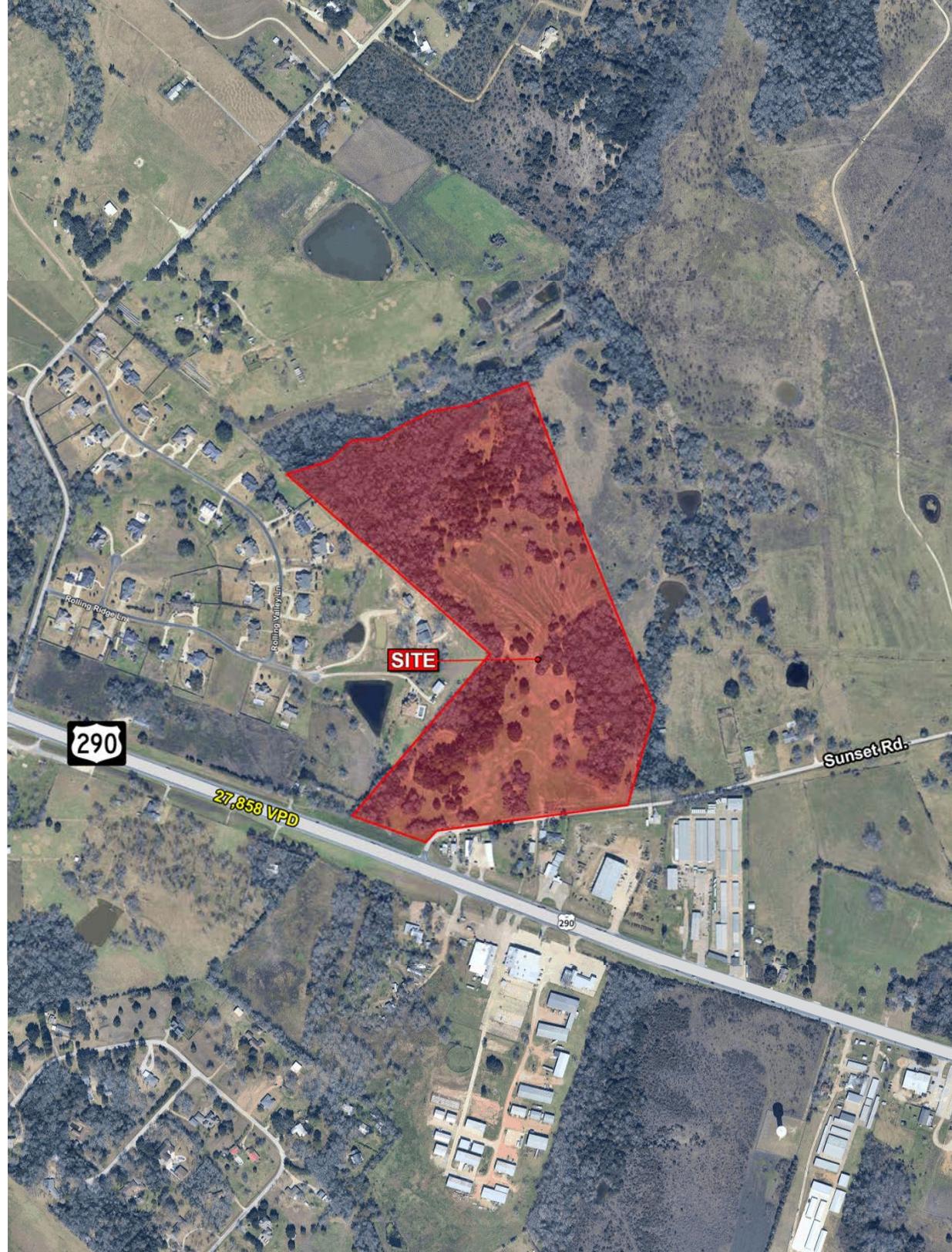
Associate  
+1 713 425 1850  
meredith.bretting@jll.com

# PROPERTY HIGHLIGHTS

- **±51.27 Acres** For Sale
- High visibility on Highway 290 W
- A key gateway into the city for traffic coming from Austin, College Station, and western Texas markets capturing both local Brenham traffic and regional through-traffic
- City utilities nearby
- **Call broker for pricing**

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 TOTAL POPULATION</b>	27,075	197,577	529,665
<b>2025 MEDIAN AGE</b>	37.1	37.3	35.4
<b>2025 AVERAGE HOUSEHOLD INCOME</b>	\$189,880	\$199,596	\$161,250
<b>2025 AVERAGE HOME VALUE</b>	\$1,073,498	\$940,103	\$763,865



# LOCATION HIGHLIGHTS



ACTIVE DISPOSABLE  
INCOME - **\$92,712** AVERAGE  
HOUSEHOLD INCOME  
WITHIN A 5-MILE RADIUS



**\$382,815** AVERAGE  
HOME VALUE WITHIN  
A 5-MILE RADIUS OF  
PROPERTY



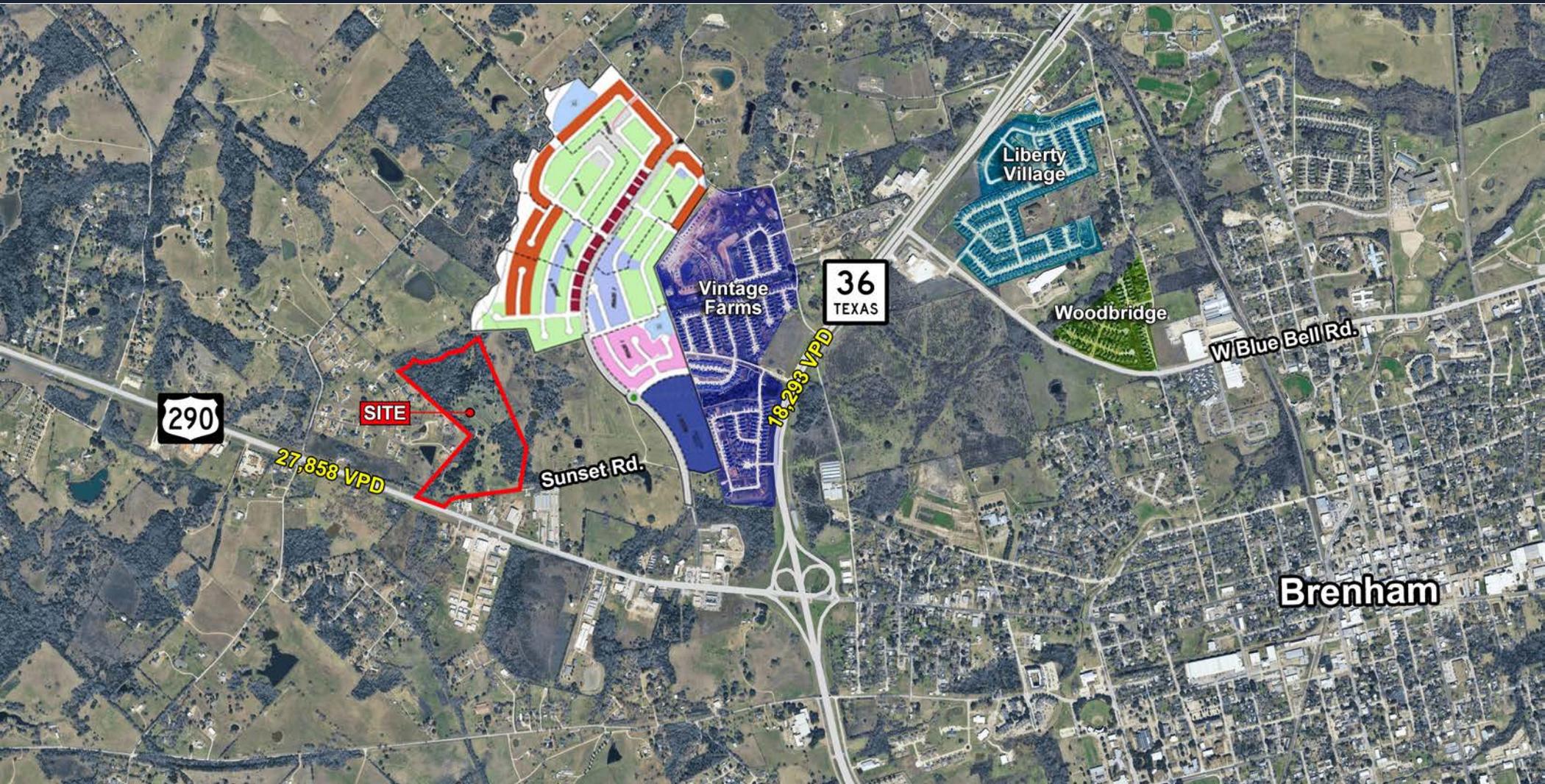
DIRECT FRONTAGE  
ON HIGHWAY 290 W  
**(23,820 VPD)**



**5 MINUTE** DRIVE TO  
DOWNTOWN BRENHAM



A **KEY GATEWAY** INTO  
THE CITY FOR TRAFFIC  
COMING FROM AUSTIN,  
COLLEGE STATION, AND  
WESTERN TEXAS MARKETS



# ABOUT THE AREA

Located in Washington County approximately 70 miles northwest of Houston, **Brenham** serves as a charming small city that perfectly balances rural heritage with modern amenities. Known as the “Heart of Texas,” this community of roughly 17,000 residents sits along Highway 290, making it easily accessible to major metropolitan areas while maintaining its distinctive small-town character.



## CONTACT FOR MORE INFORMATION:

### MARK RAINES

Executive Vice President - Managing Director

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[mark.raines@jll.com](mailto:mark.raines@jll.com)

### TRAVIS SMITH

Senior Vice President

+1 713 212 6517

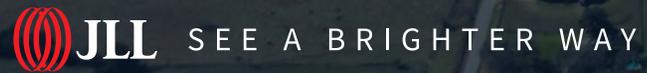
[travis.smith@jll.com](mailto:travis.smith@jll.com)

### MEREDITH BRETTING

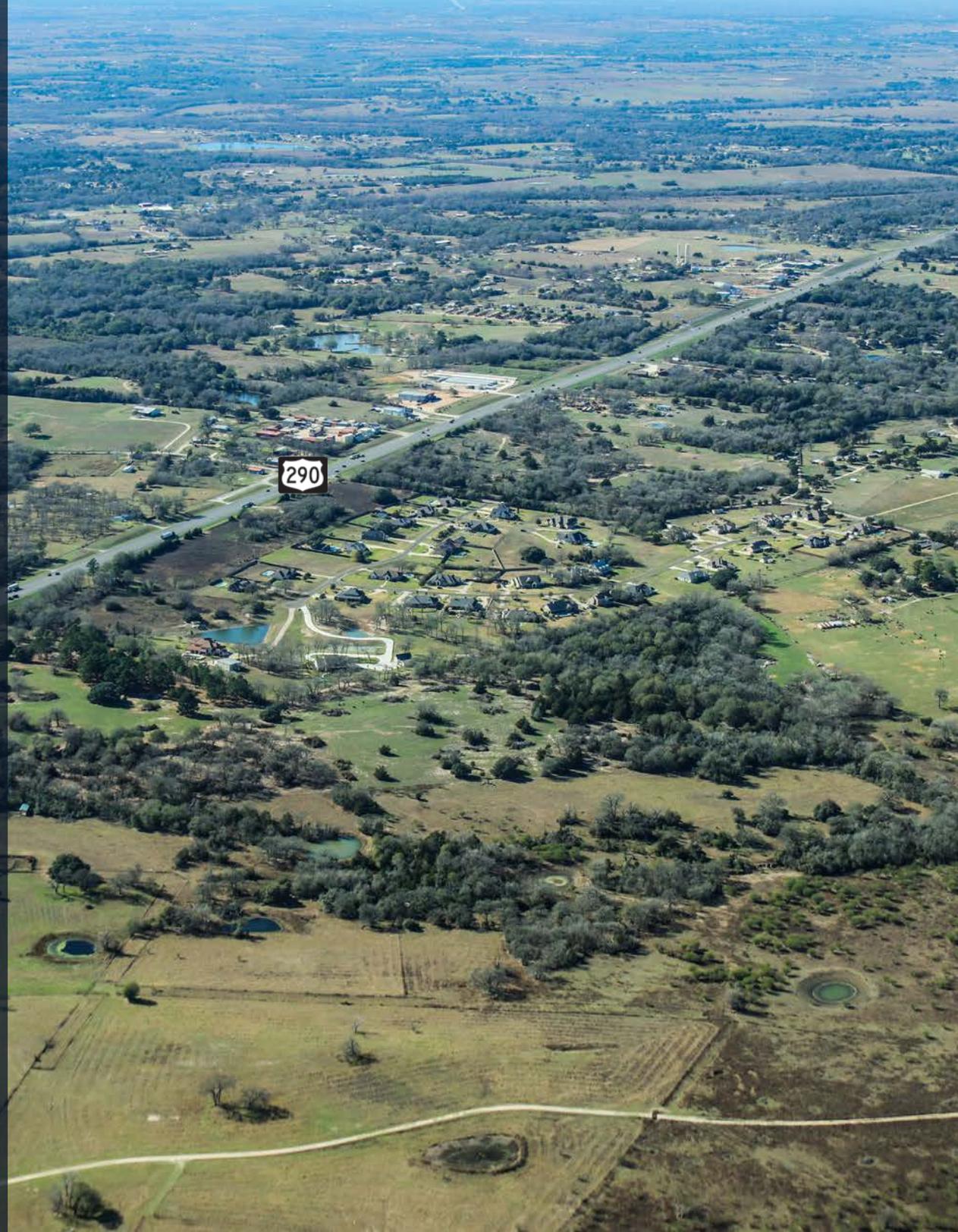
Associate

+1 713 425 1850

[meredith.bretting@jll.com](mailto:meredith.bretting@jll.com)



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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.

2-10-2025



### 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. An owner's agent fees are not set by law and are fully negotiable.

**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 dues 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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 dues 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.

**Jones Lang LaSalle Brokerage, Inc.**

**591725**

**renda.hampton@jll.com**

**214-438-6100**

Licensed Broker /Broker Firm Name

License No.

Email

Phone

**Daniel Glyn Bellow**

**183794**

**dan.bellow@jll.com**

**713-888-4000**

Designated Broker of Firm

License No.

Email

Phone

**Simmi Jaggi**

**380606**

**simmi.jaggi@jll.com**

**713-888-4098**

Designated Broker of Firm

License No.

Email

Phone

**Michael Travis Smith**

**680879**

**travis.smith@jll.com**

**713-212-6517**

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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

Regulated by the Texas Real Estate Commission

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