

PROPERTY DESCRIPTION

- 38.51 acres of prime real estate in Washington County
- Strategically located less than a mile from US-290
- Easy access to major transportation routes
- Close proximity to downtown Brenham
- 3 miles to HEB, Walmart, Home Depot, Starbucks, and more
- Versatile mixed-use zoning
- Agricultural potential
- Perfect opportunity for investors and developers looking to capitalize on a rapidly growing area.

LOCATION DESCRIPTION

Prime Location in Bustling Benham: 3601 Hwy 36 South Brenham, TX is conveniently situated just minutes away from all major retailers in the vibrant yet charming downtown area of Brenham. With its versatile zoning, it's ready to be developed into a commercial venture or utilized for agriculture. This blank canvas offers endless possibilities for those seeking a dynamic investment opportunity in a thriving community.

ADAM OLSEN, CCIM

713.614.2670

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To Schedule A Showing Call 713.538.1638

OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	809,475 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,338	8,610	12,867
Total Population	3,573	21,027	30,002
Average HH Income	\$57,587	\$68,996	\$72,632

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2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

38.51 ACRES OF PRIME REAL ESTATE WITH VERSATILE ZONING, NEAR US-290 IN WASHINGTON COUNTY: IDEAL INVESTMENT OPPORTUNITY!
3601 HIGHWAY 36 S, BRENHAM, TX 77833

LOCATION MAP | LAND

FOR SALE: \$5,000,000



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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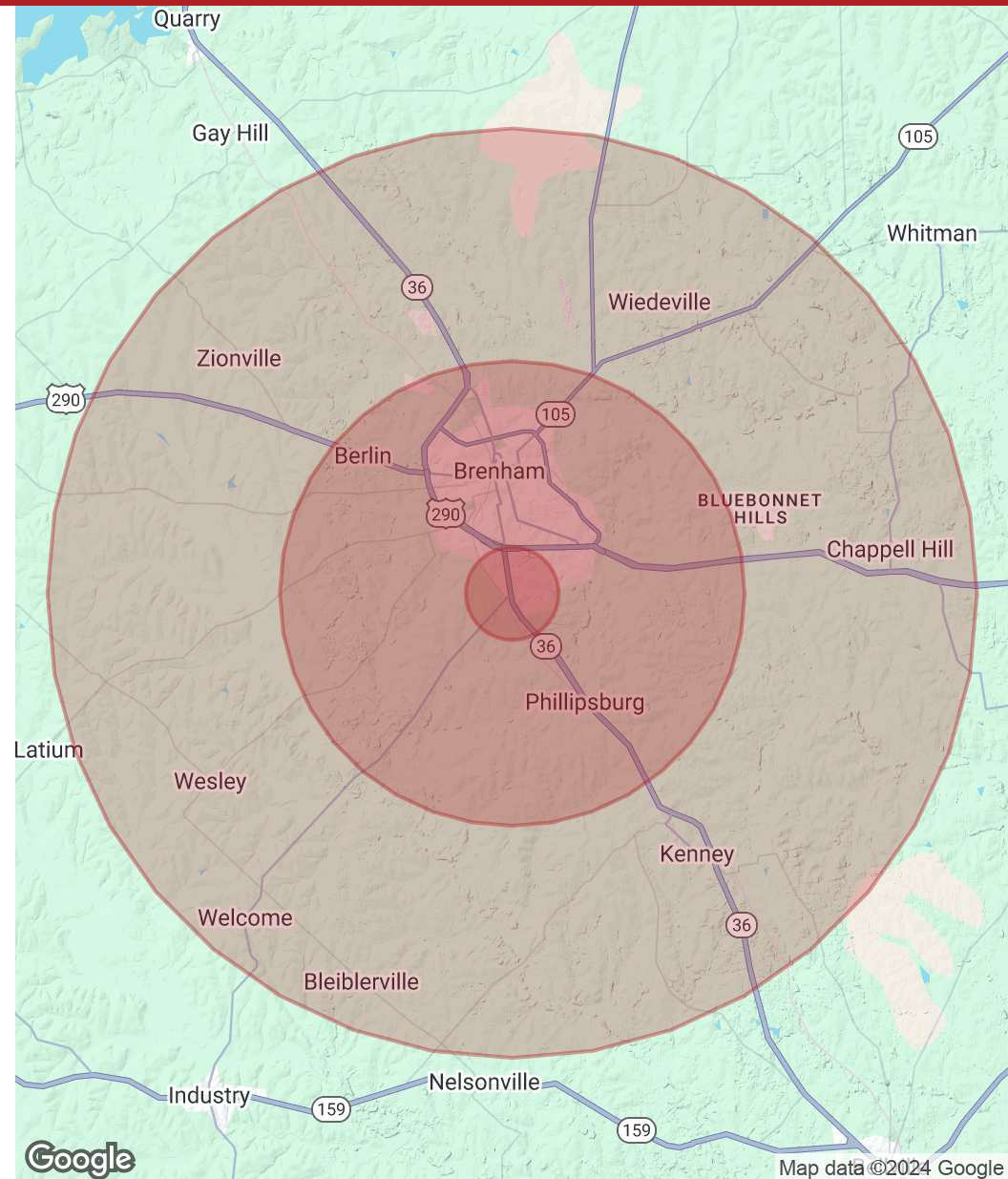
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,573	21,027	30,002
Average Age	32.7	39.8	41.9
Average Age (Male)	29.1	38.2	40.4
Average Age (Female)	35.5	42.7	44.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,338	8,610	12,867
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$57,587	\$68,996	\$72,632
Average House Value	\$170,908	\$188,677	\$238,329

2020 American Community Survey (ACS)



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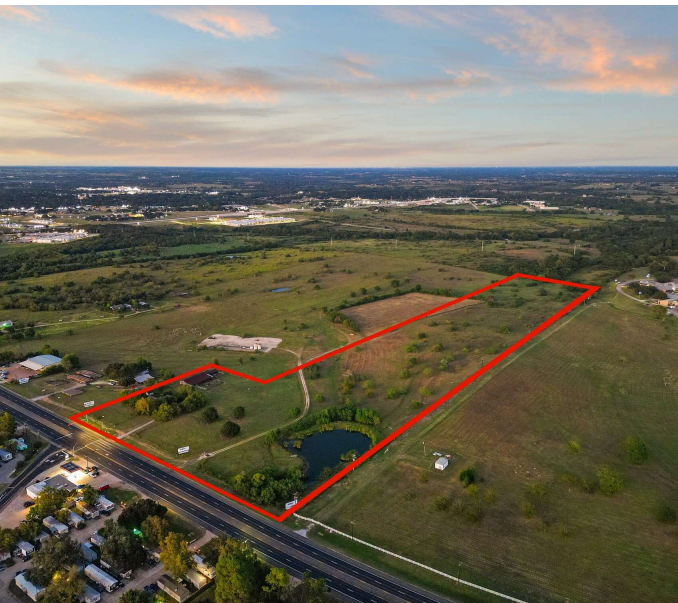
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ADDITIONAL PHOTOS | LAND

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