

112 West Main St.
Brenham, TX 77833
979-836-8532



203 N. Live Oak St.
Round Top, TX 78954
979-378-8778

HREC #2008

COMMERCIAL
LAND/INVESTMENT
APPROX. 15.34 AC.



1030 DIXIE RD. @ HWY 36
BRENHAM, TEXAS

HODDERE.COM



STYLECRAFT BUILDERS, INC.
VINTAGE FARMS SUBDIVISION

D.R. HORTON

LIBERTY HILL SUBDIVISION

Commercial development and investment opportunity of approximately ±15.34 acres located in the City of Brenham at the intersection of Hwy 36 and Dixie Rd. Approximately 1260 feet of State Hwy 36 road frontage. Additional access from Dixie Rd. There is a ±1902sqft. log home and a 40'X 60' metal building on the property included in the sale. Across from StyleCraft Builders Vintage Farms Subdivision and very near D.R. Horton's Liberty Hill Subdivision. City of Brenham and Bluebonnet Electric Coop utilities available. Zoned B1 for Local Business Mixed Use.

ASKING PRICE: \$2,500,000



**1030 DIXIE RD. AT HWY 36
 BRENHAM, TEXAS 77833**

- ★ WASHINGTON COUNTY
- ★ ZONING: B1-LOCAL BUSINESS MIXED USE
- ★ EASEMENTS: AS OF RECORD
- ★ BRENHAM ISD
- ★ RESTRICTIONS: CITY OF BRENHAM
- ★ MINERALS: NONE
- ★ ACREAGE SIZE: ±15.34 AC.
- ★ WATER/SEWER: TO BE PROVIDED BY CITY OF BRENHAM
- ★ ROAD FRONTAGE: PAVED, STATE HWY
- ★ EST. TAXES: TBD
- ★ ELECTRIC: BLUEBONNET ELECTRIC CO-OP
- ★ LOG HOME SQ. FT.: ±1902 SF



VINTAGE FARMS SUBDIVISION

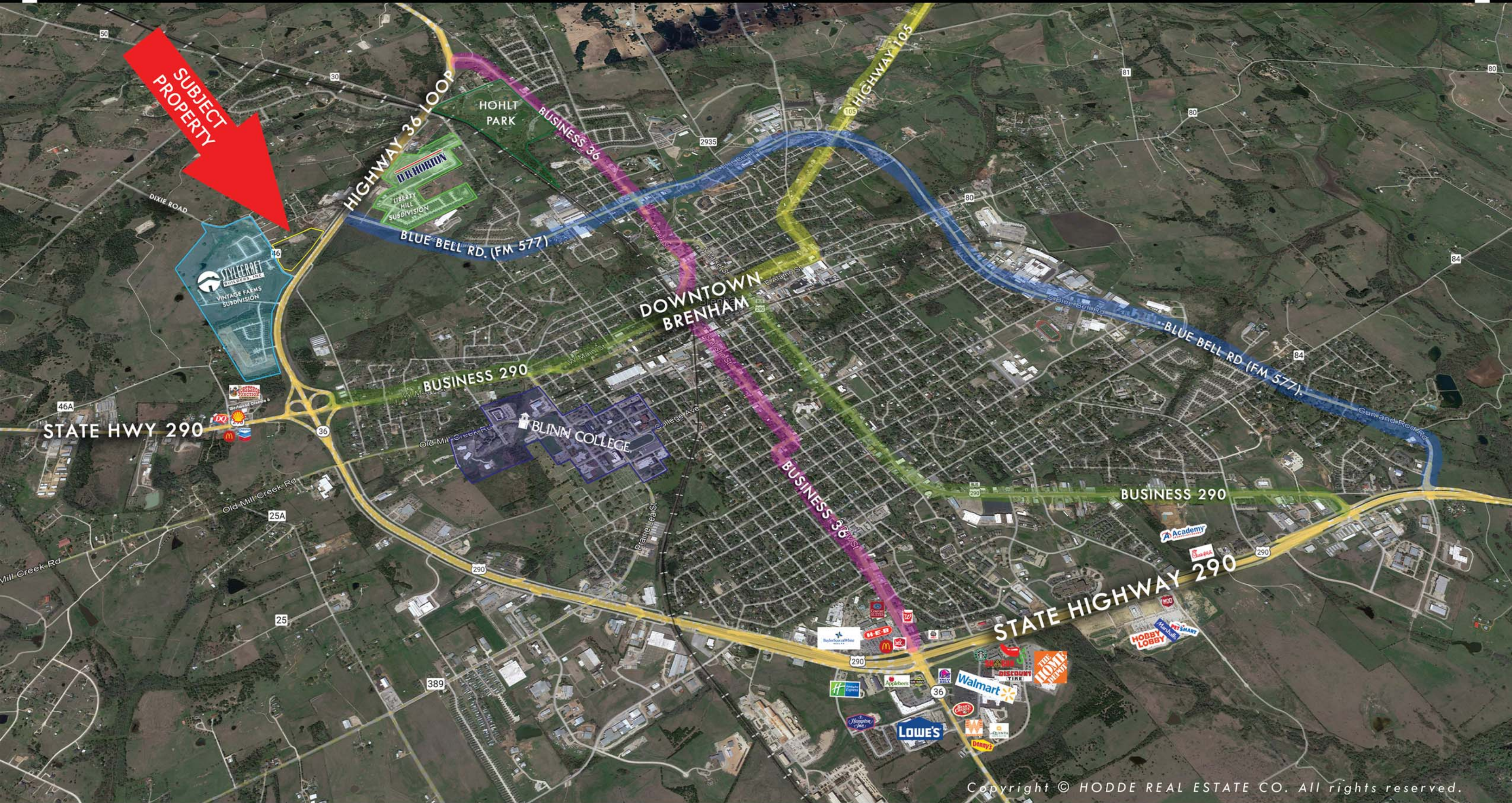
HWY 36

Note:
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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

OVERVIEW OF BRENHAM

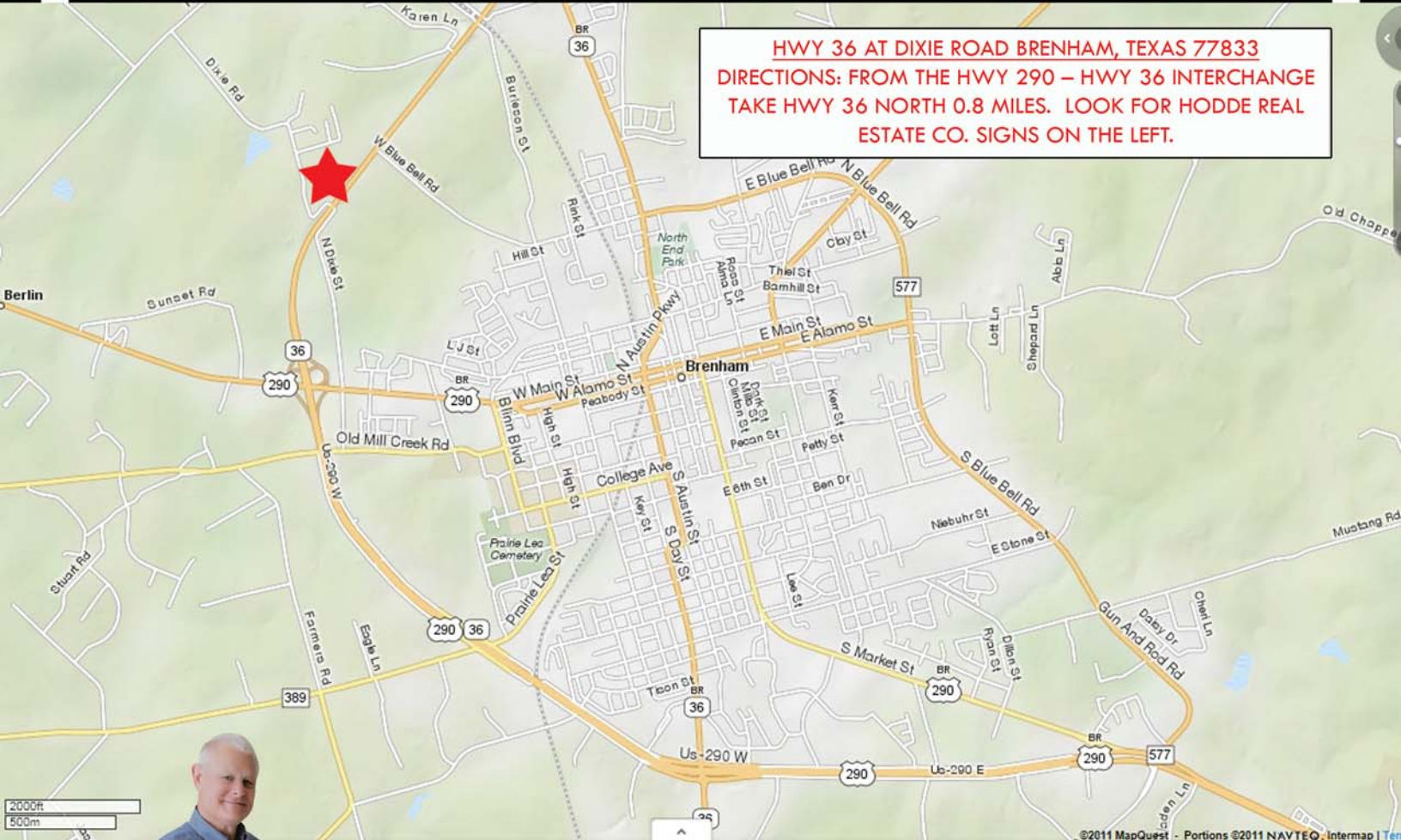


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HWY 36 AT DIXIE ROAD BRENHAM, TEXAS 77833
DIRECTIONS: FROM THE HWY 290 – HWY 36 INTERCHANGE
TAKE HWY 36 NORTH 0.8 MILES. LOOK FOR HODDE REAL
ESTATE CO. SIGNS ON THE LEFT.



JIM RIPPLE
979-451-2882

HODDE
REAL ESTATE CO.
COMMERCIAL

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