

**515 N. COLORADO ST.  
12300 & 12306 E TEXAS ST.  
BURTON, TX 77835**

**OFFERED AT \$780,000**

*For* **SALE**



## **RESIDENTIAL INCOME PRODUCING PROPERTY**

Excellent opportunity for residential income producing property in small town Texas! Rare chance to own 1.31 acres in the middle of town. Located in the historic town of Burton, TX, halfway between Houston and Austin in the rolling hills of Washington County. Property is historic itself in that the building was built in 1914 as Burton's public school and afterwards became a home for senior citizens. Building has been lovingly maintained over the years and transitioned to the town's only apartment property. Currently set up with One bedroom and Two-bedroom units- 6 units in the building, as well 2 cottages on the property. Property has on site washer/dryer facilities for tenant's use. Units have excellent occupancy rates, 2% vacancy over last two years and a 7.13% cap rate.





Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

Special

Unmapped/ Not Included



**515 N Colorado St. and 12300 & 12306 E. Texas St. Burton, TX**

Residential incoming producing property in historic Burton, TX

Appx 5,742 SF Brick building with 6 Units:

Unit 1: 1 bedroom, 1 bath, cool/heat mini split, refrigerator, and electric stove

Unit 2: 2 bedrooms, 1 bath, cool/heat mini split, refrigerator, and electric stove

Unit 3: 2 bedrooms, 1 bath, cool/heat mini split, refrigerator, and electric stove

Unit 4: 1 bedroom, 1 bath, cool/heat mini split, refrigerator, and electric stove

Unit 5: 1 bedroom, 1 bath, cool/heat mini split, refrigerator, and electric stove

Unit 6: 1 bedroom, 1 bath, cool/heat mini split, refrigerator, and electric stove

Cottage #7 appx 687 SF -Living/kitchen, 2 bedrooms. Hardi siding, composition roof, CHA, block and beam foundation, vinyl windows. Formica counters, refrigerator, microwave, and electric stove.

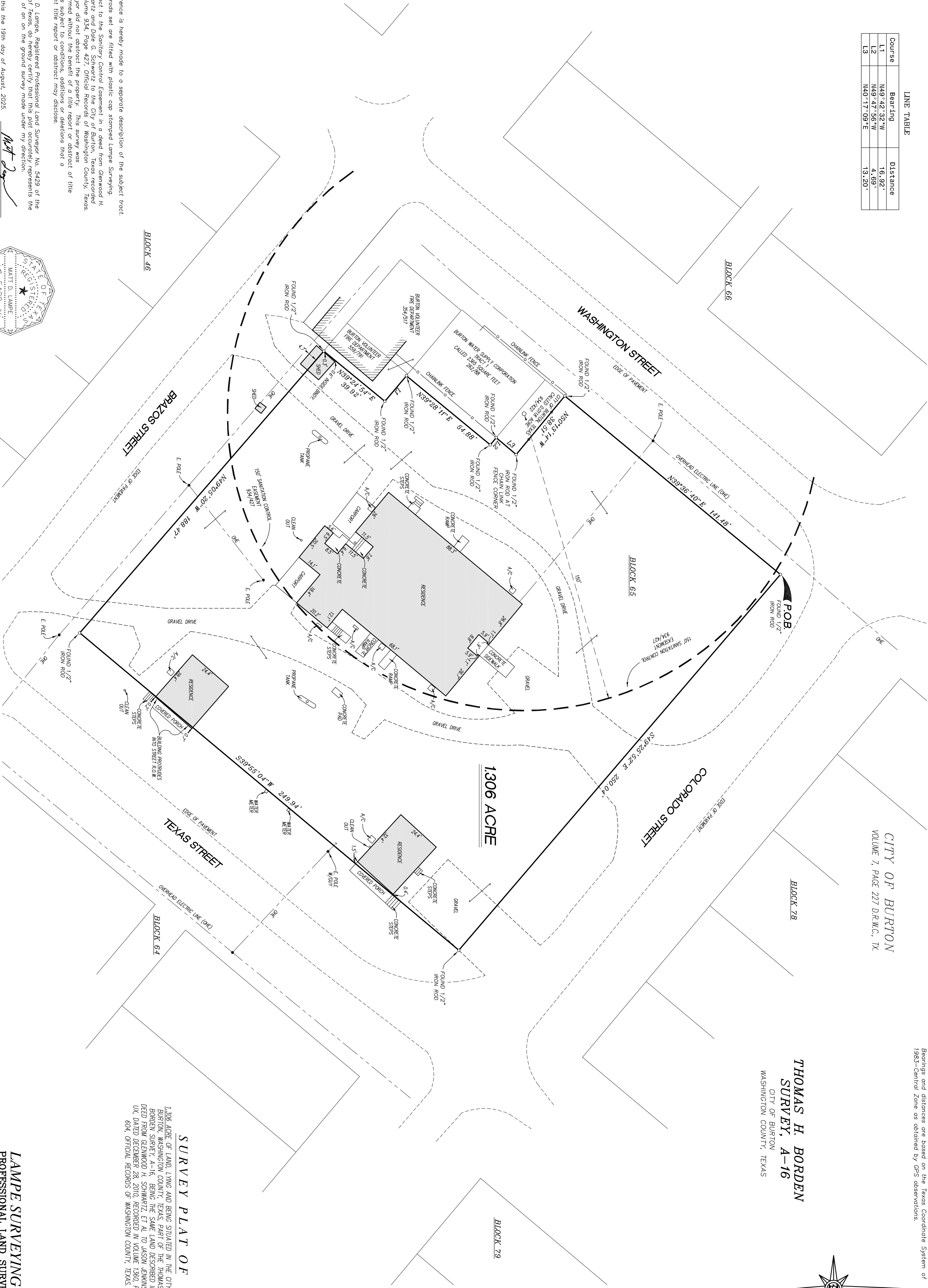
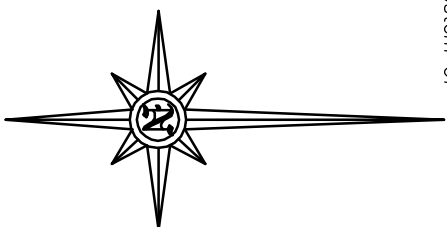
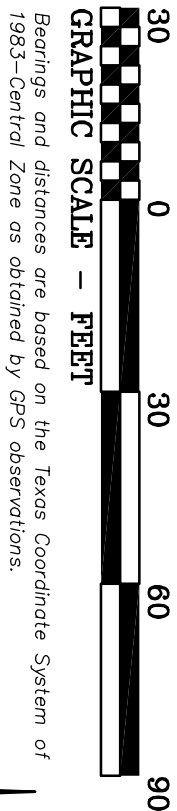
Cottage #8 appx 786 SF- Living/kitchen, 1 bedroom and possibility for 2<sup>nd</sup> bedroom with wall or divider and a loft. Hardi Siding, composition roof, CHA, block and beam foundation, vinyl windows. Formica counters, refrigerator, microwave, and electric stove.

Tenants have on premise laundry facilities. All electric in units. City of Burton has water, sewer, and trash pick-up. Electricity provided by Bluebonnet Electric Coop.

LINE TABLE		
Course	Bearing	Distance
L1	N49°42'32"W	16.92'
L2	N49°47'56"W	4.69'
L3	N40°17'09"E	13.20'

CITY OF BURTON  
VOLUME 7, PAGE 227 D.R.W.C., TX.

THOMAS H. BORDEN  
SURVEY, A-16  
CITY OF BURTON  
WASHINGTON COUNTY, TEXAS

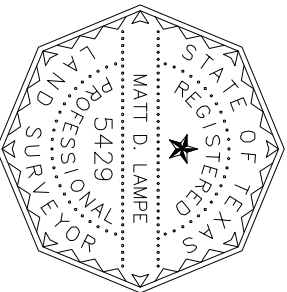


- NOTES:
- Reference is hereby made to a separate description of the subject tract.
  - Iron rods set are fitted with plastic cap stamped Lampe Surveying.
  - Subject to the Sanitary Control Easement in a deed from Glenwood H. Schwartz and Dale G. Schwartz to the City of Burton, Texas recorded in Volume 934, Page 427, Official Records of Washington County, Texas.
  - Surveyor did not obstruct the property. This survey was performed without the benefit of a title report or abstract of title and is subject to conditions, additions or deletions that a current title report or abstract may disclose.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this the 19th day of August, 2025.

Matt D. Lampe  
R.P.L.S. No. 5429  
Lampe Surveying, Inc



SURVEY PLAT OF

1.306 ACRE OF LAND, LYING AND BEING SITUATED IN THE CITY OF BURTON, WASHINGTON COUNTY, TEXAS, PART OF THE THOMAS H. BORDEN SURVEY, A-16, BEING THE SAME LAND DESCRIBED IN A DEED FROM GLENWOOD H. SCHWARTZ, ET AL TO JASON JENKINS, ET UX, DATED DECEMBER 28, 2010, RECORDED IN VOLUME 1360, PAGE 604, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

LAMPE SURVEYING, INC  
PROFESSIONAL LAND SURVEYORS

1406 WEST BOWLING GREEN STREET  
BRENNHAM, TEXAS 77834  
(979) 856-6677  
TBPPLS FIRM NO. 10040700  
W.O. 4228 4228S.DWG 4228LWNKS.CGC

LAMPE SURVEYING, INC  
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P. O. Box 2037 - 1408 West Main Street  
Brenham, Texas 77834-2037  
(979) 836-6677

4228-25

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

JASON JENKINS

COUNTY OF WASHINGTON

1.306 ACRE

All that certain tract or parcel of land, lying and being situated in the City of Burton, Washington County, Texas in the Thomas H. Borden Survey, A-16, being a portion of Block 65 of the Revised Map of Burton, said map being recorded in Volume 7, Page 227, Deed Records of Washington County, Texas, being the same land described in a deed from Glenwood H. Schwartz, et al to Jason Jenkins, et ux, dated December 28, 2010, recorded in Volume 1360, Page 604, Official Records of Washington, County, (1360/604, O.R.W.C.,Tx.), and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the north corner hereof and of said Block 65, being at the intersection of the southwest margin of Colorado Street with the southeast margin of Washington Street;

THENCE along the southwest margin of Colorado Street, South 49 degrees 25 minutes 52 seconds East, 250.04 feet to a 1/2" iron rod found for the east corner hereof and of said Block 65, being at the intersection of the southwest margin of Colorado Street with the northwest margin of Texas Street;

THENCE along the northwest margin of Texas Street, South 39 degrees 55 minutes 04 seconds West, 249.94 feet to a 1/2" iron rod found for the south corner hereof and of said Block 65, being at the intersection of the northwest margin of Texas Street with the northeast margin of Brazos Street;

THENCE along the northeast margin of Brazos Street, North 49 degrees 05 minutes 20 seconds West, 188.47 feet to a 1/2" iron rod found for the lower west corner hereof and of said original tract, common with the south corner of the Burton Volunteer Fire Department tract (559/791, O.R.W.C.,Tx.);

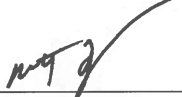
THENCE departing from Brazos Street and along westerly lines hereof, as follows:  
North 39 degrees 24 minutes 54 seconds East, 39.92 feet to a 1/2" iron rod found for the east corner of said Burton Volunteer Fire Department tract;  
North 49 degrees 42 minutes 32 seconds West, 16.92 feet to a 1/2" iron rod found on the northeast line of said Burton Volunteer Fire Department tract for the south corner of the Burton Water Supply Corporation tract called 2365 square feet (262/88, D.R.W.C.,Tx.);  
North 39 degrees 28 minutes 11 seconds East, 54.88 feet to a 1/2" iron rod found for the east corner of said Burton Water Supply Corporation tract;  
North 49 degrees 47 minutes 56 seconds West, 4.69 feet to a 1/2" iron rod found on the northeast line of said Burton Water Supply Corporation tract for the south corner of the City of Burton tract called 0.0118 acre (934/422, O.R.W.C.,Tx.);  
North 40 degrees 17 minutes 09 seconds East, 13.20 feet to a 1/2" iron rod found at a chain link fence corner for the east corner of said City of Burton tract called 0.0118 acre; and  
North 50 degrees 13 minutes 14 seconds West, 38.51 feet to a 1/2" iron rod found on the southeast margin of Washington Street for the north corner of said City of Burton tract called 0.0118 acre;

THENCE along the southeast margin of Washington Street, common with the northwest line of said Block 65, North 39 degrees 36 minutes 40 seconds East, 141.48 feet to the PLACE OF BEGINNING and containing 1.306 ACRE of land, more or less.

Reference is hereby made to a separate survey plat of the subject tract.  
Bearings and distances are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction.

Dated this the 19th day of August, 2025.

  
Matt D. Lampe  
R.P.L.S. No. 5429  
Lampe Surveying, Inc

