



Building, Land & All Inventory For Sale

2100 Hwy. 290 East

Brenham, Texas 77833

Brenham Restaurant Location

HODDE

REAL ESTATE CO.

C O M M E R C I A L

www.hoddere.com

Roundtop Brenham Bellville

THIS MULTI - PURPOSE BUILDING AND

0.9425 ACRES IS PRICED TO SELL !!!

On 05-14-26, this property was appraised for a **value of \$1,710,000.**
by National Appraisal Partners, LLP from Houston.

On 03-27-26, this property was appraised for a **value of \$1,653,420.**
by the Washington County Appraisal District in Brenham.

On 06-02-26, this property was listed for **sale at a price of \$1,500,000.**
and the Seller will convey all restaurant equipment.

This building is currently a restaurant location. The Seller will OWNER FINANCE the sale for a qualified buyer on a 3-5-7 or 10 year balloon note with a 20% down payment. The Seller will offer a qualified Buyer 6 months free rent BEFORE the closing. All inspections, title work and new survey have been completed and the building is ready for immediate closing and occupancy. This building is located on a 0.9425 acre concrete corner lot with 70 parking spaces and is on the Hwy. 290 frontage road.

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COMMERCIAL

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- - - Excellent Commercial Location, - - -
2100 Hwy. 290 East, Brenham, Tx. 77833



This property and building are located on a concrete corner lot with 70 parking spaces on 0.9425 acres on Hwy. 290 in Brenham.

This location is an Excellent Commercial Site currently utilized as a restaurant on 41,055. sq. ft. of land, subject to a new survey.

The property and building are being sold to include a complete inventory of all required equipment located in the restaurant.



This property has 154 feet of frontage on the south side of Hwy. 290 and 267 feet of frontage on Hadley Street, located on the Hwy. 290 east bound feeder road, across from the Tractor Supply location.



- - - Excellent Commercial Location, - - -
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This property is 0.25 mi. east on Hwy. 290 from the two recently completed retail centers.

Tenants in the first new center are Hobby Lobby, Marshall's and Pet Smart on the south side of Hwy. 290.

Tenants in the second new center are Academy Sporting Goods Store and a Chick Filet on the north side of Hwy. 290.



This property is about 1.0 mile east of Home Depot, Wal Mart, HEB and Lowes at the intersection of Hwy. 36 & Hwy. 290.

- - - Excellent Commercial Location, - - -
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This restaurant has One (1) Excellent Large Interior Bar for crowds of customers.

The property also has two (2) Outside Bars for private parties. The two (2) Outside Bars are arranged with one bar for drinks and one bar for food.

There is (3) ample room outside with a stage for a DJ or a band for dancing and additional room with a covered dining and sitting area.



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The entrance to the restaurant is located with easy access to seating in the bar area with dining available.



The building and interior offer a large dining area seating a maximum total of 240 customers in 7,173. Sq. Ft. Liv. Area as per Washington County Appraisal District 2025 Tax Statement. (see attached statement)



A large spacious area up front is available for dining with setup for private parties.

- - - Excellent Commercial Location, - - -
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The restaurant also offers a large back room for dining with a buffet area.

The room may be utilized for daily dining customers or for private parties that request access to the private outside bar.

There is also an additional private room with restroom and bar access for smaller parties or meetings.

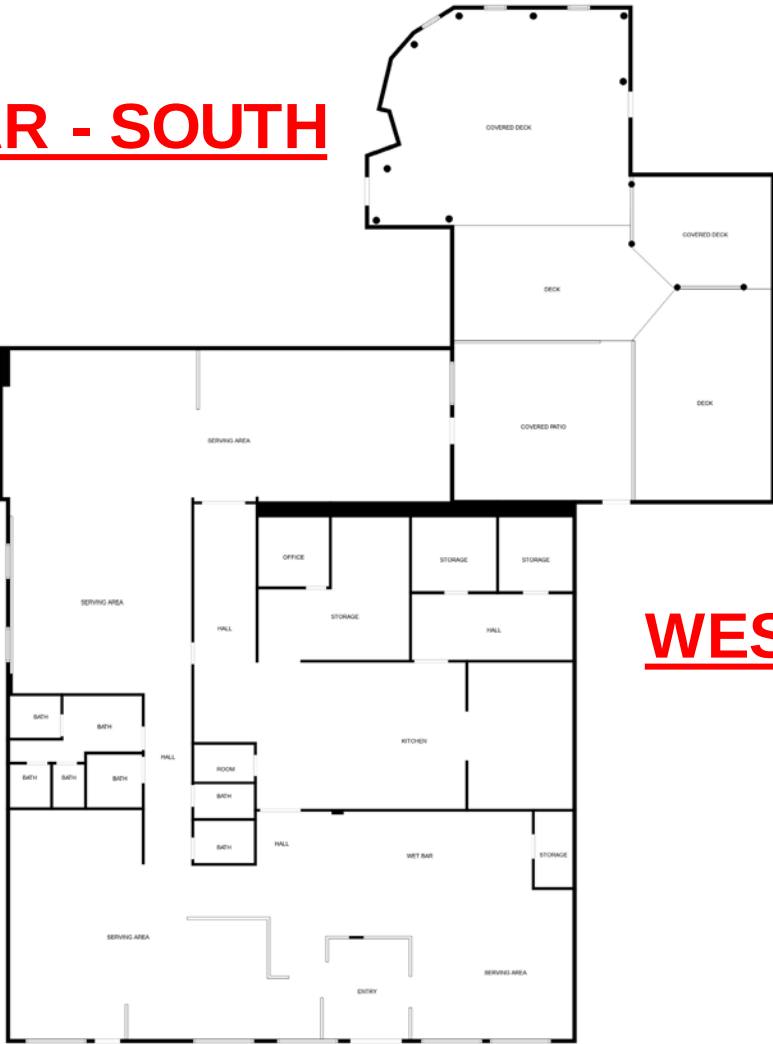
The premises has 6 bathrooms available.



REAR - SOUTH

EAST

WEST



FRONT - NORTH

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

RESTAURANT #1 0.9425 AC.

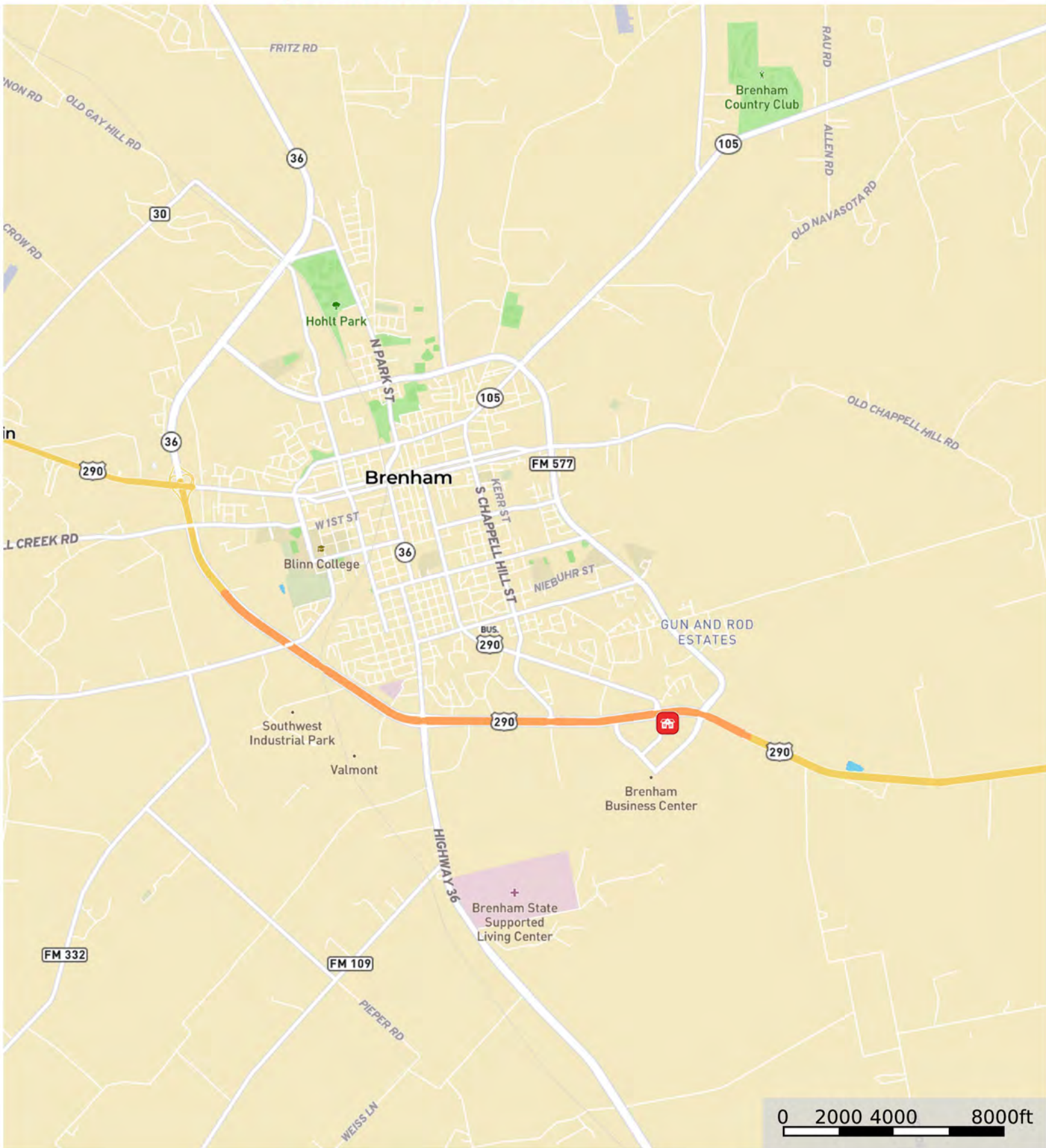


RESTAURANT #1 0.9425 AC.



The information contained herein was obtained from sources deemed to be reliable. Land ID® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

RESTAURANT #2 0.9425 AC.



RESTAURANT #2 0.9425 AC.



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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 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.

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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Clifton Mahon, Agent	0449894	cmahon3@industryinet.com	(979)885-8577
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

TXR-2501

IABS 1-0 Date

Hodde Real Estate Company, 422 East Main St. Bellville TX 77418

Phone: 9798858577

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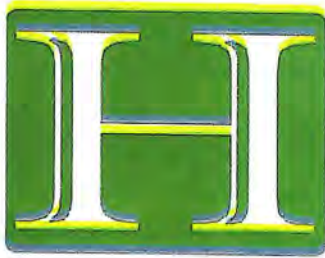
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www.lwolf.com

FOR SHOWING PROPERTY - PLEASE CALL

CLIFTON MAHON, AGENT

CELL **979-885-8577**



HODDER



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