

BRENHAM  
979-836-8532

BELLVILLE  
979-274-8484

ROUND TOP  
979-378-8778

**H**ODDE

REAL ESTATE CO.

**C O M M E R C I A L**

HREC #20-028

COMMERCIAL  
APPROX. 6.05 AC.



**ESR SELF STORAGE**

WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M





### LOCATION! LOCATION! LOCATION!

Opportunity knocks with ESR Self Storage—a thriving, turn-key business situated on a generous 6-acre spread in a prime growth corridor. With 66 climate-controlled units housed across two modern buildings, this income-producing property is designed for efficiency and ease. The Ultimate Lock & Leave Automated systems and tech-driven operations mean minimal on-site management. It practically runs itself—ideal for hands-off ownership or expansion-minded investors.

Room to Grow—The acreage offers plenty of space to add more units or tap into complementary business ideas. Think U-Haul facility, convenience store, or even an antique retail venue...the possibilities are endless.

Bonus Features—There's a water well (currently not in use), main building office space has been plumbed. There is abundant space for future utility or infrastructure development.  
Corner of Hwy 237 & Century Farms Rd. Highly visible from Hwy 290!

ASKING PRICE: \$1,950,000



205 TEXAS 237  
BURTON, TX 77835

- ★ WASHINGTON COUNTY
- ★ BURTON ISD
- ★ ACREAGE SIZE: ±6.05 AC.
- ★ EST. TAXES: \$12,090.37

- ★ RESTRICTIONS/ZONING: NONE
- ★ ELECTRIC: BLUEBONNET ELECTRIC CO-OP
- ★ WATER: WELL (NOT IN USE)
- ★ SEWER: NONE

- ★ BUILDING SIZE.: APPROX. 20,000 SF
- ★ EASEMENTS: AS OF RECORD
- ★ MINERALS: NONE
- ★ ROAD FRONTAGE: PAVED, STATE HWY





**205 TEXAS 237 BURTON, TX 77835**  
**DIRECTIONS: BETWEEN BURTON & ROUND TOP. FROM BRENHAM TAKE HWY 290 WEST, LEFT ON HWY 237 (TOWARDS ROUND TOP), STORAGE UNITS ON LEFT, VISIBLE FROM HWY 290.**

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



**PEG RICHARDSON**  
**979-249-7584**

**BETTY MELTON**  
**979-966-3088**

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 REAL ESTATE CO.  
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**HOME TEAM**  
 FOR  
 YOUR HOME TODAY