

EXECUTIVE SUMMARY

Primary Retail Development Site

2202 South Market Street (Business 290) | Brenham, Texas 77833



OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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PROPERTY OVERVIEW

 **PRICE**
\$1,999,999

Building Price/SF:	\$35.00
Building Size:	57,135 SF
Total Land Area:	6.78 AC / 295,250 SF
Year Built:	1980
Building Construction:	Heavy Concrete Block
Parking Lot:	Concrete
Additional Features:	Semi Truck Loading Dock
Parcel ID:	0124-000-04400

INVESTMENT HIGHLIGHTS



6.78 Acres on Major Retail Thoroughfare



Ability to Develop Multiple Pad Sites



Seller Reports Recently Replaced TPO Roof



Significant Upside By Leasing Existing Building



Priced Below Replacement Cost: \$35 Per Square Foot



Major Residential and Retail Growth in Brenham

Marcus & Millichap is pleased to exclusively list this Primary Retail Development located on Business 290. This property spans an impressive 57,135 square feet, situated on a large 6.78-acre lot. Built in 1980 by Walmart and previously occupied by Sutherlands Home Improvement Store, this retail building offers investors the chance to purchase at an attractive rate of \$35 per square foot, which is below replacement cost.

The property already features a built-out space of 5,000 square feet, which is recently occupied by a Bingo Hall and is the first Bingo Hall to open in the Brenham area. It also features a recently replaced TPO roof. These aspects provide investors with a head start, enabling them to focus on developing additional individual spaces or leasing out the entire space at market rent. This property has 385 feet of frontage on Business 290 which allows an investor the ability to develop multiple pad sites. Such flexibility in utilization ensures a wide range of investment strategies.

One of the key advantages of this Prime Retail Development is its location in Brenham, a region experiencing significant growth in both retail and residential development. This growing market trend provides a favorable environment for maximizing returns on investment. As the demand for commercial and residential spaces in Brenham rises, investors can leverage this opportunity to invest in a thriving market and benefit from the increasing economic activity.

AERIAL



AERIAL



6,959
VPD

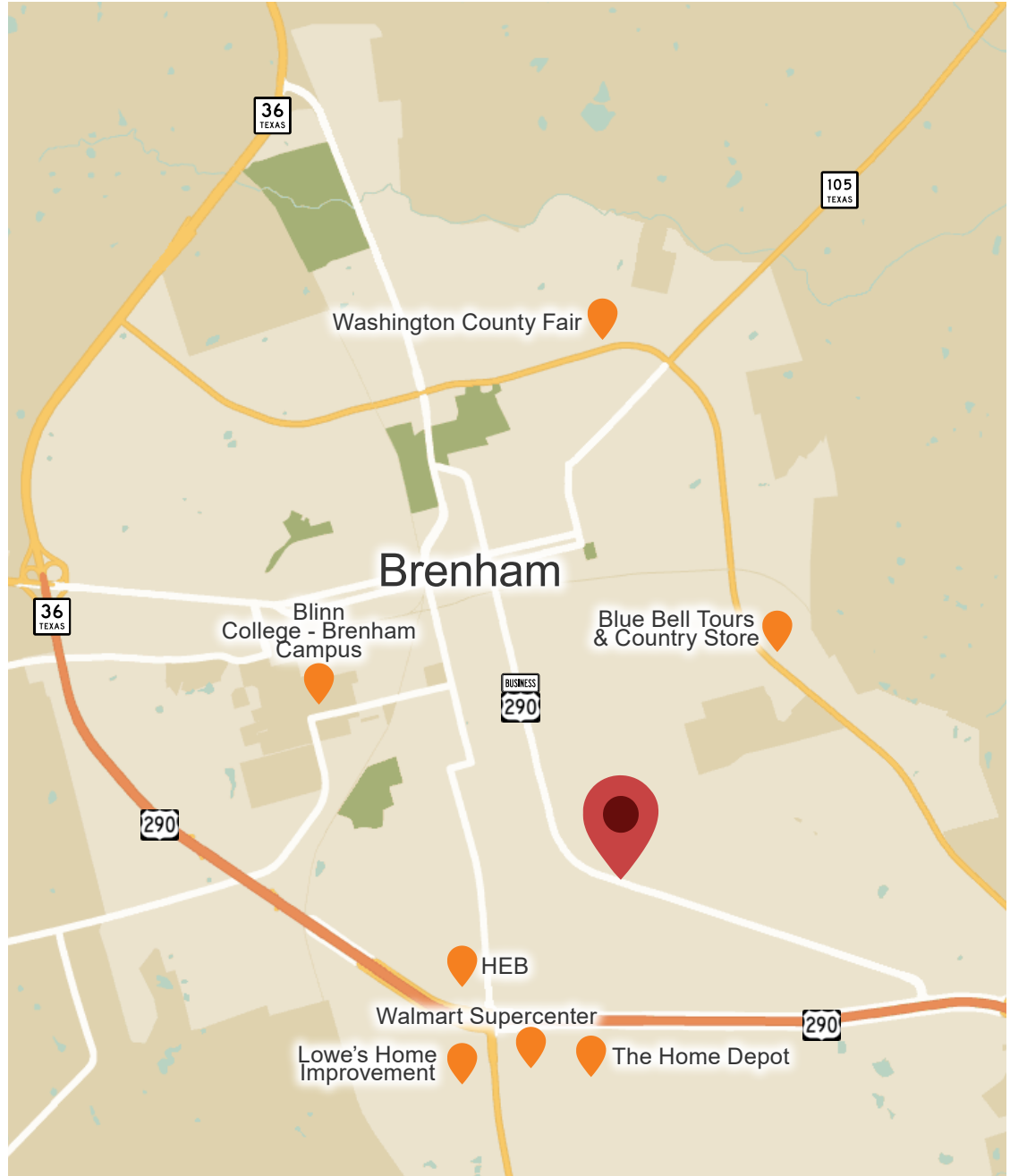
SOUTH MARKET STREET

Subject Property



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2029 PROJECT. POPULATION	5,797	19,900	25,217
2024 EST. POPULATION	5,603	19,100	24,028
CHANGE 2024-2029	3.47%	4.19%	4.95%
2023 MEDIAN AGE	40.0	37.0	39.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	67.15%	57.70%	60.73%
BLACK	13.31%	20.25%	17.38%
ASIAN	2.63%	2.49%	2.23%
AMERICAN INDIAN, ESKIMO, ALEUT	0.35%	0.50%	0.48%
HAWAIIAN, PACIFIC ISLANDER	0.12%	0.10%	0.08%
MULTI-RACE	10.83%	12.45%	12.54%
OTHER	5.61%	6.51%	6.56%
HISPANIC ORIGIN	16.31%	19.66%	19.76%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	6.33%	6.87%	8.18%
\$150,000 - \$199,999	5.88%	5.40%	5.82%
\$100,000 - \$149,999	14.86%	15.39%	15.87%
\$75,000 - \$99,999	18.84%	14.00%	14.45%
\$50,000 - \$74,999	19.26%	17.07%	16.53%
\$35,000 - \$49,999	13.43%	12.50%	13.16%
\$25,000 - \$34,999	9.20%	8.68%	8.03%
\$15,000 - \$24,999	5.97%	9.11%	8.06%
\$10,000 - \$14,999	3.06%	6.33%	5.67%
UNDER \$9,999	3.17%	4.64%	4.24%
AVERAGE HOUSEHOLD INCOME	\$87,087	\$84,035	\$88,874
MEDIAN HOUSEHOLD INCOME	\$68,234	\$63,657	\$67,296
PER CAPITA INCOME	\$35,899	\$33,137	\$34,926
MEDIAN PROPERTY VALUE	\$175,749	\$172,853	\$188,505



MARKET OVERVIEW

Located halfway between Houston and Austin, Brenham has a population of 19,477 (2022) and is the county seat of Washington County. The area was opened to settlement in 1821, one of the earliest settled areas in Texas. Brenham serves as an employment hub for an eight-county region: There are at least 18 major employers in Brenham employing 100 or more employees, including the famous Blue Bell Creameries. Brenham is considered a great get-away destination with over 40 bed and breakfasts, ten hotels, four wineries, a charming as well as historic downtown, antique shops, and live theater.



Blue Bell Creameries is headquartered in Brenham. Blue Bell is the fourth-best selling ice cream brand in the United States* and is sold in 16 states.

Blinn College, the oldest county-owned junior college is located in Brenham with campuses also in Bryan, Schulenburg, and Sealy.

U.S. Route 290 at Chappell Hill Road: Brenham Crossing and Market Square developments are under construction at this major intersection just south of the subject property, bringing additional commercial growth to the area.



*Source: <https://www.statista.com/statistics/190426/top-ice-cream-brands-in-the-united-states/>

ACQUISITION FINANCING - MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

FINANCING CONTACT



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MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Providence Plaza



National platform
operating within the firm's
82 brokerage offices



Optimum
financing solutions
to enhance value



Closed 1,061
transactions by national
financing division in 2024



351 capital sources
MMCC closed
business with in 2024



\$7.1B
MMCC production
volume in 2024



Northlake Commons 4A



Northlake Commons 7



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2-10-2025

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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.

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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- 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.

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