



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE ~3 AC (WILL DIVIDE) ON BLUE BELL ROAD

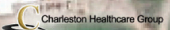
Corner of Blue Bell Road & Gayhill Street | Brenham, Texas 77833



Brenham Nursing and
Rehabilitation Center

Brenham High
School

HIGH HOPE
CARE CENTER
BRENHAM



Tract 1
1.26 AC

Tract 2
1.63 AC

E Blue Bell Road

Independence Street

Fairview Terrace
Apartments

Parklane Villas

Gay Hill Street

105
TEXAS

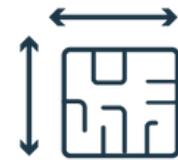
PROPERTY HIGHLIGHTS

- Approximately 3 acres that can be divided to be separated out of the 5.601 acres.
- Highest and best use of property being commercial.
- Excellent access and visibility from Blue Bell Road
- All utilities are available to site



PRICE/SF

\$12.00/SF



SITE SIZE

Tract 1: ~1.26 AC
Tract 2: ~1.63 AC

E Blue Bell Road

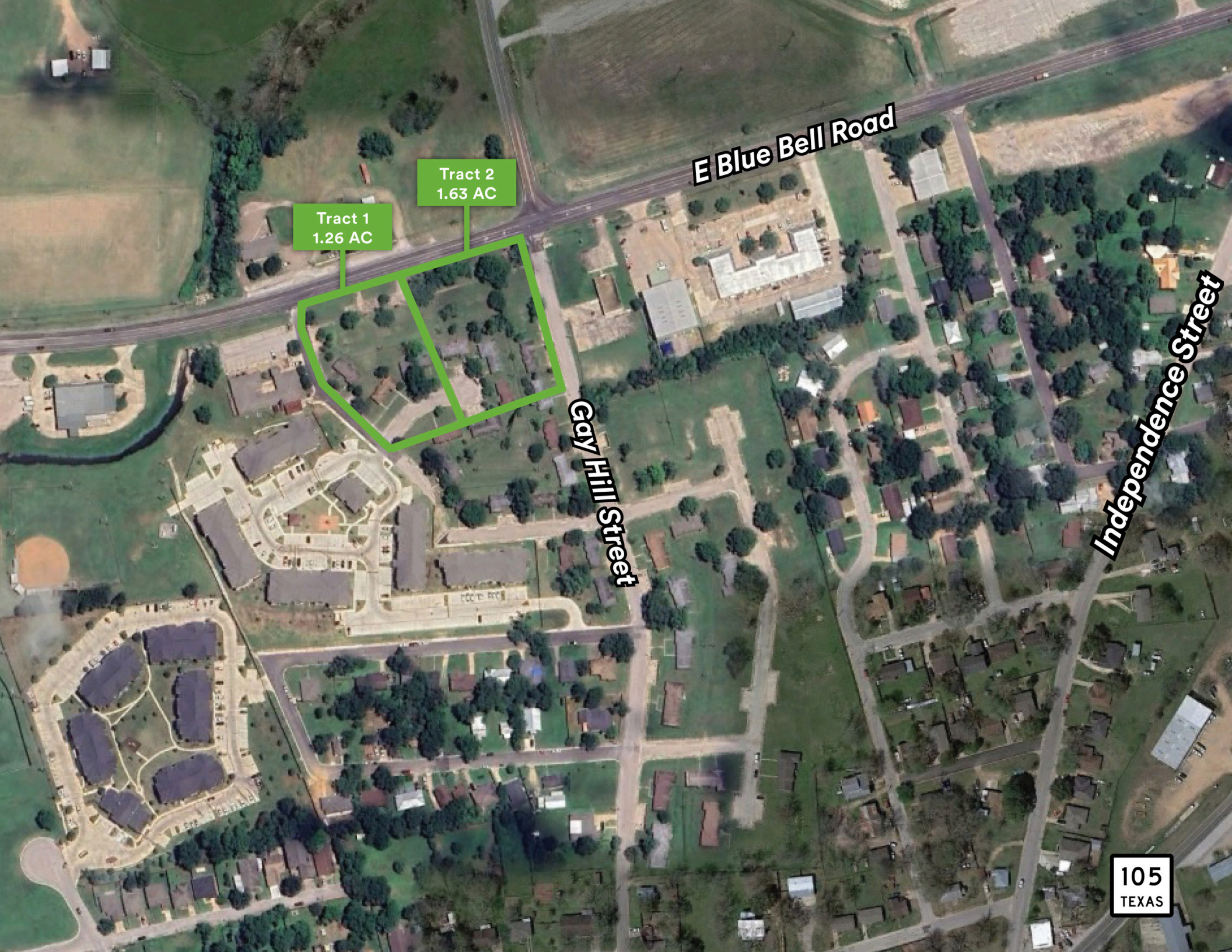
**Tract 2
1.63 AC**

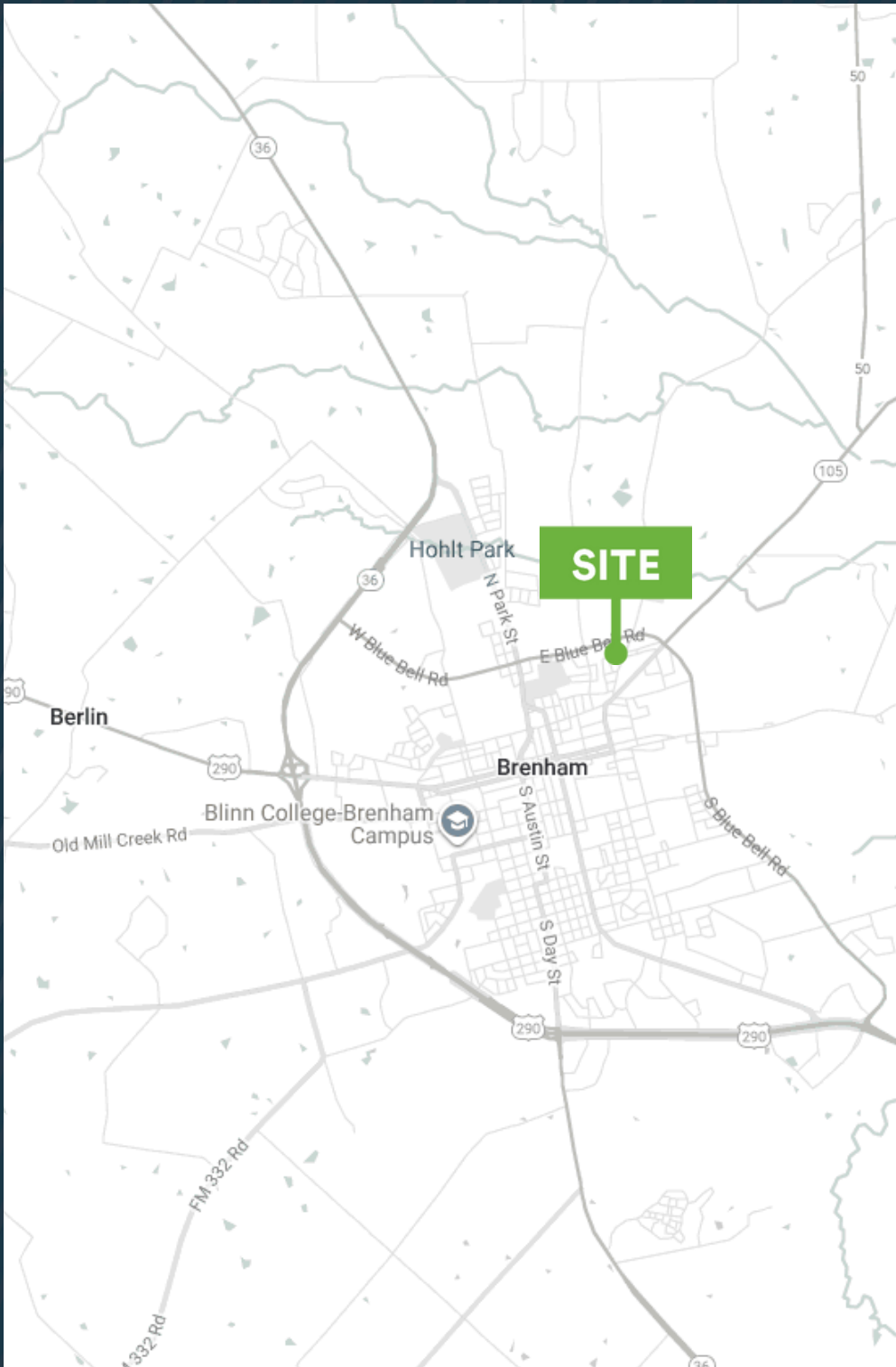
**Tract 1
1.26 AC**

Gay Hill Street

Independence Street

**105
TEXAS**





PROPERTY SUMMARY

Owner:	Brenham Housing Authority
Address:	Southwest Intersection of E. Blue Bell Road & Gayhill St. Brenham, Texas
Price:	\$12.00/SF
Total Land Size:	Approximately 3 acres (can be divided) to be separated out of 5.601 acres
Current Zoning:	R-2, Mixed Residential District. If part of property is developed for commercial will need to be re-zoned.
Highest & Best Use:	Commercial
Tract 1:	Approximately 1.26 acres
Tract 2:	Approximately 1.63 acres
Visibility Description:	Excellent visibility and access
Utilities:	All utilities are available.
Traffic Count:	13,241 VPD on Blue Bell Road/FM 577 (per TXDOT)



BRENHAM, TEXAS



WASHINGTON COUNTY
POPULATION **37,000**
MAJOR EMPLOYERS:
WWW.BRENHAMED.COM



HOME TO BLINN
JUNIOR COLLEGE WITH OVER
18,000 STUDENTS
& OVER 2,000 AT BRENHAM CAMPUS

#1 ICE CREAM
PRODUCER IN TEXAS
BLUE BELL CREAMERIES
BRINGING IN OVER 250,000
TOURIST ANNUALLY

BRENHAM, TEXAS: A Small Town with Big Charm. Brenham, Texas, founded in 1844, is a historic town in Washington County, nestled halfway between Houston and Austin along U.S. Highway 290. With a population of around 18,000, Brenham serves as the county seat for Washington County, population 37,000, and is a very sought-after county for its rolling hills, natural beauty and proximity to the larger cities. It is best known for its small-town charm, vibrant arts scene, festivals, quaint cafes and walkable historic district. Springtime brings massive fields of bluebonnets and Brenham sits in the heart of the Texas Bluebonnet Trail which is part of the vibrant Texas tourism industry.

Brenham, officially designated as the Ice Cream Capital of Texas, is home to Blue Bell Creameries, founded in 1907 and one of the most beloved ice cream brands in the United States. The town is also home to **Blinn College**, founded in 1883, that adds a youthful energy and educational dimension to the area. Major employers can be found at <https://brenhamed.com/local-data/major-employers>

Deep-rooted in Texas history, Brenham is only 15 minutes from **Washington-on-the-Brazos** State Historic Site. This is the site where the Texas Declaration of Independence was signed in 1836, the place “Where Texas Became Texas”, and attracts over 100,000 visitors each year. Washington County blends rich history, scenic beauty, and small-town charm, making it a cornerstone of Texas Independence on par with the Alamo and San Jacinto.

1 MILE

5K ESTIMATED
POPULATION

3 MILE

21K ESTIMATED
POPULATION

5 MILE

24K ESTIMATED
POPULATION

\$70K HOUSEHOLD
INCOME

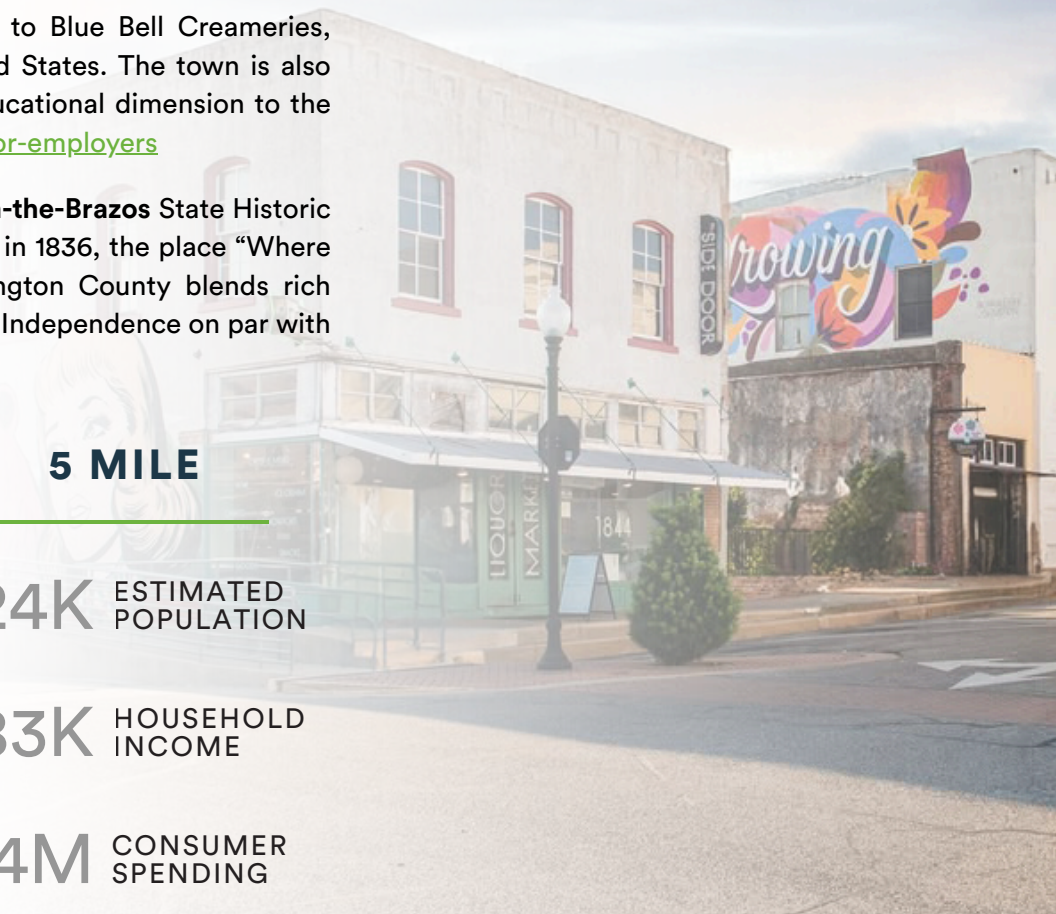
\$80K HOUSEHOLD
INCOME

\$83K HOUSEHOLD
INCOME

\$3M CONSUMER
SPENDING

\$12M CONSUMER
SPENDING

\$14M CONSUMER
SPENDING



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION IN
THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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. **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.

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

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(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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San Antonio, Texas 78213

O: 210.404.4600

Waco/Temple

O: 254.255.1111

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering

Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.



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