



OldhamGoodwin

REQUEST FOR PROPOSAL

Brenham Housing Authority (BHA)

14.696 Acres Southwest Intersection of
Blue Bell Road & Gayhill Street
Brenham, Texas 77833

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INTRODUCTION

About Brenham Housing Authority

The Brenham Housing Authority (BHA) is a public entity that was formed to provide federally subsidized housing and housing assistance to low-income families, within the City of Brenham, TX. It is governed by a Board of Commissioners and is subject to the requirements of Title 24 of the Code of Federal Regulations (CFR).

Currently, BHA owns and/or manages: 70 low-income housing units, 66 affordable housing units under RAD PBV, 160 affordable housing units under LIHTC, and 50 Section 202 Senior units. BHA currently has 13 employees. In the last 4 years, BHA has made use of tax credit programs to rehab and construct new units to replace aging public housing units. As a result, there are 14.696 acres located on R14505 - A0055 - Harrington, Arrabella, TRACT 184 that BHA plans sell and/or lease for redevelopment.

Property Information

In keeping with its mandate to provide housing in the Brenham area, Brenham Housing Authority is seeking proposals to purchase and redevelop these properties at the corner of Bluebell and Gayhill St. in Brenham, TX. We have demolished 19 duplexes and slabs on the West side of Gayhill St. There will then remain only 11 duplexes to abate/demolish on the East side of Gayhill St. The property has fully developed streets and utilities. The proposal should include price to purchase and/or lease land, or part of the land, with the Developer responsible for the demolition and asbestos abatement of all 11 duplexes should they purchase that portion, as well as a preliminary use plan for the property. The properties could be divided (currently has not be replatted) into three sections which can be purchased separately or all together (see attached Proposed Development of Tract).

- **Tract C** – Approximately 2.7 acres that can be rezoned for business (B1). These 2.7 acres could be further divided as commercial property with frontage on 577 (E. Bluebell Road).
- **Tract D** – Approximately 3.5 acres (part of this area must be used for a property-wide detention pond). It would connect to drainage from the other acreages and then drain into storm drainage that runs through Fairview Terrace apartments. Eventually, this water would drain into the creek to the west of Fairview Terrace. The rest of the 3.5 acres could be developed as housing, commercial and/or green space.
- **Tract E** – 9.095 acres, which we would like to see redeveloped as starter homes (townhouses/patio homes, triplexes, quadplexes) with some being designated for rental, but we are open to other suggestions.

Additionally, all 14.696 acres are currently zoned as multi-family, so we are open to some of it being used as multi-family workforce and/or market rent housing. We realize that in the current market this presents a challenge, and BHA would be willing to work with the City of Brenham and the Developer in utilizing our PFC corporation or other means to help realize whatever incentives are necessary to make the project cashflow. The City of Brenham has asked for a 30% proposed visualization of what the redevelopment would look like to present to City Council with a proforma showing what incentives are needed to make it work.

PROPERTY SUMMARY

PROPERTY SUMMARY

WASHINGTON COUNTY DEMOGRAPHICS

TEXAS OVERVIEW

MAPS/AERIALS

PROPOSED DEVELOPMENT OF TRACTS



PROPERTY SUMMARY

Owner(s):	Brenham Housing Authority
Address:	Southwest Intersection of E. Blue Bell Road and Gayhill St. Brenham, Texas
Property Type:	5.601 acres of land. 19 buildings have been demolished 9.095 acres with vacant homes to be demolished.
Total Land Size:	14.696 Acres (5.601 acres + 9.095 acres)
Current Zoning:	R-2, Mixed Residential District. If part of property is developed for commercial will need to be re-zoned.
Highest and Best Use:	Commercial and Residential
Tract 1:	5.601 Acres. Approximately 461 ft on E. Blue Bell Road, 381 ft on Hasskarl, 631 ft on Gayhill Street
Tract 2:	9.095 Acres. Approximately 993 ft on Gayhill Street and 878 ft on Muse Street
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

\$70K HOUSEHOLD
INCOME

\$3M CONSUMER
SPENDING

3 MILE

21K ESTIMATED
POPULATION

\$80K HOUSEHOLD
INCOME

\$12M CONSUMER
SPENDING

5 MILE

24K ESTIMATED
POPULATION

\$83K HOUSEHOLD
INCOME

\$14M CONSUMER
SPENDING

TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



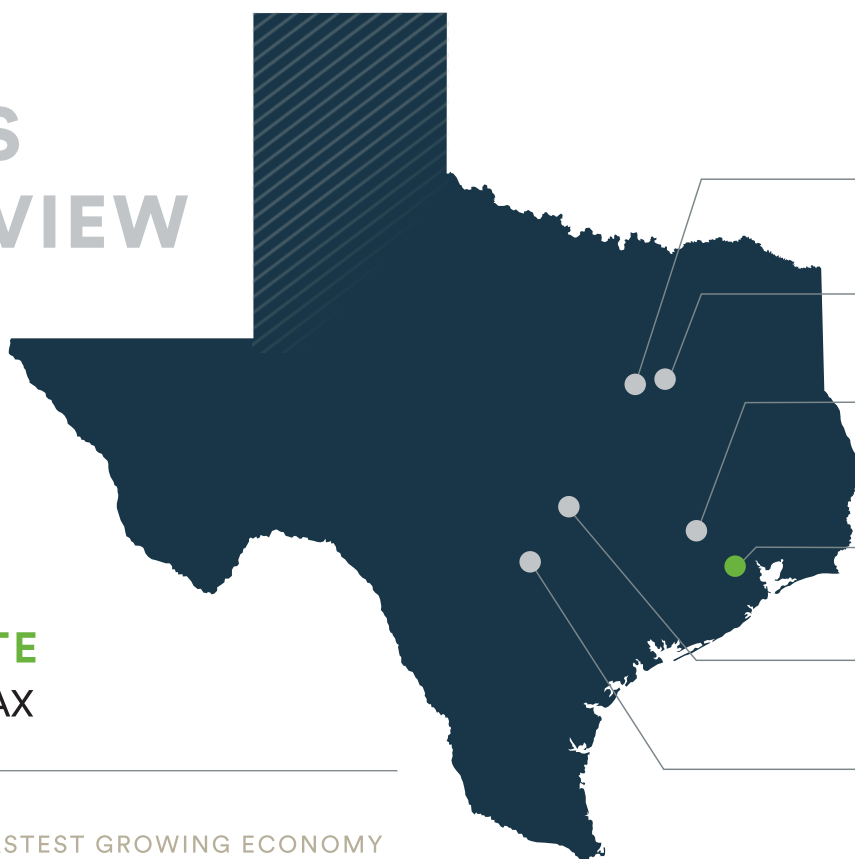
**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**



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

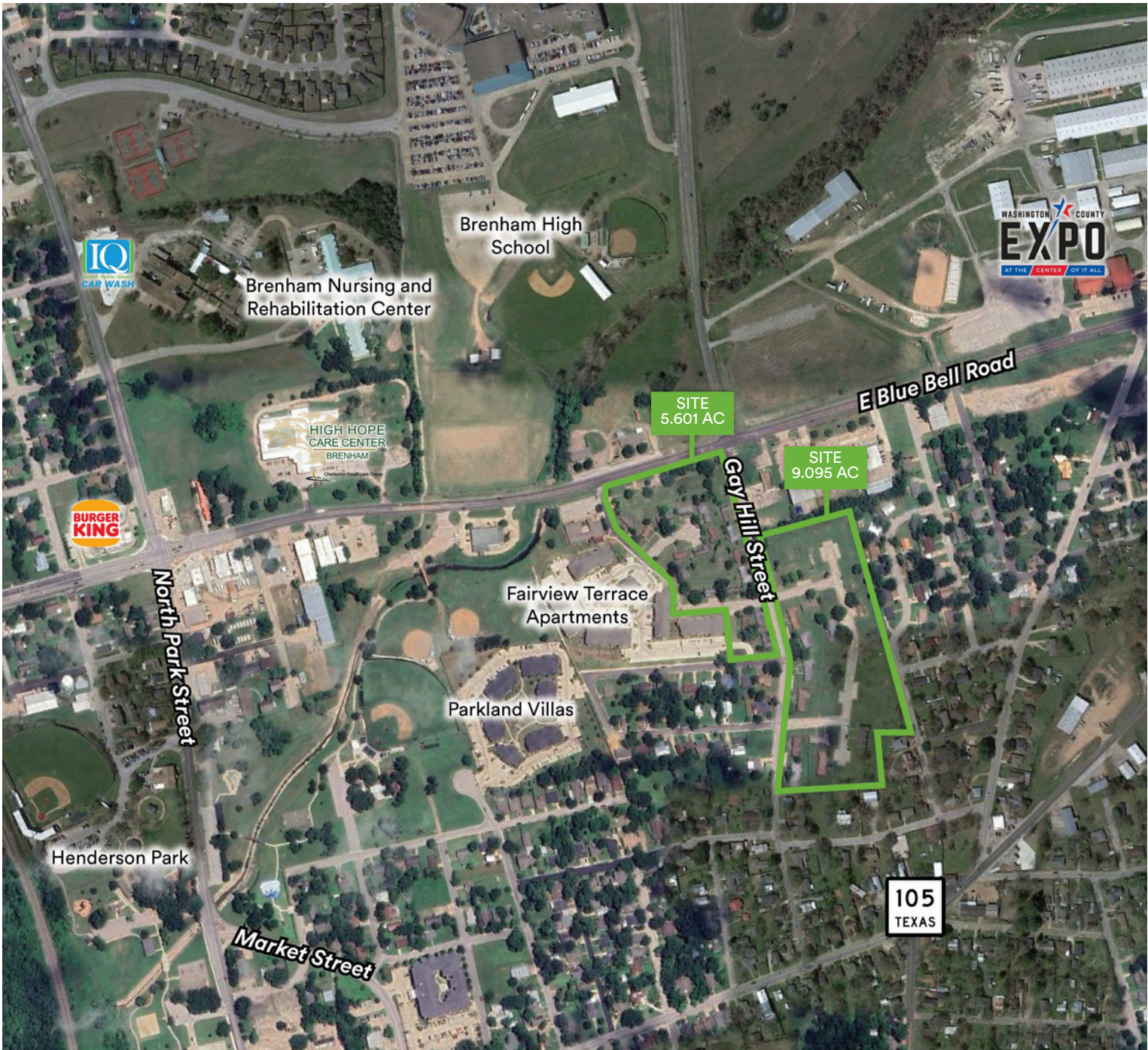
2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

LOCATION MAP



PROPERTY AERIAL



PROPOSED DEVELOPMENT OF TRACTS



PROPERTY DETAILS

NEWS RELEASE

LAND SURVEYS

PHASE 1 ENVIRONMENTAL

ASBESTOS ABATEMENT CLEARANCE

PRELIMINARY TITLE COMMITMENT

SURVEYS/METES & BOUNDS



NEWS RELEASE

Brenham, TX— The Brenham Housing Authority (BHA) is pleased to announce 14.696 acres of land for sale through a Request For Proposal process. BHA is interested in hearing from private development groups that want to create a transformative redevelopment project in the heart of Brenham. This transaction marks a major milestone in Brenham to enhance commercial development, housing options and stimulate economic development within the community.

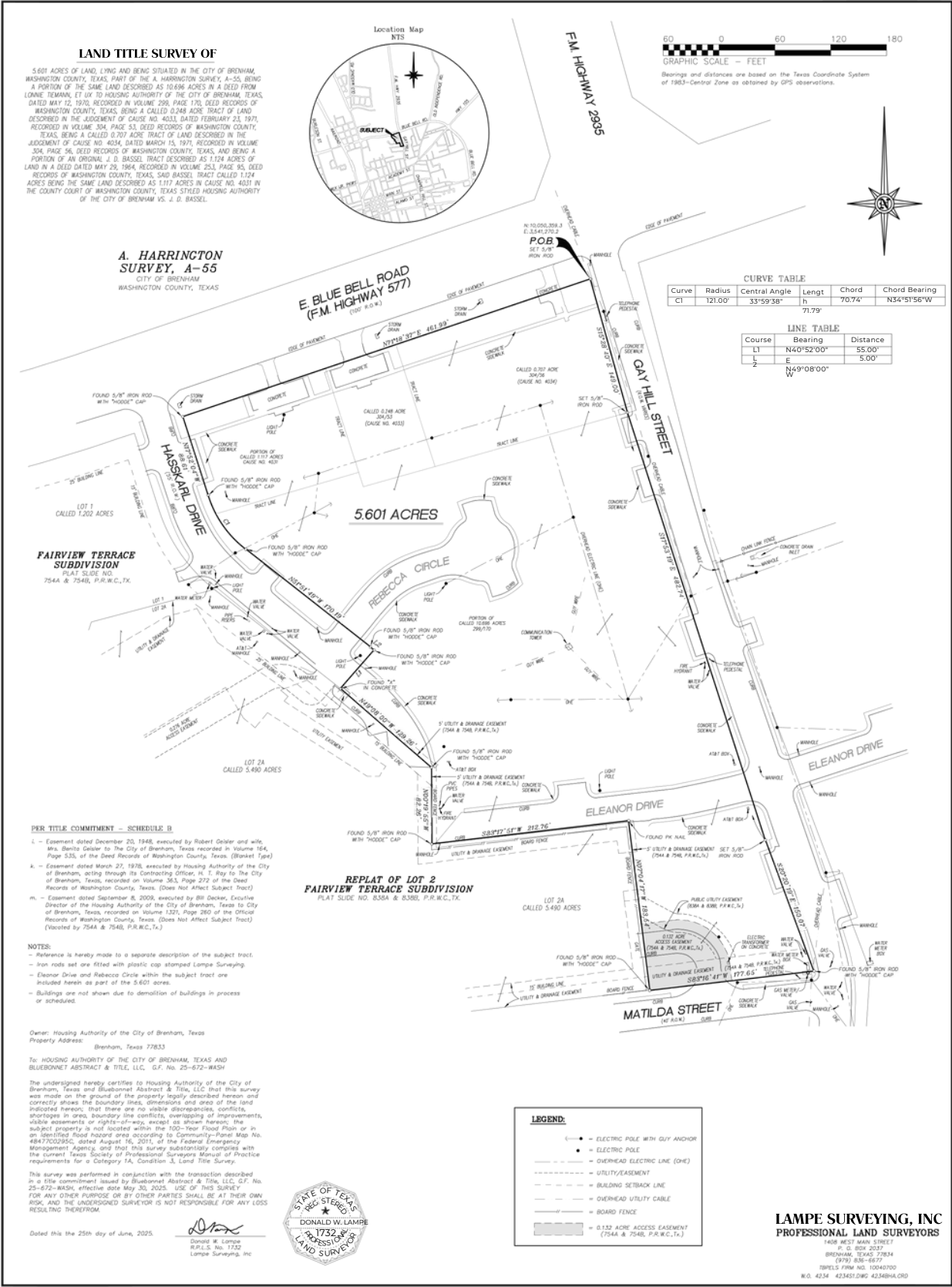
The property, located at the intersection of Blue Bell Road and Gayhill Street, was previously Public Housing. The existing homes have been demolished and the land will be cleared for development. “This sale represents a key opportunity for Brenham to reimagine a significant parcel of land and bring new energy to our growing city,” said Cyndee Smith of Oldham Goodwin, the listing real estate firm. “We are excited to see how this redevelopment can serve our community, not only through new housing opportunities but also through economic revitalization that aligns with the future vision for Brenham and Washington County.”

The vision for the development is to have commercial tracts and residential housing that will contribute to Brenham’s evolving landscape and meet a growing demand for services and for modern living spaces. This is in line with BHA’s mission statement: To promote a community environment of quality, affordable housing that enables residents to live responsibly and with dignity, and to support them in their efforts to achieve self-sufficiency. In line with this we are looking for redevelopment that is focused on first-home buyers and work-force housing.

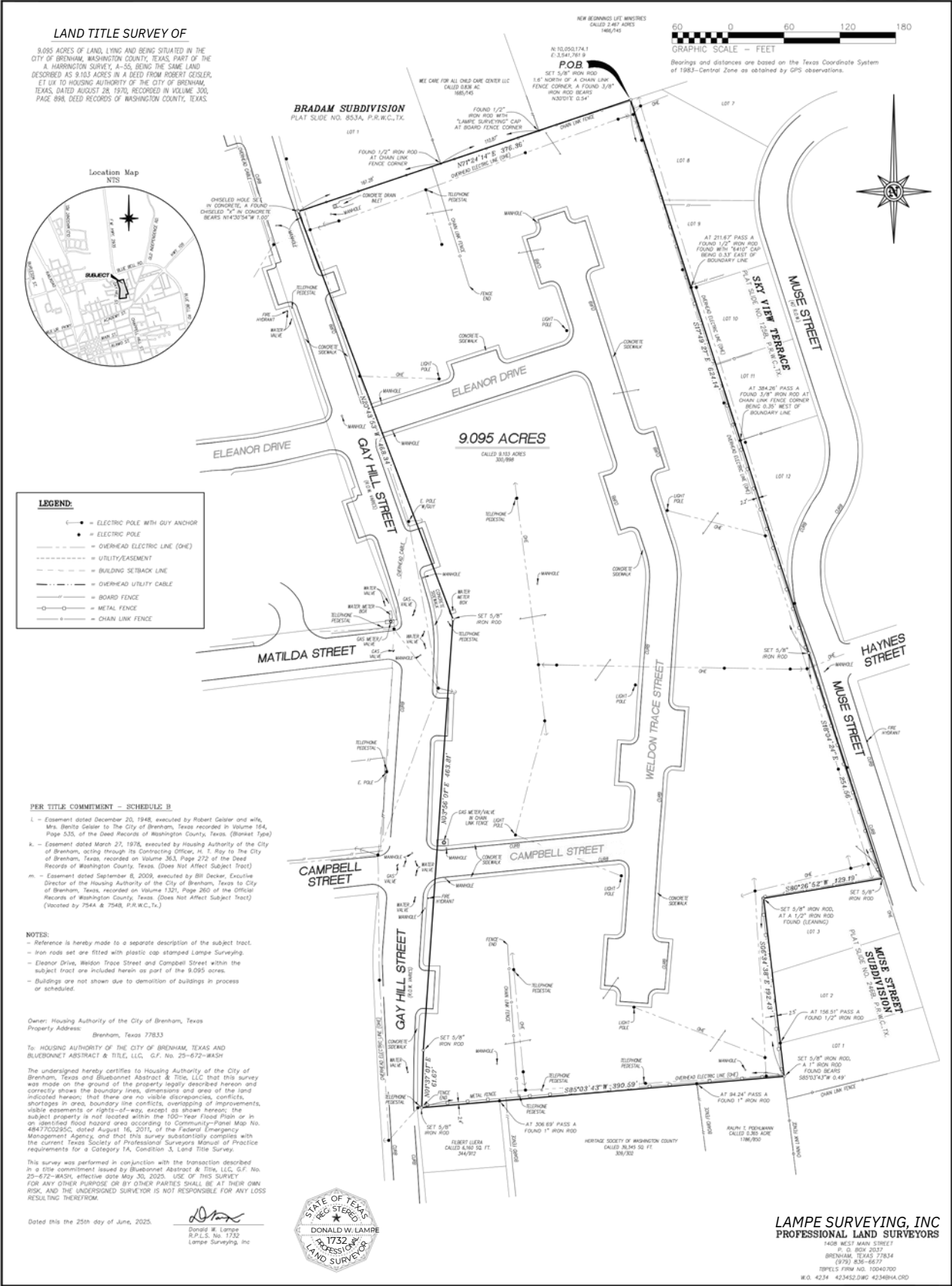
Proceeds from the land sale will be reinvested into BHA programs and initiatives, helping the agency maintain a high level of their existing public housing. BHA remains committed to its mission of providing safe, quality, and affordable housing to the citizens of Brenham. Updates on the redevelopment plans will be shared with the community as they become available.

Interested developers may request RFP materials from Cyndee Smith of Oldham Goodwin at cyndee.smith@oldhamgoodwin.com.

LAND SURVEY - 5.601 ACRES



LAND SURVEY - 9.095 AC



PHASE 1 ENVIRONMENTAL

[MAP Environmental Site Assessment](#)

ASBESTOS ABATEMENT CLEARANCE

[Available here](#)

PRELIMINARY TITLE COMMITMENT

[Available here](#)

SURVEYS/METES & BOUNDS

[5.601 Acres Survey - Available here](#)

[5.601 Acres Topographical Survey - Available here](#)

[5.601 Acres Metes & Bounds - Available here](#)

[9.095 Acres Survey - Available here](#)

[9.095 Acres Topographical Survey - Available here](#)

[9.095 Acres Metes & Bounds - Available here](#)

SUBMISSION INSTRUCTIONS

SUBMISSIONS
CANCELLATIONS
PROCESS & TIMELINE



SUBMISSION INSTRUCTIONS

Submission

The Brenham Housing Authority (BHA) formally releases this request to identify a preferred developer for the 14.696 acres identified in this package.

Any questions or further information needed prior to submission must be sent by email five (5) days prior to the deadline above to the authorized contact below:

Cyndee Smith
Oldham Goodwin Group
14811 St. Mary's Lane
Suite 130
Houston, TX 77079
cyndee.smith@oldhamgoodwin.com

Cancellation

Respondents may withdraw their application at any time. Such requests must be made by email to the authorized contact above.

BHA reserves the right to cancel this RFP at any time prior to the selection of a developer by the BHA Board of Directors, should it deem appropriate.

All costs directly or indirectly related to the preparation of an application are the sole responsibility of the respondents.

Process & Timeline

September 16, 2025. Applications due by 11:59 pm CST

October 16, 2025. BHA Board of Directors Selection

Following the award, the selected developer will enter into an Exclusive Negotiation Period with BHA. All parties must diligently pursue contract negotiations with the intent of executing agreements to facilitate the development.

Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of 14.696 Acres at Blue Bell Road and Gayhill Street in Brenham, Texas (Property). 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.

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
Email

(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



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



Cyndee Smith

Senior Vice President | Land Services

C: 713.816.3407

Cyndee.Smith@OldhamGoodwin.com

Houston

14811 St. Mary's Lane, Suite 130 | Houston, Texas 77079

BRYAN | SAN ANTONIO | WACO | FORT WORTH



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