

McDougal & Moore

6,450 SF OFFICE/WAREHOUSE

\$400,000

**1703 S BLUE BELL RD
BRENHAM, TX 77833**



PROPERTY DESCRIPTION

OUTSTANDING LOCATION ON BUSY ROADWAY BETWEEN SH 105 AND US 290 IN BRENHAM, THIS OFFICE/WAREHOUSE IS READY FOR USE. METAL BUILDING IS APPROXIMATELY 130' x 50' WITH OFFICE AREA APPROXIMATELY 1300 SF. TWO CINDER BLOCK WALLS SEPARATE REAR AREAS. TWO OH DOORS ON SIDE WALL. 3-PHASE, 480 VOLTS. PRICE REDUCED!

LOCATION DESCRIPTION

ON S BLUE BELL RD APPROXIMATELY .95 MILES SOUTH OF SH 105 INTERSECTION AND 1.4 MILES NORTH OF US 290 INTERSECTION. BUILDING IS ON EAST SIDE OF BLUE BELL RD. BRENHAM, TX IS CENTRALLY LOCATED IN TRIANGULAR AREA BOUNDED BY HOUSTON, DALLAS FORT WORTH, AND AUSTIN/SAN ANTONIO; 75% OF TEXAS POPULATION RESIDES IN THIS AREA.

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, WARRANT 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.

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