



RIVERSTONE
COMMERCIAL REAL ESTATE

1806 HIGHWAY 290 E

BREHAM, TX 77833

CHRIS LERMANN 979.943.7614

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840



PROPERTY DESCRIPTION

Discover an exceptional opportunity tailored for small business owners or entrepreneurs at 1806 Highway 290 E. This property, nestled in the thriving city of Brenham, TX, offers 1.5 acres of versatile land with a 2,180 SF building that can serve as an ideal host for a service business, retail outlet, or flex development.

Features:

- **Building Size:** 2,180 SF, with flexible layout possibilities.
- **Land Size:** 1.5 acres, providing ample space for parking or expansion.
- **Electricity:** Equipped with a 400-amp 2-phase electrical service, with the available option to upgrade to 3-phase power for heavier industrial needs.
- **Water:** Serviced by a reliable water well, with the additional availability of city water for enhanced convenience and sustainability.

Location Benefits:

- **Accessibility:** Strategically located with easy access to both east and west 290 ramps, facilitating seamless connectivity for clients, employees, or deliveries.
- **Visibility and Traffic:** High visibility with significant traffic flow on Highway 290, perfect for businesses needing exposure.
- **Proximity:** Close to major retail brands, offering synergies with established businesses and potential customer traffic.
- **Industrial Synergy:** Adjacent to Brenham Business Center Light Industrial Park

Potential Uses:

- Ideal for small to medium-sized businesses, whether you're looking to establish an office, a showroom, a boutique, or service station. The property's zoning and infrastructure support a variety of commercial activities.

Why This Property?

- **Expansion Ready:** The land size allows for future expansion or additional structures.
- **Utilities Upgrade:** The availability of 3-phase power and city water adds value for businesses with specific utility needs.
- **Growth Potential:** Located in an area experiencing steady development, offering both stability and growth opportunities.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.5 Acres
Building Size:	2,180 SF, Two-Story Building
Electricity:	400-Amp 2-Phase Existing 3-Phase Available at the Pole
Water:	Serviced by Water Well City Water Available at 2 On-Site Taps
Zoning:	B-2 Commercial
Hwy 290 Traffic Counts:	32,166 VPD





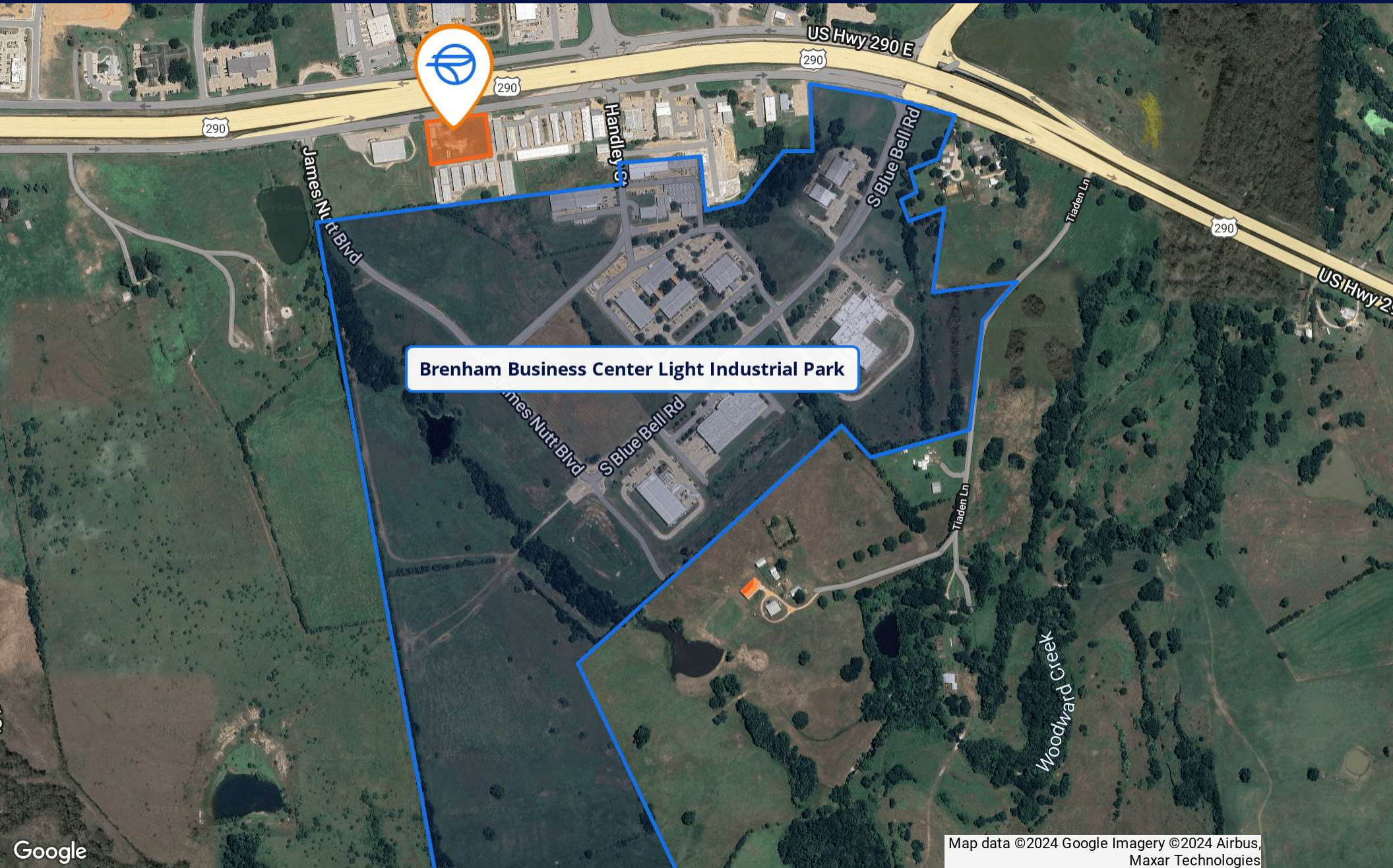
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Brenham Business Center Light Industrial Park

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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

38.5

Median Age



8,675

Households

\$53,506

Median Disposable Income



22,904

2023 Total Population

EDUCATION

10%

No High School Diploma



31%

High School Graduate



28%

Some College



31%

College Graduate

INCOME



\$88,544

Average Household Income



\$33,639

Per Capita Income



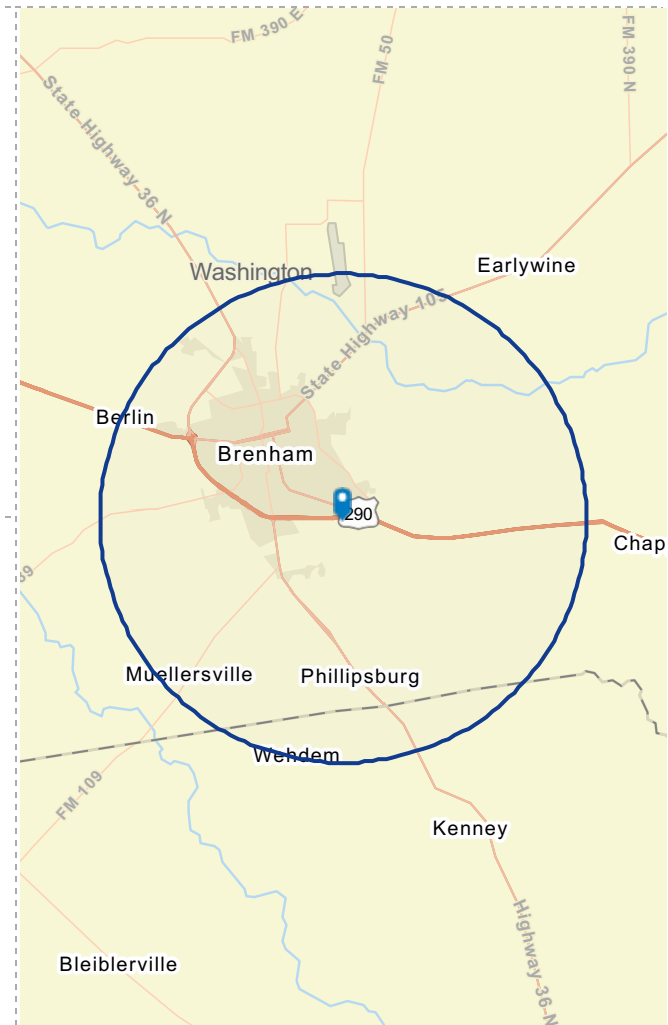
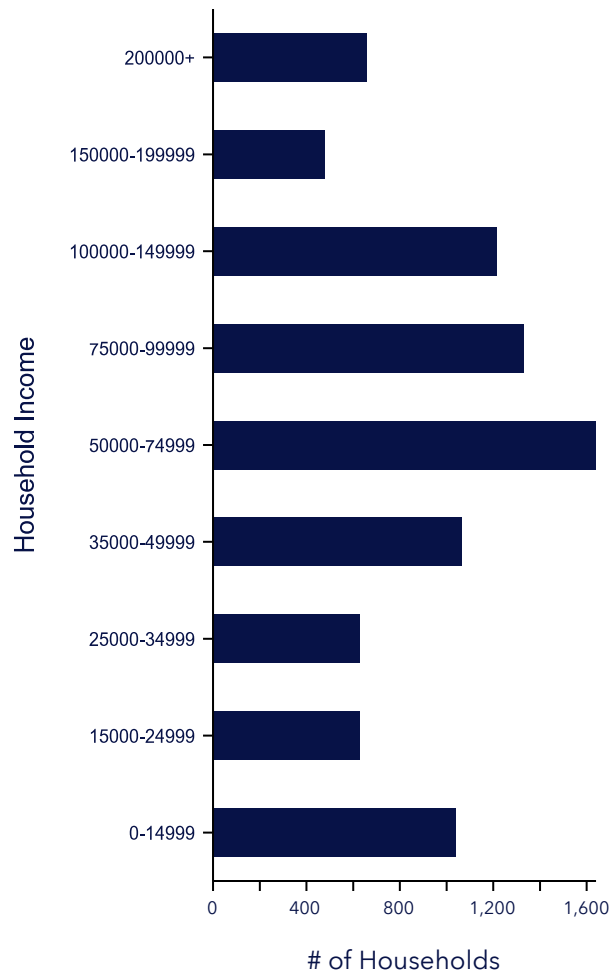
\$1,082,168

Average Net Worth



\$365,037

Average Home Value



EMPLOYMENT



White Collar

66%



Blue Collar

21%



Services

13%

4.1%
Unemployment Rate

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.

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.

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.

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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Chris Lermann	827869	chris.lermann@riverstonecos.com	(979) 943-7614
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date