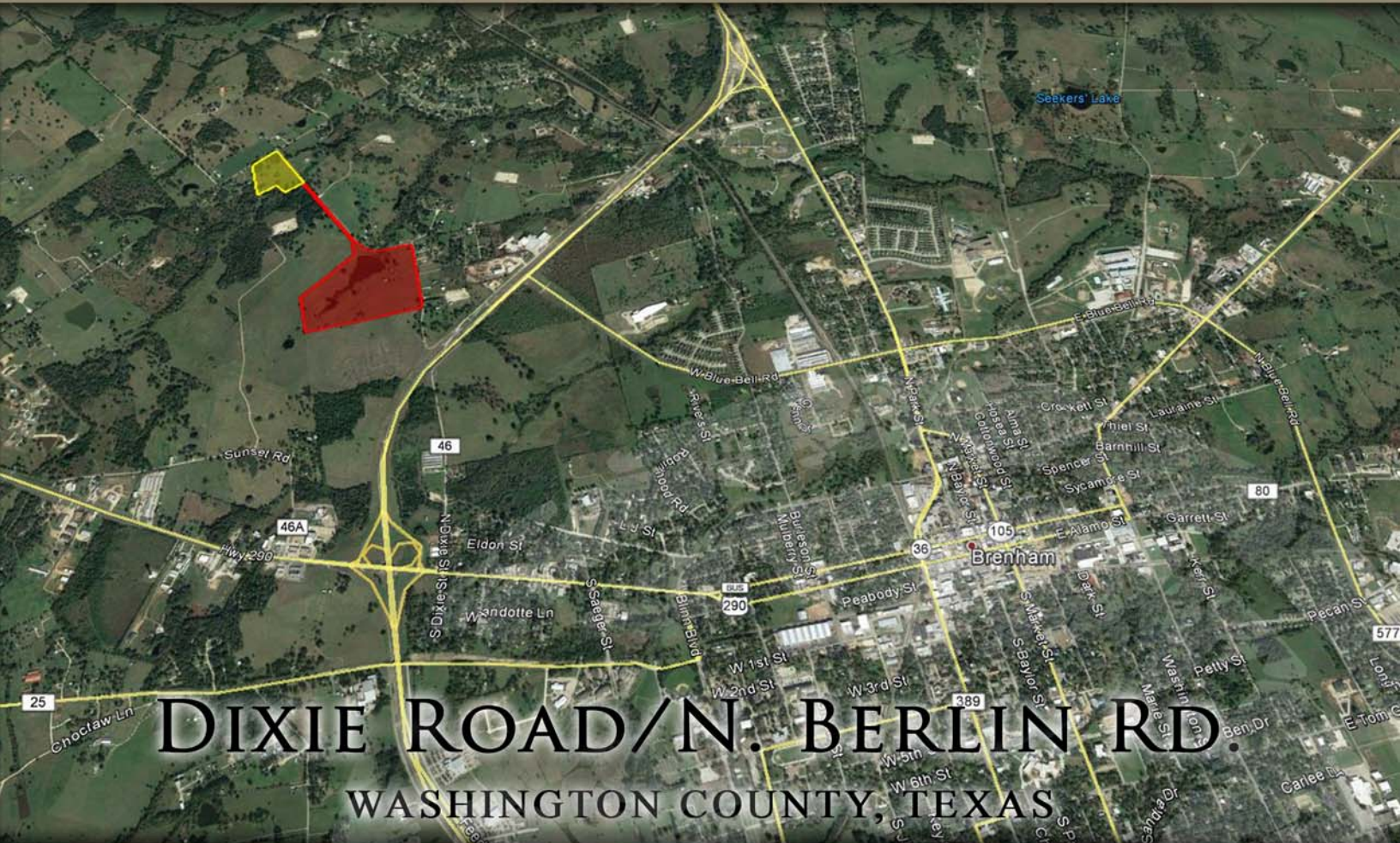
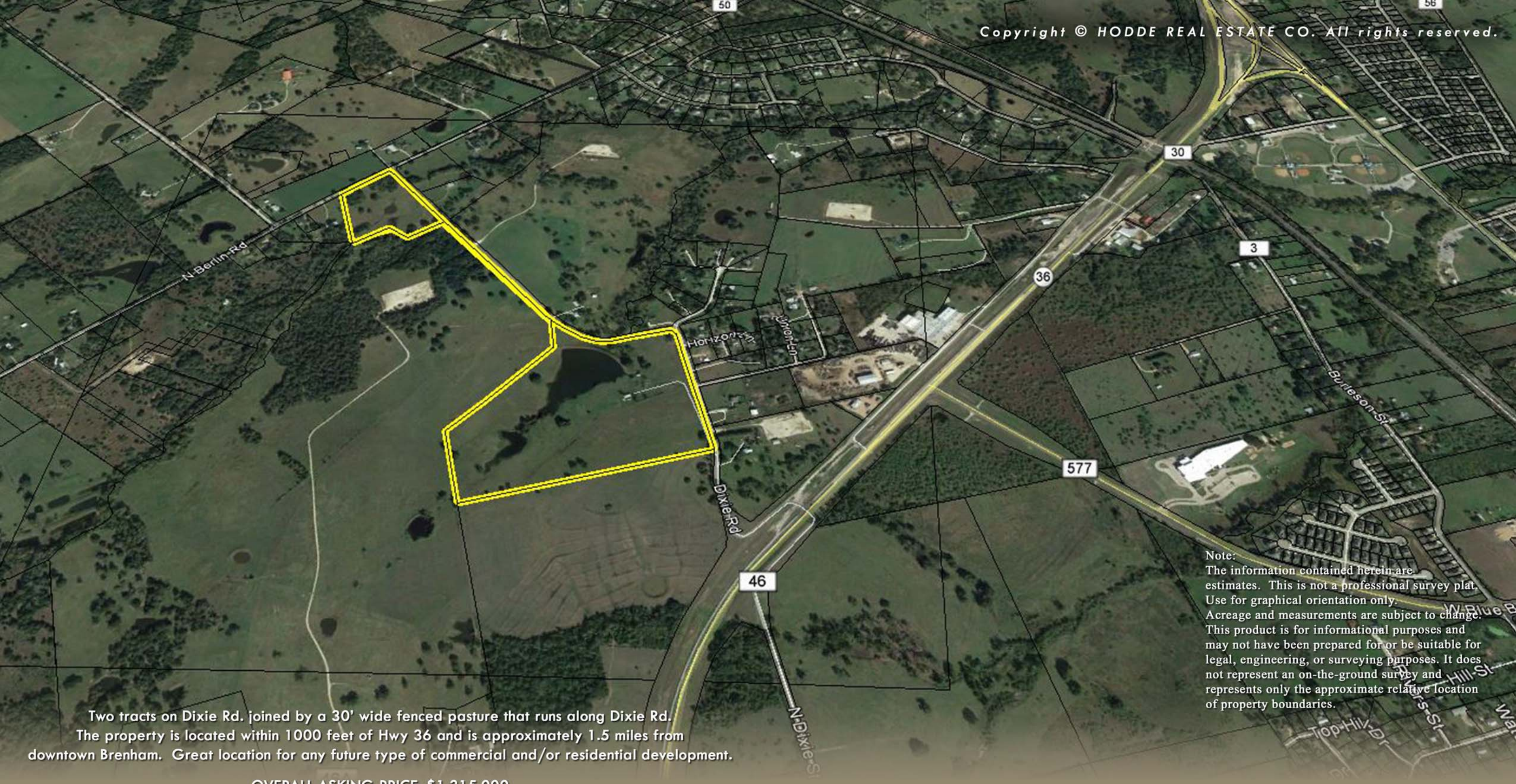


HRE #286

LAND/INVESTMENT





Two tracts on Dixie Rd. joined by a 30' wide fenced pasture that runs along Dixie Rd. The property is located within 1000 feet of Hwy 36 and is approximately 1.5 miles from downtown Brenham. Great location for any future type of commercial and/or residential development.

OVERALL ASKING PRICE: \$1,315,000

Note:
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

 DIXIE ROAD &
DIXIE ROAD @ N. BERLIN RD.
BRENHAM, TX 77833

 WASHINGTON COUNTY

 BRENHAM ISD

 MINERALS: NONE

 EST. TAXES: \$187.51 (PER WCAD)

 TOTAL ACREAGE: ±61 ACRES

 RESTRICTIONS: NONE

 ZONING: NONE

 WATER & SEWER: NONE

 ELECTRIC: BLUEBONNET ELECTRIC COOP

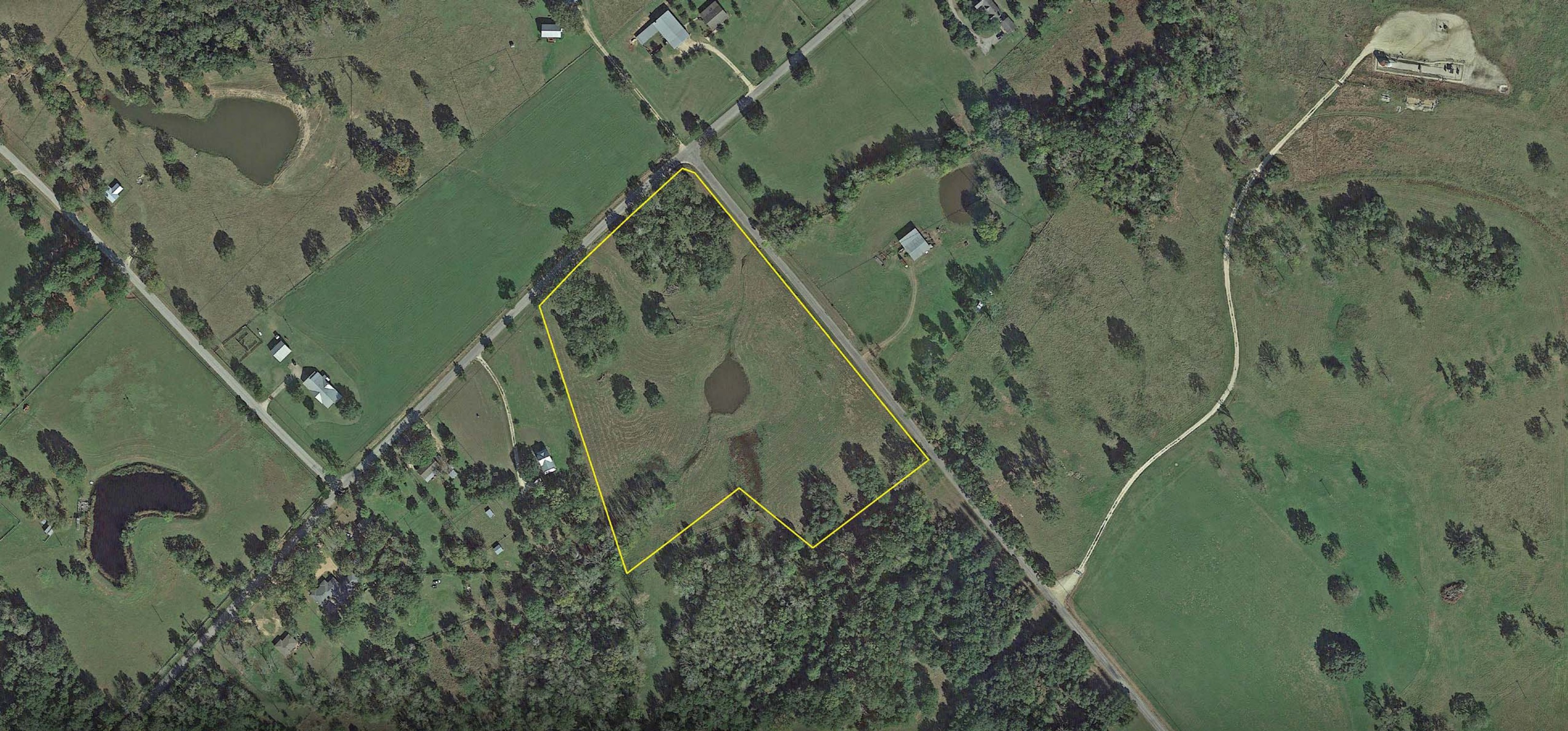
 ROAD FRONTAGE: PAVED, COUNTY
MAINTAINED ROAD FRONTAGE



Excellent development and investment opportunity of ± 50 acres located in the extraterritorial jurisdiction northwest of downtown Brenham on Dixie Rd. within a 1000ft of Hwy 36. This property is along the corridor of proposed future residential and commercial development and very near to the ongoing improvements being made to Hwy 36.

Asking Price: \$1,090,000





±11 acres just minutes from downtown Brenham. The best of both worlds; the convenience of close access and the seclusion of the country with its serene atmosphere, good mix of woods and open area, mature trees, small tank, and beautiful views. Conveniently located between Houston and Austin. Corner lot with paved road frontage. Ideal location to build your country dream home. Ag exemption in place. A portion of the property is within the floodplain.

Asking Price: \$225,000





HODDE

REAL ESTATE CO.

JIM RIPPLE
979-451-2882

The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.