~3 AC On Blue Bell Road/FM 577
Brenham, TX

Property Highlights

- Proposed 150+ Home Development At The Southwest Corner Of Blue Bell Road & East Stone Street
- Located On Main Business Loop In Brenham
- Established Blue Bell Creamery Located 1/2 Mile North Of Property With 850+ Employees
- Four Local Schools Located Within 1/2 Mile Radius Of Property (2,160 Total Enrollment)

OLDHAM GOODWIN GROUP LLC
BROKERAGE | DEVELOPMENT | MANAGEMENT

15445 FM 1155 East | Washington, TX | 77880
Phone: 979.268.2000 | Fax: 979.846.7020
www.OldhamGoodwin.com

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Asking Price

For Sale or Lease

Call For Price

Traffic Counts (per TXDOT)

South Blue Bell Road:~9,900 VPD

East Stone Street: ~5,750 VPD

Accessibility

Property is located at the lighted intersection of Blue Bell Road & Stone Street. Property can be accessed from Blue Bell Road & Stone Street.

Visibility

This property has excellent visibility from both Blue Bell Road & Stone Street.

Surrounding Businesses

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Ideal For

- Residential Development
- Multifamily Development
- Commercial/Retail
- Convenience Store
- Restaurant

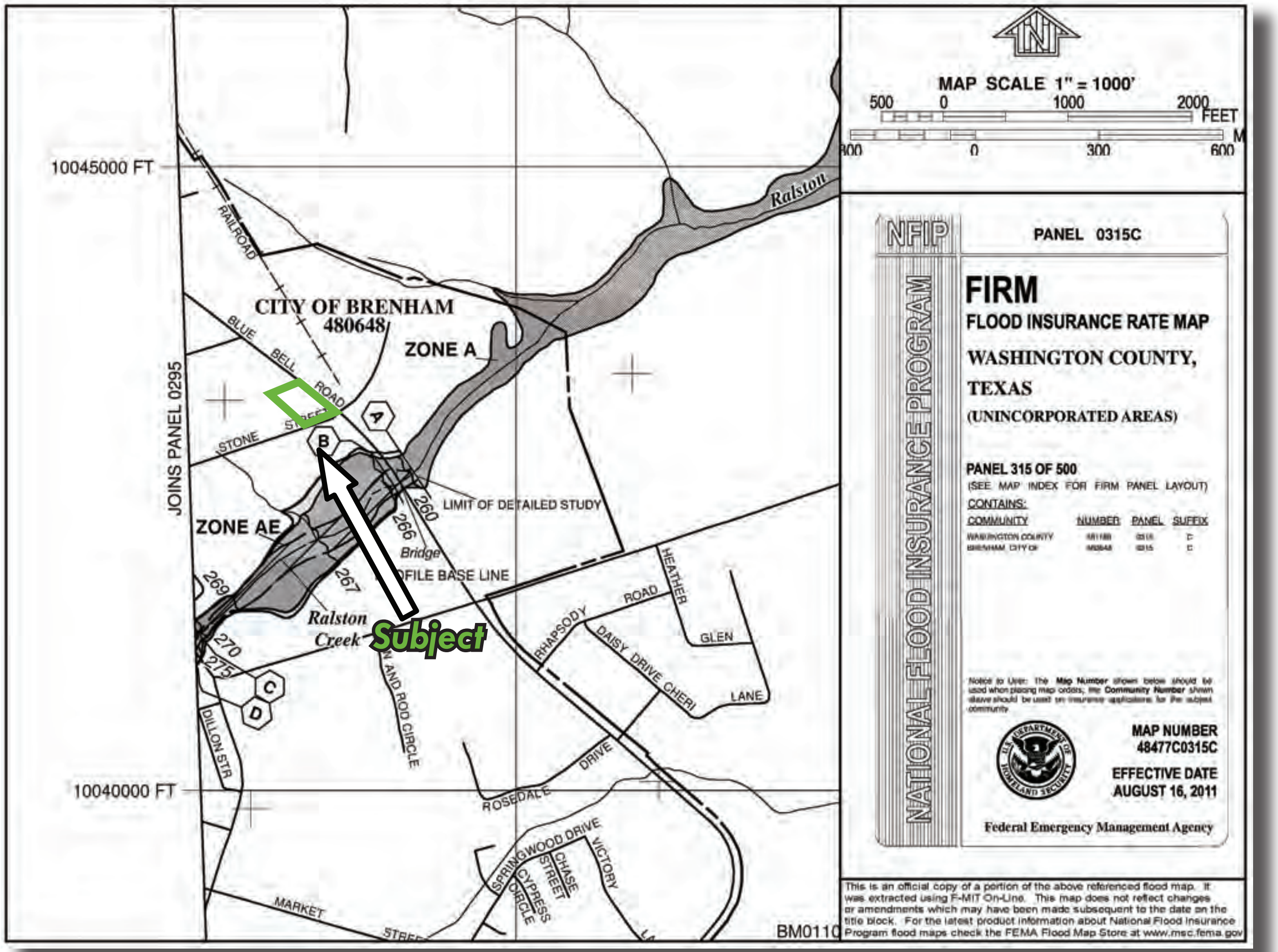
Frontage (per GIS)

~515 Feet On South Blue Bell Road
~300 Feet On East Stone Street

Utilities

Electric: Bluebonnet Electric Coop
Water: Brenham Public Utilities
Sewer: Brenham Public Utilities
Gas: Brenham Public Utilities

FEMA Flood Plain



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Offer Solicitation Process

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions for the Purchasers' offer including but not limited to 1) pricing, 2) due diligence and closing time frame, 3) earnest money deposit, and 4) any financing contingencies that may exist. Offers should be delivered to the attention of Cyndee Smith at the email address or fax number below.

Question or comments should be addressed to the following:

Oldham Goodwin Group, LLC
15445 FM 1155 East
Washington, Texas 77880
Phone: 979.268.2000
Fax: 979.846.7020

Cyndee Smith
Vice President | Brokerage Services
South Central Texas Region
Oldham Goodwin Group, LLC
p 979.268.2000
f 979.846.7020
c 713.816.3407
cyndee@OldhamGoodwin.com

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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1) shall treat all parties honestly
2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3) may not disclose that the buyer will pay a price greater than the price submitted in a wirtten offer unless authorized in writing to do so by the buyer; and
4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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