

BEVERS REAL ESTATE

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Price: \$536,500
Type: Commercial
Address: 9000 Hwy 290
City/County: Chappell Hill, Washington County
Building: 2400 sqft
Size/Acreage: 1.75 Acres
Listing Name: 1.75 Acres on Hwy 290
Status: Active

This property is 1.75 acres and has three structures on it. A commercial building that has 2400 sqft interior space which was previously used as a convenience store and two residential homes which will be removed by seller before closing. It is conveniently located on the South East corner of Hwy 290 and FM 1155 (Main Street in Chappell Hill). The property has water supply from the Chappell Hill Water Corp., and has its own septic system.

This is a great location, conveniently located between Austin and Houston with 20,000 vehicles per day passing by. The Chappell Hill area is booming in growth, with a population growing from those who can conveniently commute to Houston in less than an hour. This property is also within the heart of the "Texas Golden Triangle" and positioned to grow by leaps and bounds over the next 10 -15 years. Check out information on TXDOT's web site at www.my290.com today!



Land Features	Other	Financing
<ul style="list-style-type: none"> ▪ Approx. 1.75 Acres ▪ Approx. 2400 Sqft Building ▪ Farm to Market Road Frontage ▪ Age/Range: Over 20 years ▪ 	<ul style="list-style-type: none"> ▪ Status: Active ▪ School District: Brenham ▪ Taxes: \$2977.00 	<ul style="list-style-type: none"> ▪ Cash ▪ Conventional

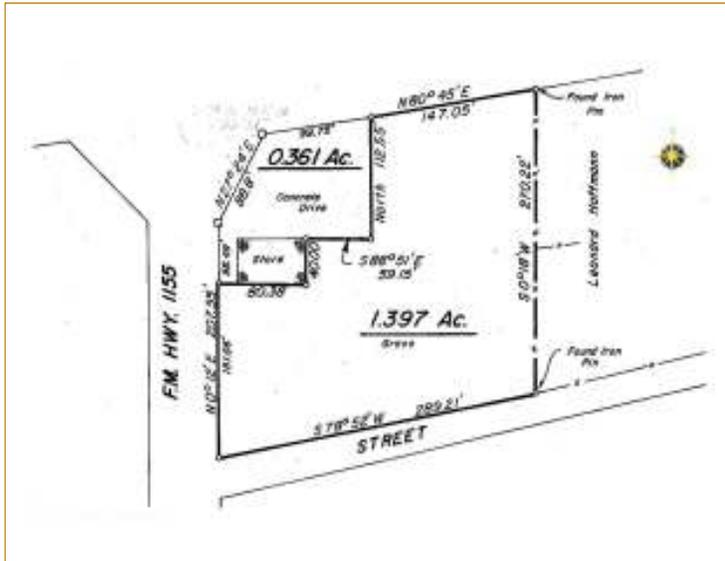
**For More information Call
 Travis Bevers at 979-277-4920**

Directions: Property is located on the South East corner of Hwy 290 East and FM 1155.

No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.

Perfectly Situated between Houston and Austin

This is a perfect location between Austin and Houston. The Chappell Hill area continues to grow with commuters to Houston and also host many festivals and events throughout the year.



From "My290.com"

US 290 is important to you and it is vital to the growth of the Houston region!

We at the Texas Department of Transportation want to ensure this busy highway will keep on benefiting the community for many years to come. That's why we are planning a major renovation of US 290.

The US 290 Program, which entails reconstruction of US 290 and Hempstead Tollway, covers a corridor of varying width that is approximately 38 miles long, extending from the interchange area of IH 10/IH 610/ US 290 northwest to FM 2920.

The overall vision for the US 290 Program includes:

- Freeway capacity reconstruction and widening from IH 610 to FM 2920 to create:
 - Five general-purpose lanes in each direction from IH 610 to just west of SH 6, plus auxiliary lanes where appropriate
 - Four general-purpose lanes in each direction from just west of SH 6 to near the proposed SH 99/Grand Parkway, plus auxiliary lanes
 - Three general-purpose lanes in each direction from near the proposed SH 99/Grand Parkway to the west study limit, plus auxiliary lanes
 - Two- or three-lane frontage roads in each direction throughout the corridor

ALSO:

- A four-lane, two-way managed lanes facility along Hempstead Tollway from IH 610 to the proposed SH 99/Grand Parkway
- Two general-purpose lanes (possibly three) with curb and gutter in each direction to be reconstructed along Hempstead Tollway from IH 610 to Beltway 8
- US 290 METRO HOV operations moved to the Hempstead Tollway managed toll lanes
- Proposed high-capacity transit corridor located along Hempstead Tollway
- Bicycle and pedestrian improvements

