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EXECUTIVE SUMMARY

LUXURY RANCH LISTING on the prestigious La Bahia Trail, originally \$1.6M, NOW \$999K with 4% buyer broker commission.

THE MARIPOSA RANCH EAST ON THE LA BAHIA TRAIL IN WASHINGTON COUNTY, TX, USA

Coldwell Banker Commercial Southwest Partners is the exclusive advisor for a once in a life-time opportunity to own the Mariposa Ranch, a foundational property on the prestigious and historic La Bahia Trail.

The La Bahia Trail (FM 390 Road) is considered the most prestigious address in the Houston Hamptons! The Main Home is architecturally positioned in a grove of groomed ancient oaks to maximize the spectacular views competitive with any Hill Country property.

Mariposa is available in three distinct offerings:

- (1) The Mariposa Ranch (the entire property) with 80.885 acres, 8 homes with 7,986 SF of improvements at \$1,590,00 with 1,580' est. frontage on FM 390.
- (2) The Mariposa East (including all Improvements) with 26.809 acres at \$998,221 with 202' est. frontage on FM 390.
- (3) The Mariposa West (no improvements) with 54.076 acres at \$591,779 with 1,378' est. frontage on FM 390.

THE OWNER IS A REALTOR

The owner is a Realtor. She is not representing this listing and is NOT participating in the commissions.

HIGHLIGHTS

- (4) Prestigious Houston Hamptons property with stunning views on historic La Bahia Trail with live oaks, ponds & rolling terrain
- (5) 4,155 SF Main Home with 12' ceilings, historical detail and finishes, private baths with claw-foot tubs and 6" plank floors
- (6) Main Home has extensive outdoor living including 2,000 SF of covered porches and wood decks
- (7) Main Home surrounded by ancient oaks with some of the best views of the Yegua, the Brazos Valley and ridges lines
- (8) 7 other homes: 1820 log cabin, 1836 two-story Greek revival, 100 year old original homestead, 3 cottages and manager's home
- (9) In outstanding Brenham ISD, with superior GreatSchools scores, top parent ratings and excellent TEA rankings

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- (10) Massive entertainment complex: covered pavilion, fire pit, covered arbor, outdoor fireplaces, antique chapel and swimming pool
- (11) Outstanding immediate Area and County demographics and econometrics including \$1B+ County economy

KEY LINKS

- (12) Mariposa Ranch dedicated website: <http://www.cbcmaster.com/MariposaRanch/>
- (13) Word Press flyer: <http://bit.ly/Texas-Brenham-Mariposa-Ranch-East-word-press-flyer>
- (14) LoopNet listing: <http://www.loopnet.com/lid/16671784>
- (15) Lands of Texas listing with full listing narrative X URLs:
<http://www.landsoftexas.com/listing/964799>
- (16) Coldwell Banker Commercial Worldwide listing:
<http://edg199914.local.cbworldwide.com/cbclistings/4657707.html>
- (17) Commgate listing:
<http://www.commgate.com/index.cfm?fuseaction=property.detailFS&ln=201961>
- (18) HAR listing: <http://www.har.com/53627812>
- (19) Mariposa pictures pack: <http://www.bit.ly/Mariposa-Ranch-pictures-pack>
- (20) Mariposa graphics (satellites, maps & survey) pack: <http://www.bit.ly/Mariposa-Ranch-graphics-pack>
- (21) Mariposa demographics pack: <http://www.bit.ly/Mariposa-Ranch-demographics-pack>
- (22) Area pictures pack: <http://www.bit.ly/Brenham-Area-pictures-pack>



If a link does not connect, just copy and paste it into your web browser. Feel free to call or email us for technical assistance.

OFFERING

Complete offering narrative: <http://bit.ly/Texas-Brenham-Mariposa-Ranch-East-offering>

The offering is available on request in 88 languages and dialects. We will make every effort to accommodate other languages based on availability of translation resources.

4% BUYER BROKER COMMISSION

A buyer broker does NOT have to accompany their buyer to any showings of the Mariposa Ranch.

CONTACT INFORMATION

Call 979.421.9996 to contact any member of the listing team to set up an appointment, request additional information or answer any questions.

PROPERTY

The Main Home

- (23) **Overview.** 4,155 SF with 2,000 SF+ of porches and decks. The Main Home is a beautiful plantation home with 12' ceilings, unmatched historical detail and finishes, private baths with claw-foot tubs, 6" plank floors, massive covered porches, wood decks and a contemporary floor plan. The living room with views of the Brazos Valley has a beautiful stone fireplace. The entire upstairs is the master suite. It includes a den, two fireplaces and a large veranda. In addition there are two private guest suites with baths en-suite.
- (24) **Property positioning.** It is surrounded by ancient oaks and perfectly positioned at the high point of the property maximizing views provided by the Yegua Ridge.
- (25) **History and construction.** It is centered on an 1860's era home moved from the heart of Brenham's oldest residential area. The home was a "shotgun house", a house that you can fire a shotgun through the front door and the blast can exit the back door without hitting a thing. It was a simple rectangle in design. It featured an extended foyer plus a bedroom flanking either side. The Home was expanded in the 1990's with finishes consistent with its history.

Other Guest Cabins and Cottages

- (26) **The Independence House.** It is an 1836 two-story Greek revival home built by Dr. George Red using pine and cedar from trees on his homestead. Each suite has two

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fireplaces, a bedroom, sitting room, and bath with claw foot tubs.

- (27) **The Homestead Guest House.** Circa early 1900's, is the original homestead of Mariposa. It is a completely restored turn-of-the-century Texas farmhouse. It functions as the Ranch Office and has two guest rooms.
- (28) **The Texas Ranger Cabin.** This is an authentic 1820 log cabin complete with a family room focused on a huge stone fireplace with a hook and crane and a wood cook stove. It features a covered front porch with hand hewn railings. The bathroom has a Jacuzzi-for-two tub with shower. The Cabin has an upstairs loft with king size bed.
- (29) **The Settlers' Cottage.** The Cottage has three bedrooms and two baths. It is located next to a magnificent grove of Live Oaks creating a virtual private yard.
- (30) **The Texas Cowboy Cabin.** It features faux logs on the walls, a large Jacuzzi and a private porch framed by ancient Live Oaks providing stunning vista views.
- (31) **Fern Oaks Cottage.** The 2-room suite features a fireplace, private porch and large corner Jacuzzi. It is nestled under Live Oaks dripping with Resurrection Ferns.
- (32) **The Ranch Hand's Bunkhouse.** It is a rustic and fun hideaway next to a huge Live Oak. It has two private porches, a large bedroom and private bath.
- (33) **Manager's Home.** It is a three bedroom, two baths, manufactured home. It has a covered front porch and a covered screened back porch.

Entertainment Complex

- (34) **Covered Veranda.** It is a 2,400 SF open structure with a 30' ceiling and a concrete floor. It is surrounded by ancient oaks providing an oak canopy.
- (35) **Wedding chapel.** It is a beautiful, antique simple structure with 20' ceilings and floor to ceiling windows on all sides.
- (36) **Non-chlorine pool area.** The salt-water pool area features a rock waterfall. It has a flagstone surround.

The #'s

- (37) **Improvements:** 7,986 est. SF spanning 8 homes + additional SF in non HVAC structures
- (38) **Land:** 26.809 est. acres
- (39) **Frontage:** 202' est. on FM 390 RD E (the "La Bahia Trail")

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- (40) **Schools:** Brenham ISD
- (41) **In City limits?** No
- (42) **Utilities:** Well, septic and satellite
- (43) **Zoning:** None
- (44) **Legal:**
- (a) M62093: A0024 A0024 - Chrisman, Horatio, TRACT 106.1, SERIAL # SN227624A, LABEL # RAD1264432Neighborhood:390EAST(390EAST - 390 East)Acreage:
<http://www.washingtoncad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=67169&dbKeyAuth=Appraisal&TaxYear=2011&NodeID=11&PropertyOwnerID=79653>
 - (b) R11633: A0024 CHRISMAN, HORATIO, TRACT 38, ACRES 6.383, BRENHAM ISD:
<http://www.washingtoncad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=38235&dbKeyAuth=Appraisal&TaxYear=2011&NodeID=11&PropertyOwnerID=39666>
 - (c) Part of R11659: A0024 CHRISMAN, HORATIO, TRACT 106, ACRES 69.505, BURTON ISD:
<http://www.washingtoncad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=38260&dbKeyAuth=Appraisal&TaxYear=2011&NodeID=11&PropertyOwnerID=39698>
 - (d) R58030: A0024 CHRISMAN, HORATIO, TRACT 76, ACRES 4.78, BRENHAM ISD PORTION OF 5.00 AC:
<http://www.washingtoncad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=59829&dbKeyAuth=Appraisal&TaxYear=2011&NodeID=11&PropertyOwnerID=67103>
 - (e) R58031: A0024 CHRISMAN, HORATIO, TRACT 175, ACRES 0.22, BURTON ISD PORTION OF 5.00 AC:
<http://www.washingtoncad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=59830&dbKeyAuth=Appraisal&TaxYear=2011&NodeID=11&PropertyOwnerID=67104>
- (45) **2010 taxes:** \$3,931.93 estimated. Taxes on all of Mariposa are \$6,262.91. \$998,221 list price of this offering / \$1,590,000 list price for all of Mariposa = 62.781%. \$6,262.91 * 62.781% = \$3,931.93. Consult your tax advisor for expected taxes.

LOCATION

- (46) **On the La Bahia Trail.** The La Bahia Trail was the first designated Texas historic highway and is world renowned for its beauty, history and ambiance.
- (47) **Interstate access.** 42 mi. to I10 E to Houston, 49 mi. to I10 W to San Antonio, 80 mi. to I35 in Austin and 82 mi. to I45 in Houston.
- (48) **Area destinations.** 4 mi. to Lake Somerville, 8 mi. to Independence, 10 mi. to Brenham, 21 mi. to Chappell Hill, 22 mi. and 22 mi. to Round Top.
- (49) **Greater Austin area access.** 58 mi. to Bastrop, 87 mi. to the University of Texas, 94 mi. to Round Rock, 105 mi. to Georgetown, 119 mi. to San Marcos and 136 mi. to Marble Falls.
- (50) **Greater Waco-College Station area access.** 25 mi. to Caldwell, 31 mi. to College Station, 87 mi. to Temple, 105 mi. to Waco and 108 mi. to Killeen.
- (51) **Greater Houston area access.** 43 mi. to Sealy, 49 mi. to Columbus, 65 mi. to Katy, 71 mi. to NW Houston (Beltway at US 290), 84 mi. to downtown, 88 mi. to Sugar Land, 100 mi. to The Woodlands and 102 mi. to Pearland.
- (52) **Airport access.** 10 mi. to Brenham Airfield (11R), 29 mi. to Easterwood at College Station (CLL), 78 mi. to Austin Bergstrom (AUS), 89 mi. to Houston Bush (IAH) and 96 mi. to Houston Hobby(HOU).

LA BAHIA TRAIL DEMOGRAPHICS & ECONOMETRICS

- (53) **Benchmarks.** Homes on the “La Bahia Trail”, the City of Brenham, 77833 Zip Code, Washington County, Texas and the US.
- (54) **La Bahia Trail demographic indicators**
 - (a) Highest % 45 to 64 years old
 - (b) Highest % with: a professional degree (MD, JD, etc.), a doctorate degree, a master’s degree and at least a bachelor’s degree
 - (c) Highest % married and living together
 - (a) Highest % residents in the private sector
 - (d) Highest % white collar residents
- (55) **La Bahia Trail econometric indicators**
 - (a) Lowest unemployment rate
 - (b) Very high % economic growth

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- (c) Highest avg consumer spending
- (d) Highest avg household income
- (e) Highest % growth in avg household income
- (f) Highest avg home values
- (g) High % owner occupied homes
- (h) Highest estimated avg monthly rent
- (i) Highest % \$750K+ homes
- (j) Lowest % under \$60K homes
- (k) Highest % single family detached homes
- (l) Highest % \$100K+, \$250K+ and \$500K+ household incomes
- (m) Highest avg household
- (n) Highest % growth in avg household income
- (o) Highest avg after tax income
- (p) Highest annual % growth in after tax income

SCHOOLS AND SCHOOL DISTRICT REVIEW

We utilize GreatSchools and TAKS for comparative analysis of school districts and schools across geographic areas. <http://www.greatschools.org>

- (1) **Summary.** Excellent schools and school district based on GreatSchools and TAKS ratings. 3 of 4 attended schools are “Recognized” TAKS schools and the elementary is an “Exemplary TAKS school. Very high TAKS scores across all academic areas and grades. Extremely high GreatSchools specific ratings. Appears to be one of the higher performing districts in the Austin-Houston-College Station corridor.
- (2) **Brenham Independent School District**
 - (a) “Academically Acceptable” TAKS accountability rating
 - (b) 7 of 10 GreatSchools rating
 - (c) 4,940 students and 9 schools
 - (d) **Sites:**
 - (i) **GreatSchools:**
<http://www.greatschools.org/texas/brenham/Brenham-Independent-School-District/>
 - (ii) **District:** <http://www.brenhamisd.net/>
- (3) **Krause Elementary School (PK-4)**
 - (a) 713 students
 - (b) 9 of 10 overall GreatSchools rating

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- (c) **“Exemplary” TAKS accountability rating**
 - (d) **Greatschools specific ratings**
 - (i) 5 of 5 community rating
 - (ii) 4 of 5 teacher quality
 - (iii) 5 of 5 principal leadership
 - (iv) 4 of 5 parent involvement
 - (e) **TAKS scores**
 - (i) **Grade 3: Reading 96% and Math 93%**
 - (ii) **Grade 4: Reading 93%, Writing 97% and Math 100%**
- (4) Brenham Middle School (5-6)**
- (a) **688 students**
 - (b) **7 of 10 overall GreatSchools rating**
 - (c) **“Recognized” TAKS accountability rating**
 - (d) **No Greatschools specific ratings**
 - (e) **TAKS scores**
 - (i) **Grade 5: Reading 91%, Science 97% and Math 93%**
 - (ii) **Grade 6: Reading 90% and Math 87%**
- (5) Brenham Junior High School (7-8)**
- (a) **650 students**
 - (b) **6 of 10 overall GreatSchools rating**
 - (c) **“Recognized” TAKS accountability rating**
 - (d) **Greatschools specific ratings**
 - (i) 3 of 5 community rating
 - (ii) 5 of 5 teacher quality
 - (iii) 4 of 5 principal leadership
 - (iv) 4 of 5 parent involvement
 - (e) **TAKS scores**

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- (i) **Grade 7:** Reading 83%, Writing 96% and Math 86%
- (ii) **Grade 8:** Reading 92%, Social Studies 95%, Science 89% and Math 94%

(6) Brenham High School (9-12)

- (a) **1,413 students**
- (b) **7 of 10 overall GreatSchools rating**
- (c) **"Recognized" TAKS accountability rating**
- (d) **Greatschools specific ratings**
 - (i) **5 of 5 community rating**
 - (ii) **5 of 5 teacher quality**
 - (iii) **4 of 5 principal leadership**
 - (iv) **3 of 5 parent involvement**
- (e) **TAKS scores**
 - (i) **Grade 9:** Reading 90% and Math 78%
 - (ii) **Grade 10:** Social Studies 94%, Science 86%, English Language Arts 89% and Math 83%
 - (iii) **Grade 11:** Social Studies 99%, Science 96%, English Language Arts 95% and Math 96%

COUNTY COMPARED TO 7 LARGEST TEXAS COUNTIES

(56) **Seven largest Counties.** Harris, Dallas, Tarrant, Bexar, Travis, Collin and El Paso.

(57) Key findings

- (a) **Highest % single family detached homes**
- (b) **Highest % owner occupied homes**
- (c) **Highest % ages 45 to 64**
- (d) **Highest % growth in after tax incomes**
- (e) **Highest % growth in avg household incomes**
- (f) **Highest % growth in \$100K+ and \$250K+ household incomes**
- (g) **Lowest % divorced**

GRAPHICS ANALYSIS & PDF SETS

All analysis is based on defined and published sources. Unless otherwise noted, all demographic and econometric data is from Site to do Business, the demographic &

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econometric arm of the Commercial Investment Real Estate (CCIM) Institute in collaboration with ESRI. All 2010 estimates and most annual percent change projections are based on our proprietary models. There are 1,623 underlying PDF sets. All are available online or on request.

DIRECTIONS

FROM THE WEST SIDE OF BRENHAM AT US HWY 290 W (TO AUSTIN) AND TX HW 36 NORTH (TO LAKE SOMERVILLE), IT IS 10 MILES.

- (1) Travel north on TX HWY 36 N for 9.3 mi.
- (2) Turn right (east) at FM 390 RD E and travel for 0.4 mi.
- (3) Turn left (north) on Mariposa Lane to enter the property

FROM COLLEGE STATION AT TEXAS AVE AND UNIVERSITY BLVD, IT IS 32 MILES.

- (1) Travel west on University/FM 60 Road for 22.2 mi.
- (2) Turn left (south) on TX 36 for 9.5 mi.
- (3) Turn left (east) at FM 390 RD E and travel for 0.4 mi.
- (4) Turn left (north) on Mariposa Lane to enter the property

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