

2309 S DAY ST, 2,464 SF RESIMERCIAL LEASE, BRENHAM, TEXAS

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EXECUTIVE SUMMARY

Tootie Lyons, Partner and Division President of Coldwell Banker Commercial Southwest Partners is exclusively representing this excellent lease opportunity in affluent Brenham, Washington County, Texas.

# **2309 S DAY ST, 2,464 SF RESIMERCIAL LEASE, BRENHAM, TEXAS**

It is available as a residential lease at \$1,500 per month or as a commercial lease at \$8.77 per SF (\$1,800 per month) with 4.167% tenant rep. commission.

The property includes a very nice 2,464 SF home with updates just completed on a large 0.31 acre lot. Spacious 517 SF garage, two open porches and a 240 SF covered porch complete the improvements. Very nice curb appeal, lots of available parking, very nice yard, 100' est. frontage, fenced back yard and mature, just refreshed landscaping.

It is in the highly desirable Brenham zoning District B-2: Commercial, Research and Technology. Located on South Day Street, just 0.3 mi. north of the US 290 and TX 36 interchange, the property is within walking distance to shopping, dining, healthcare and entertainment.

It is located in the Brenham City Limits, with all City utilities and services and in the highly regarded Brenham ISD.

## **HIGHLIGHTS**

- (1) Newly updated 2,464 SF home available at \$1,500 per month for residential use or \$8.77 per SF for commercial use
- (2) Coveted Commercial, Research and Technology zoning provides residential or commercial flexibility
- (3) In the Brenham City limits and in the highly regarded Brenham ISD with 4.167% tenant rep. commission
- (4) In the most affluent Brenham Census Tract with young, highly educated, affluent and family oriented demographics
- (5) Just 0.3 mi. north of the US 290 and TX 36 and within walking distance to shopping, dining, healthcare and entertainment
- (6) Only 40 mi. to College Station, 56 mi. to US 290 and the Beltway in Houston and 91 mi. to downtown Austin

## **KEY LINKS**

- (1) **Property website:** <http://www.cbcmaster.com/Brenham-2309-South-Day-Lease>
- (2) **Word Press flyer:** <http://www.bit.ly/Brenham-2309-South-Day-Lease-flyer>
- (3) **Property pictures pack:** <http://www.bit.ly/Brenham-2309-South-Day-Lease-pictures>

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- (4) Area pictures pack: <http://www.bit.ly/Brenham-Area-pictures>
- (5) Satellites, maps and survey pack: <http://www.bit.ly/Brenham-2309-South-Day-Lease-graphics-packs>
- (6) Coldwell Banker Commercial Worldwide listing: <http://edg199914.local.cbcworldwide.com/cbclistings/4657548.html>
- (7) LoopNet listing: <http://www.loopnet.com/lid/17063277>
- (8) Lands of Texas Residential listing with offering X URLs: [www.landsoftexas.com/listing/964082](http://www.landsoftexas.com/listing/964082)
- (9) Lands of Texas Commercial listing with offering X URLs: [www.landsoftexas.com/listing/964060](http://www.landsoftexas.com/listing/964060)
- (10) Commgate Listing: <http://www.commgate.com/index.cfm?fuseaction=property.detailFS&ln=201860>
- (11) HAR Listing: <http://www.har.com/97616151>



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

### OFFERING

Complete offering narrative: <http://bit.ly/Brenham-2309-South-Day-Lease-offering>

The offering is available on request in 77 languages and dialects. We will make every effort to accommodate other languages based on availability of translation resources.

### 4.167% TENANT REP COMMISSION

A tenant rep does NOT have to accompany their tenant to any showings.

### CONTACT INFORMATION

Call Tootie Lyons, Partner and Division President, at 1.979.277.2694 on her cell or

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1.979.421.9996 at her office to set up an appointment, request additional information or answer any questions.

### PROPERTY

- (7) **Year built:** 1964
- (8) **Style:** One story brick ranch with composition roof
- (9) **Date of update:** 2011 including new laminate flooring throughout, new doors and other upgrades
- (10) **Improvements**
  - (a) **Main building:** 2,464 SF under HVAC
  - (b) **Garage:** 517 SF
  - (c) **Two open porches:** 60 SF
  - (d) **Covered porch:** 240 SF
  - (e) **Paving:** 470 SF
  - (f) **Fencing:** back yard 6' fencing
- (11) **Land SF:** 13,504 SF (0.31 acres)
- (12) **Frontage:** 100' est. on South Day AVE (TX 36 Business)
- (13) **Schools:** Brenham ISD
- (14) **In City limits?** Yes
- (15) **Utilities:** City water and sewage, cable and DSL available
- (16) **Zoning:** District B-2: Commercial, Research and Technology: "...mixed use district to preserve and to protect appropriate locations for existing light industry...to include new high-tech commercial uses such as technical laboratories, computer centers, engineering/operations and research facilities...while providing safe and convenient locations for multifamily...subdivisions...through the strict enforcement of performance standards..." <http://www.ci.brenham.tx.us/zone.pdf>
- (17) **Legal:** PIDN# R19961: A0124 COMBS, MOSES N., TRACT 19, ACRES 0.31

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(18) Tax file link:

[http://www.taxnetusa.com/texas/washington/detail.php?i\\_search\\_form\\_basket=&whereclause=&i\\_county\\_code=239&theKey=R19961](http://www.taxnetusa.com/texas/washington/detail.php?i_search_form_basket=&whereclause=&i_county_code=239&theKey=R19961)

## LOCATION

- (19) 0.3 mi. north of the US 290 and TX 36 the primary Brenham exit
- (20) Walking distance to shopping, dining, healthcare and entertainment
- (21) 15,400 avg. daily two-way traffic
- (22) In a very wealthy, young, educated and family friendly Census Tract in Brenham, Washington County
- (23) 40 mi. to Texas A&M University at College Station
- (24) 56 mi. to US 290 and the West Sam Houston Beltway in Houston
- (25) 91 mi. to downtown Austin

## CCIM REPORTS, MAPS & PACKS

To assist you with evaluating retail and commercial opportunities, the following 10, 20 & 30-minute drive-time CCIM PDFs are available on the property website and on request: Drive-Time Map, Financial Investments Potential Pack, Health & Beauty Potential Pack, Market Profile Pack, Medical Expenditures Pack, Office & Industrial Pack, Pets & Products Potential Pack, Recreation Expenditures Pack, Retail Market Place Profile Pack, Retail Planet Locator Report, Retail Potential Pack, Site Details Report, Specialty Comparison Profile Pack and Sports & Leisure Potential Pack.

## RETAIL GAP ANALYSIS

- (26) **Summary.** At a 10-minute drive-time, top 3 retail opportunities avg. \$795K+, top 5 avg. \$630K+ and top 10 avg. \$360K+ in annual potential revenues.
- (27) **Area.** Retail Gap is normally based on drive-times and not political definitions or radiuses. We used a 10-minute drive-time for our analysis.
- (28) **Unmet local retail demand specific to the property.**
  - (a) **\$1M+ in clothing & accessories**
  - (b) **\$650K+ specialty foods**
  - (c) **\$545K+ general merchandise**
  - (d) **\$225K+ jewelry, luggage & leather**

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- (e) **\$180K+ special food services**
- (f) **\$100K+ florists**

### 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>

- (29) **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.

#### (30) 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/>

#### (31) Krause Elementary School (PK-4)

- (a) **713 students**
- (b) **9 of 10 overall GreatSchools rating**
- (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%**

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(ii) **Grade 4: Reading 93%, Writing 97% and Math 100%**

**(32) 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%**

**(33) 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**

(i) **Grade 7: Reading 83%, Writing 96% and Math 86%**

(ii) **Grade 8: Reading 92%, Social Studies 95%, Science 89% and Math 94%**

**(34) Brenham High School (9-12)**

(a) **1,413 students**

(b) **7 of 10 overall GreatSchools rating**

(c) **"Recognized" TAKS accountability rating**

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(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%

## DEMOGRAPHICS & ECONOMETRICS

(35) **Summary.**

- (a) **Washington County overview.** \$1B+economy, 33K+ population, very low unemployment, high avg. home values, high avg. household net worth, high % high income and net worth households.
- (b) **Census Tract overview.** Very young population, high net worth, high income, high home values, very well educated and extremely stable family indicators.

(36) **Benchmarks.** Our analysis focused on comparing the Census Tract to other Benchmarks.

- (a) **LOCAL Benchmarks.** 1-mi. radius, Census Tract, City of Brenham, 10-minute drive-time, 77833 zip Code and Washington County.
- (b) **ALL Benchmarks.** LOCAL Benchmarks, the Houston DMA, Texas and the US.

(37) **Data baselines.** All data is 2010 and from CCIM unless otherwise defined. Annual % change calculations are proprietary to CBC Southwest Partners.

(38) **Census Tract compared to LOCAL Benchmarks**

- (a) Highest annual % population growth
- (b) Highest annual % household growth
- (c) Highest avg. household income
- (d) Highest annual % increase in household income
- (e) Highest avg. household consumer spending
- (f) Highest % \$100K+ household income
- (g) Highest % \$250K+ household income



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- (h) Highest % \$500K+ household income
- (i) Highest avg. mortgages
- (j) Highest % \$1,500+ monthly mortgage
- (k) Highest % \$1M+ household net worth

### **(39) Census Tract compared to ALL Benchmarks**

- (a) Highest % population 21-39 years old
- (b) Highest % bachelor's degree attained
- (c) Highest % residents in finance, insurance and real estate
- (d) 2<sup>nd</sup> highest annual % growth in \$250K+ household income
- (e) 2<sup>nd</sup> highest median home values in 2010 and 2015
- (f) 2<sup>nd</sup> highest \$1M+ home values
- (g) Lowest % vacant homes for sale
- (h) Lowest avg. mortgage / avg. household income (low leverage)
- (i) 2<sup>nd</sup> highest avg. rent with and without utilities
- (j) Lowest % married but separated
- (k) Lowest % divorced

## **DIRECTIONS**

- (1) From the US 290 and TX 36 interchange on the south side of Brenham (the main Brenham interchange with Wal-Mart, Home Depot, etc.), travel north on South Day ST (TX 36 Business) for 0.3 mi.
- (2) The property is on your right with a CBC sign.
- (3) If you reach the 1<sup>st</sup> red light at W Stone ST, you have gone 0.3 mi. too far.

## **RESEARCH AND ANALYSIS**

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 & econometric arm of the Certified Commercial Investment Member (CCIM) Commercial Investment Real Estate Institute. This CCIM service is in collaboration with ESRI.

Other research based on sources documented by Coldwell Banker Commercial Southwest Partners. Most annual % change estimates are based on Coldwell Banker Commercial Southwest Partners proprietary models.

There are 1,946 underlying PDF sets. Most are available on the property website and all area available on specific request.

## **DISCLOSURES & COPYRIGHTS**

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