

FREE-STANDING VACANT COMMERCIAL BUILDING | FOR SALE OR LEASE



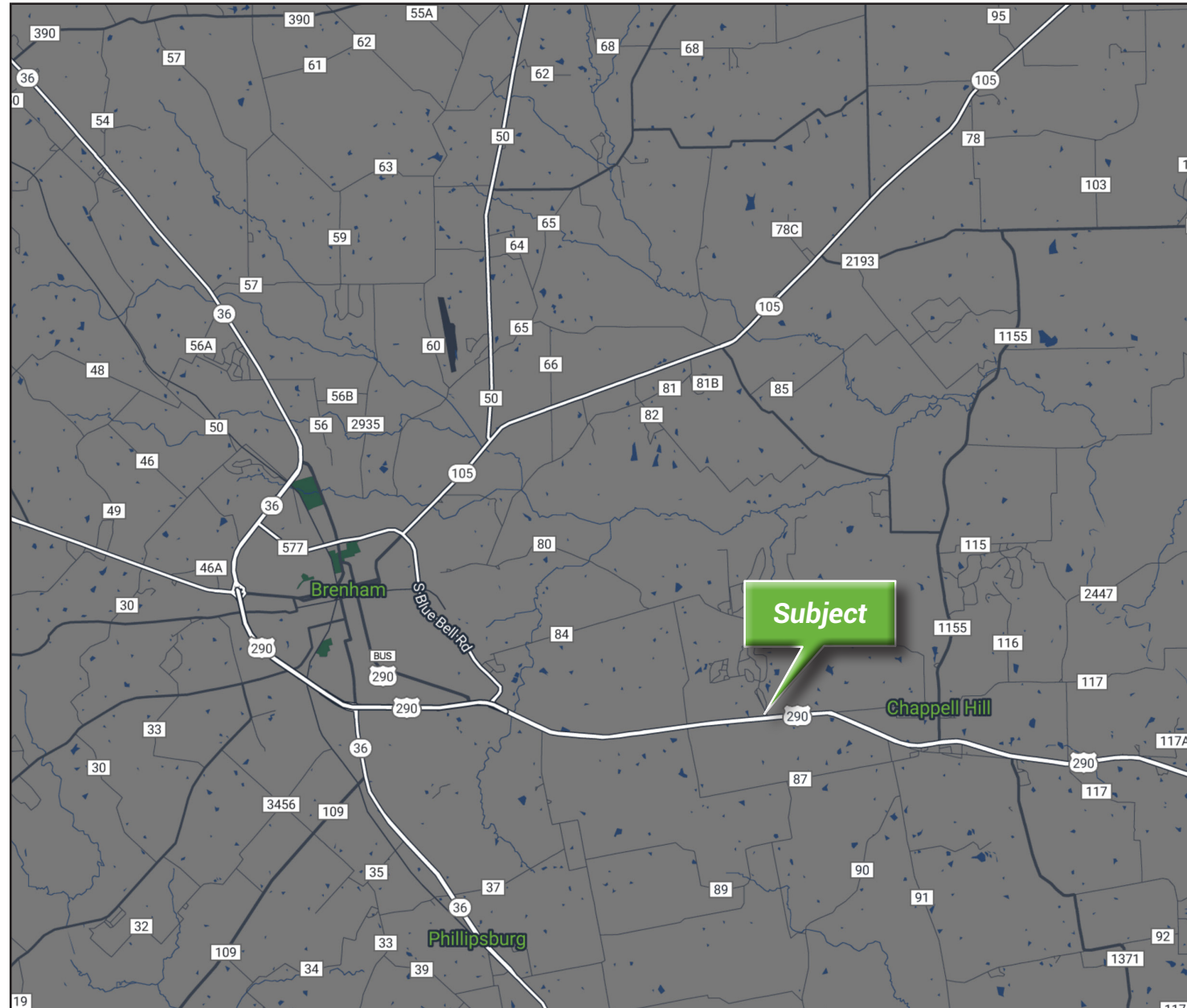
OFFERING SUMMARY

Sales Price \$600,000

Lease Rate \$3,950/Month

Property Overview

- Turnkey property for retail, restaurant, or long-term investment
- Commercial kitchen previously operated as a restaurant
- Thoroughly remodeled in 2013 including windows, roof, wiring, plumbing, HVAC, hardwood floors, and tongue & groove siding
- Upstairs living quarters
- Frontage on Highway 290, primary corridor between Houston & Austin
- Only one hour from Houston and two hours from Austin
- Excellent visibility & access
- Located in highly sought-after Washington County, known for its Texas history, culture, natural beauty, & tourism





OFFERING SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW • DISCLAIMER



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SITE INFORMATION

| | |
|-------------------|---------------------------------------------------------------------|
| Size | 2.37 AC |
| Legal Description | Lawrence, David, Tract 220, Acres 1.42 plus Tract 127 acres .953 |
| Access | Highway 290 via Bluebonnet Boulevard |
| Zoning | None |
| Frontage | 350' on Highway 290 |

BUILDING INFORMATION

| | |
|----------------------|-------------------------------------------------------|
| Address | 6507 Highway 290 East, Brenham, Texas 77833 |
| Building Area | Main Building: 4,017 SF Storage Building: 1,500 SF |
| Year Built/Remodeled | 1981/2013 |
| Foundation | Concrete Slab |
| Exterior Walls | HardiePlank Siding |
| Utilities | Bluebonnet Electric Cooperative, Propane |
| Roof Cover | Metal Roof |







HIGHWAY 290
OVER 24,000
VEHICLES PER DAY
(TxDOT AADT 2019)



TOTAL POPULATION OF
OVER 35,000
WITHIN WASHINGTON COUNTY
(ESRI 2019)



TOTAL HOUSEHOLDS
OVER 10,000
WITHIN TEN MILE RADIUS
(ESRI 2019)



AVERAGE HH INCOME
OVER \$82,000
WITHIN THREE MILE RADIUS
(ESRI 2019)



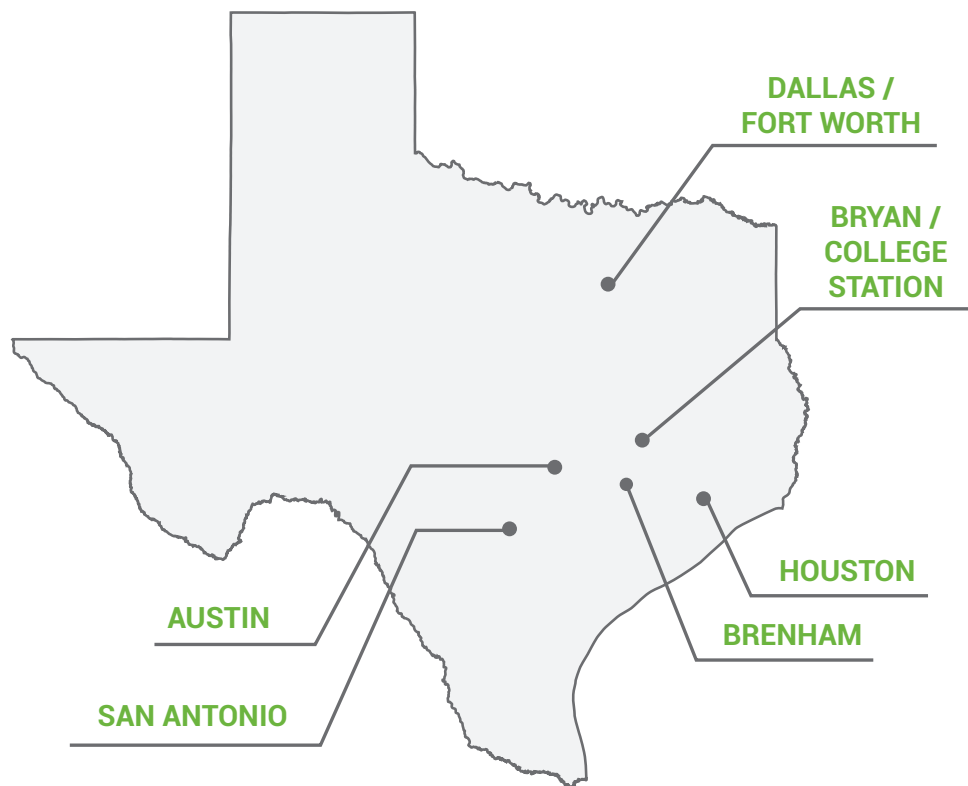
TOTAL EMPLOYEES
OVER 17,000
WITHIN TEN MILE RADIUS
(ESRI 2019)



AVERAGE HOME VALUE
OVER \$184,000
WITHIN FIVE MILE RADIUS
(ESRI 2019)

| | 3 Mile | 5 Mile | 10 Mile |
|------------------------------|-----------|-----------|-----------|
| 2019 Total Population | 1,784 | 6,049 | 29,105 |
| 2024 Total Population | 1,853 | 6,306 | 30,195 |
| 2019-2024 Annual Growth Rate | 0.76% | 0.84% | 0.74% |
| 2019 Households | 694 | 2,378 | 10,985 |
| 2024 Households | 720 | 2,488 | 11,421 |
| 2019 Average Home Value | \$174,298 | \$184,797 | \$179,834 |
| 2024 Average Home Value | \$186,082 | \$194,815 | \$194,351 |
| 2019 Average HH Income | \$82,131 | \$76,066 | \$67,844 |
| 2024 Average HH Income | \$81,127 | \$83,562 | \$74,910 |

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Brenham is the county seat of Washington County, the “Birthplace of Texas”. Brenham is renowned as the heart of the bluebonnet region in Central Texas. Washington County is strategically located along Hwy 290 midway between Houston and Austin and easily accessible from Dallas and San Antonio.

Brenham is served by a network of highways, including Highways 290 & 105. Brenham is home to Blinn College, which has over 14,360 students, as well as many product manufacturing companies including: Blue Bell Creameries, Sealy Mattress, Del Sol Food Company, Valmont Industries, Longwood Elastomers, TFE Company, MIC Group and PI Components.

MAJOR EMPLOYERS IN THE BRENHAM AREA (FALL 2016)

| COMPANY | INDUSTRY SECTOR | EMPLOYEES |
|---------------------------------------|-------------------|-----------|
| Brenham State Supported Living Center | Government | 1,051 |
| Brenham Independent School District | Education | 693 |
| Blue Bell Creameries | Food Manufacturer | 575 |
| Blinn College | Higher Education | 475 |
| Wal-Mart Supertcenter | Retail | 385 |
| Tempur Sealy International | Manufacturing | 341 |
| Germania Insurance | Insurance | 336 |
| Scott & White Hospital | Health Care | 300 |
| City of Brenham | Government | 284 |
| MIC Group | Manufacturing | 214 |
| Washington County | Government | 236 |
| Valmont Industries | Manufacturing | 209 |
| H-E-B | Grocery Retailer | 177 |
| Brenham Wholesale Grocery Co. | Grocery Retailer | 167 |
| Quest Specialty | Manufacturing | 153 |
| Stanpac | Manufacturing | 145 |

BLUE BELL CREAMERIES

Blue Bell Creameries was founded in 1907 in Brenham. Blue Bell is the fourth highest-selling ice cream brand in the United States as a whole. For much of its early history, the company manufactured both ice cream and butter locally. In the mid-20th century, it abandoned butter production and expanded to the entire state of Texas and soon much of the Southern United States. The company's corporate headquarters are located at the "Little Creamery" in Brenham, Texas.

Visitors have the opportunity to browse the Tour Center which is filled with pictures, videos and history of the "best ice cream in the country." No visit to Blue Bell is complete without a generous scoop of ice cream from the parlor and a trip to the Country Store for a unique gift or souvenir.

Sources: <https://www.visitbrenhamtexas.com/resource/blue-bell-creameries/>; https://en.wikipedia.org/wiki/Blue_Bell_Creameries



Photo Source:
(<https://www.visitbrenhamtexas.com/resource/blue-bell-creameries/>)

BLINN COLLEGE

Established in 1883 in Washington County, Blinn's home campus in Brenham is 90 miles east of Austin and only 70 miles northwest of Houston. The college's deep roots provide a solid foundation for learning and living. Blinn-Brenham offers student housing and apartments, and is rich in on-campus activities, athletic programs, and off-campus culture.

Blinn College offers certificates and two-year degrees in more than 50 academic & technical areas of concentration. With over 19,000 students, Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the State of Texas, and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.

Sources: blinn.com



Photo Source: (<https://www.blinnstateelectric.com/>)
Community News/ articles/2018/Magazine-Storage-BLINN-COLLEGE-Academics-and-athletics-in-the-news/

REGIONAL TRAFFIC GENERATORS

WASHINGTON ON THE BRAZOS STATE PARK

The 293-acre park is located on the original town site of Washington, which served as the capital of the Republic of Texas. The complex features a state-of-the-art Visitors Center with hand-on interactive exhibits that walk visitors through the birth of a new nation – Texas. The Washington Emporium, located in the Visitor Center, is a premiere Texas gift shop.

Open year-round, the Park offers hiking trails, grills, playground & covered shelters, all free of charge from 8am until dark. Guided tours and programs are available year round. Stroll the Park trails where Texas was born. This historic site showcases Independence Hall where the Texas Declaration of Independence was drafted and signed on March 2, 1836.

The Complex includes a Conference Center, Education Center and Pavilions that are available to rent for special occasions – ideal for groups up to 400 guests.

ANTIQUE ROSE EMPORIUM

This 8-acre retail garden features antique roses, native plants, perennials, herbs, and wildflowers. Beautiful gardens to stroll and a nice little gift shop to accessorize your garden. Groups are welcome for tours. The Antique Rose Emporium is also a prime location to hold a wedding and/or reception. Facilities include gardens with tents, gazebo, chapel, outdoor covered pavilion and Victorian house – perfect for weddings with up to 225 seated guests.

WINE TRAIL

Washington County is the home of 4 distinct wineries that host tours and tastings every weekend. The Texas Star Winery, in Chappell Hill, the Saddlehorn Winery, in Burton, the Pleasant Hill Winery and the Windy Winery, both in Brenham, are great locations to enjoy breathtaking views and beauty in Washington County.

INN AT DOS BRISAS

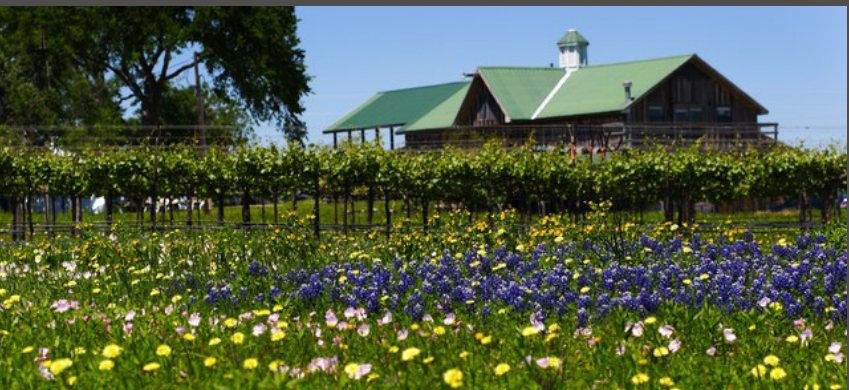
There is definitely rest for the weary at the lovely Inn at Dos Brisas, located in the picturesque Texas countryside just west of Houston. Dos Brisas is the only Forbes 5-star rated restaurant in Texas. The restaurant is reason alone to journey to this rustic ranch resort – the chef prepares masterful creations, many sourced from the Inn's own organic gardens. The haute cuisine is a little bit French and a little bit country, with dishes such as poached pheasant with black-eyed pea cassoulet and chilled lobster with Texas Rio-star grapefruit. The extensive wine list includes more than 3,500 different vintages.



Washington on the Brazos State Park



Antique Rose Emporium



Pleasant Hill Winery

Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of 6507 Highway 290 East, Brenham, Texas 77833 (Property). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client, and;
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the Buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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**For More Information About This Property,
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