



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE 4 AC ON THE SWQ OF HIGHWAY 290 & HIGHWAY 36

Brenham, Texas 77833



GMC

Baylor Scott & White
HEALTH



SITE



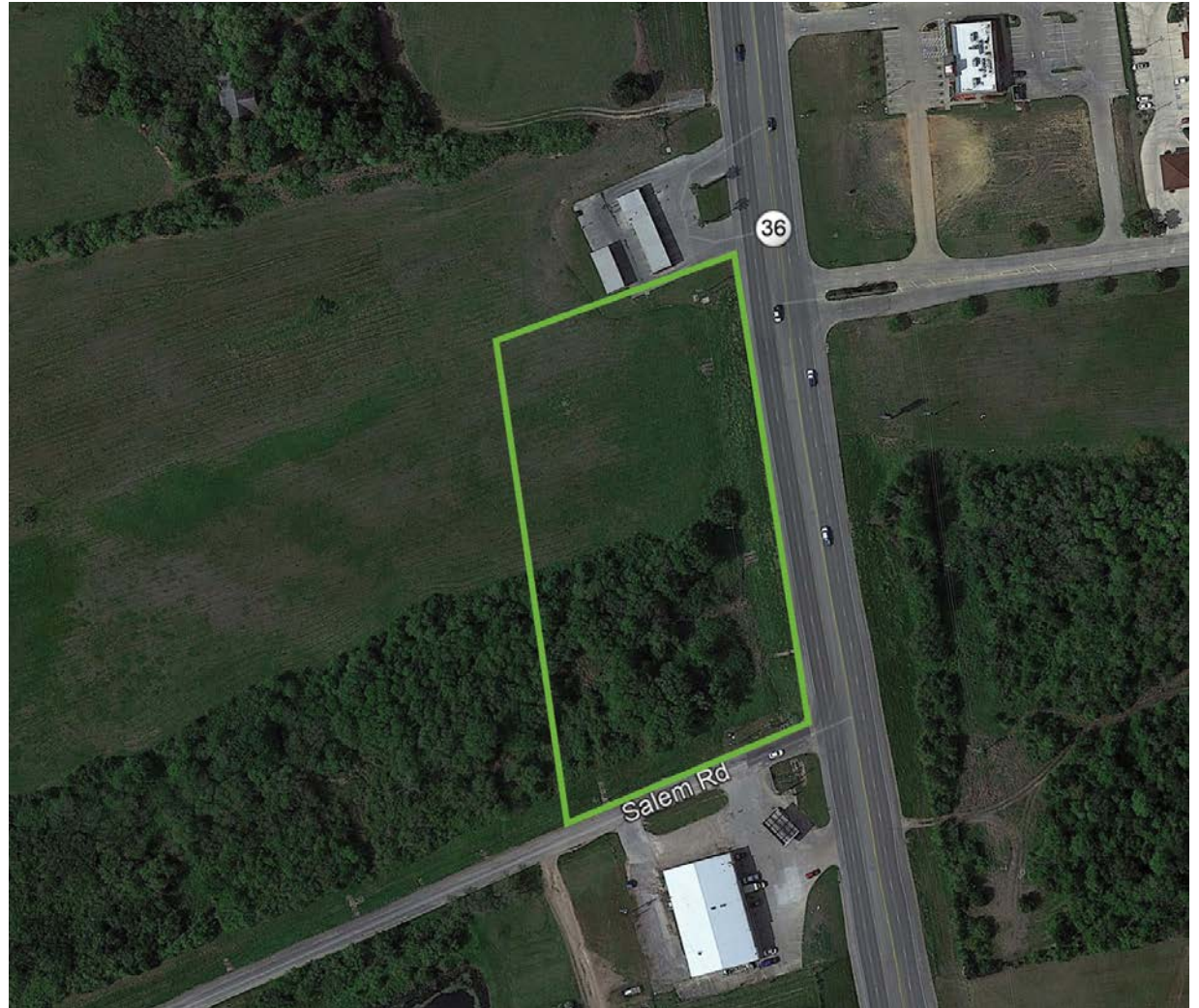
Walmart
Save money. Live better.

DISCOUNT
TIRE

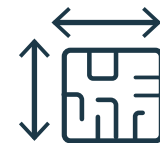


PROPERTY HIGHLIGHTS

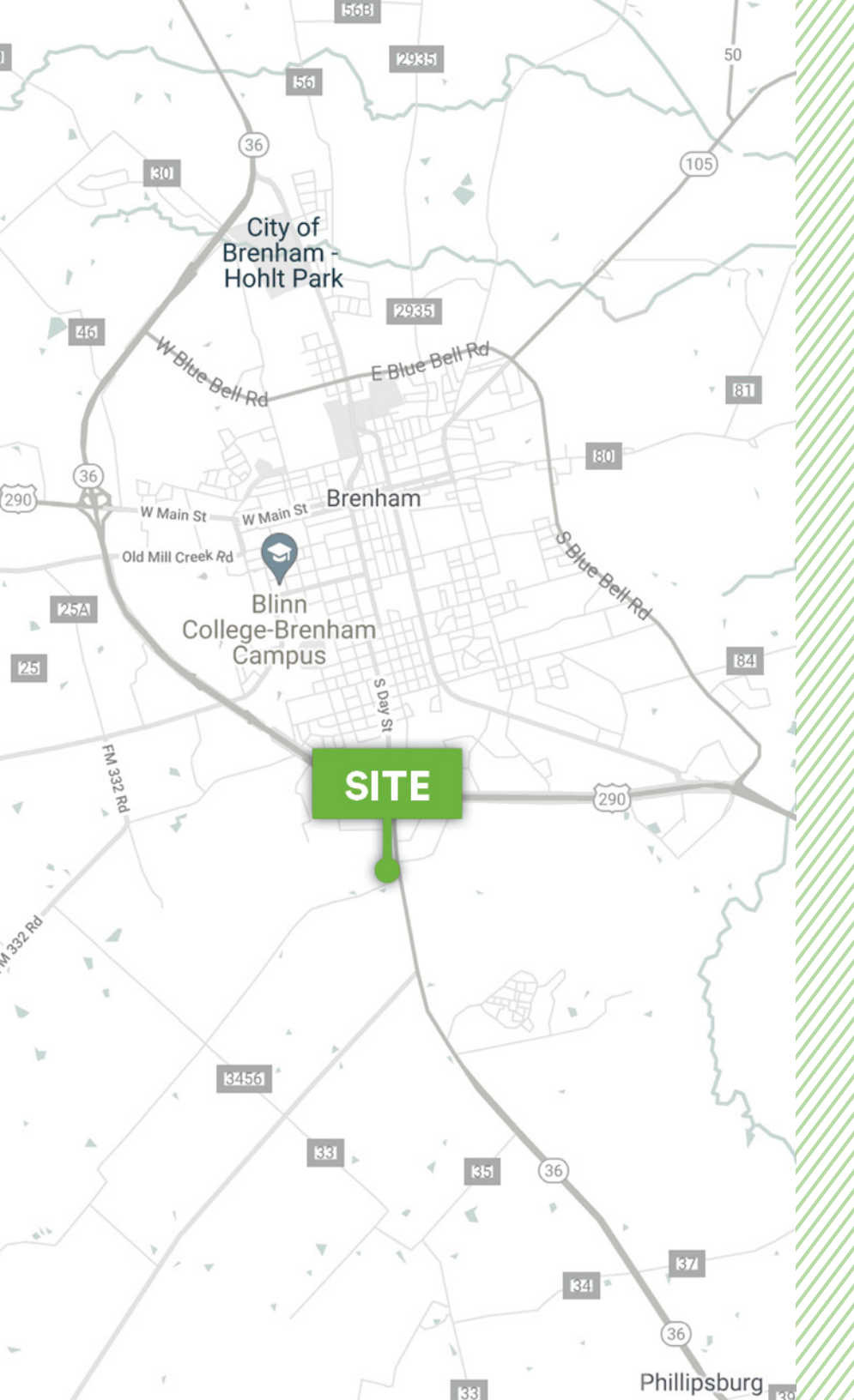
- Unique opportunity to own land across from Walmart & the retail hub of Brenham
- Excellent location for a retail center, restaurant, or fast food pads
- No flood plain
- Can be re-zoned
- This ~4 AC parcel is carved from a larger 26 AC tract; more land available if desired
- Area retailers include: Home Depot, Lowe's Home Improvement, H-E-B, Schlotzsky's, Chili's, Bush's Chicken, Applebee's, McDonald's, Jack-In-The-Box & Starbucks



ASKING PRICE
\$10.00/SF



LAND SIZE
4 AC



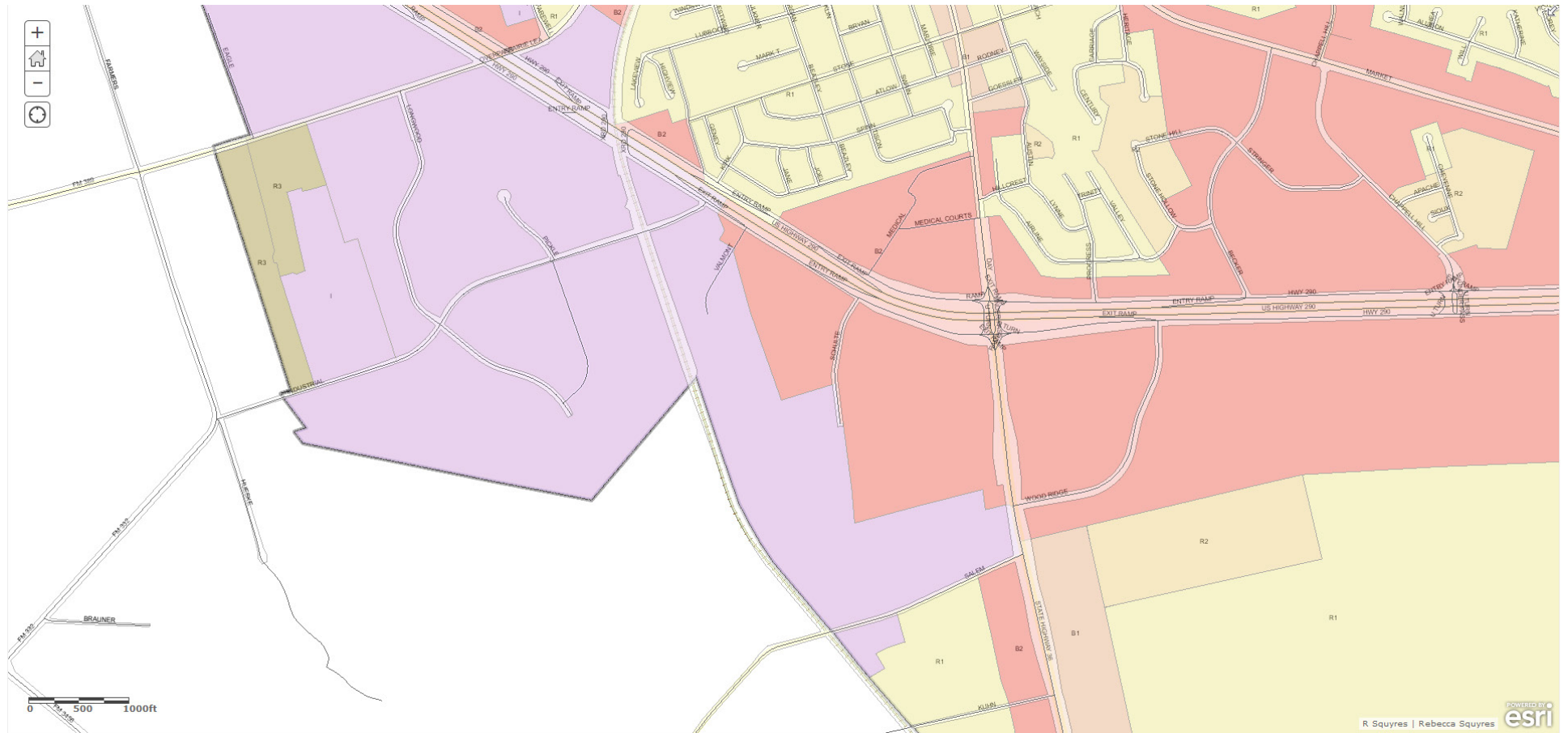
PROPERTY INFORMATION

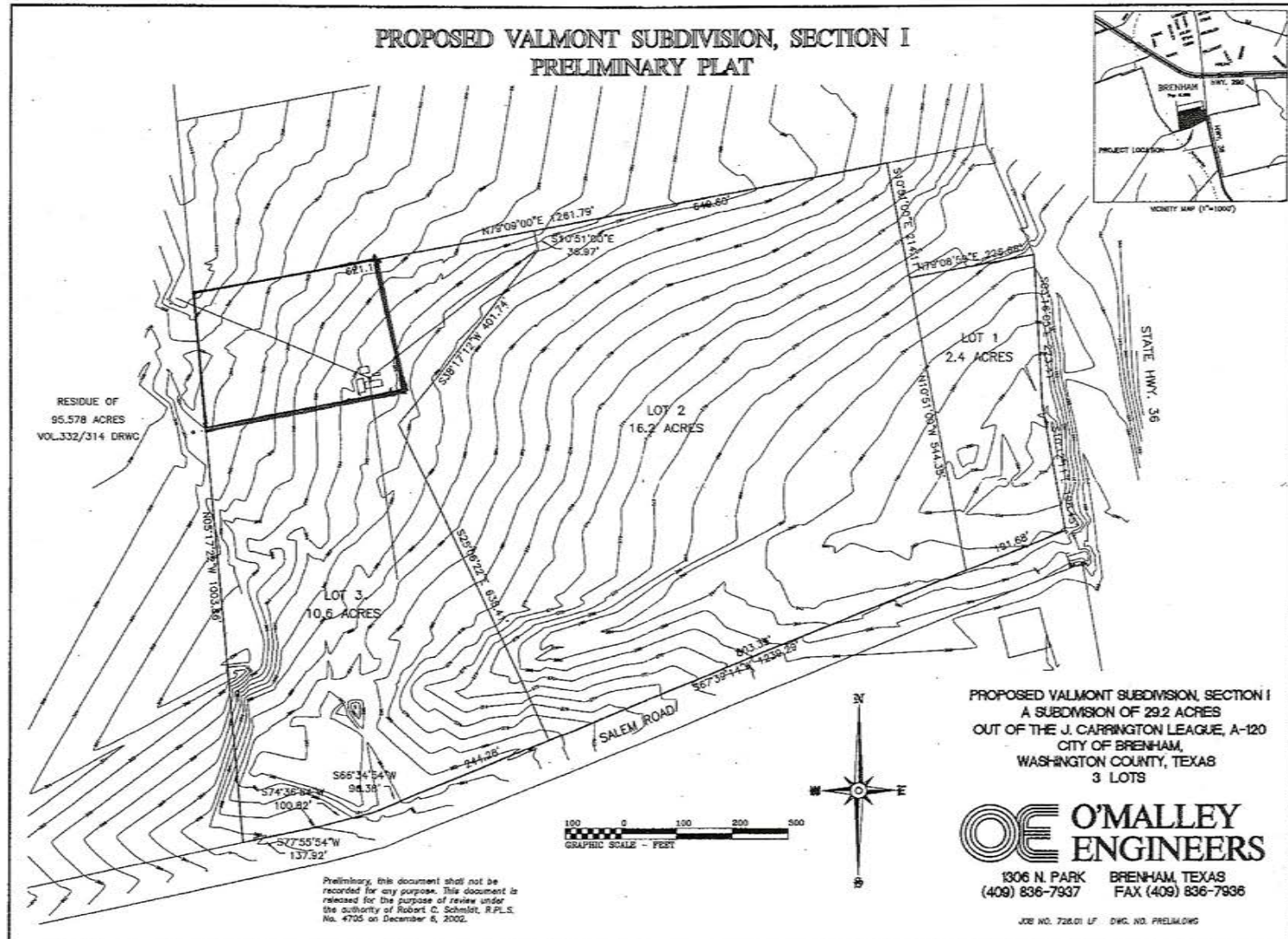
Size	~4 AC
Legal Description	VALMONT S/D SECTION I, PORTIONS OF LOTS 1, 2, & 3
ID Number	R60258, R60257, R60256
Access	Property has excellent accessibility from Highway 36 and potential access from Salem Road.
Frontage	~554 Feet along Highway 36
Zoning	I, Industrial (Potential exists to re-zone to Commercial)
Utilities	Utilities in area
Flood Plain	None
Traffic Counts	US 290/Highway 36 Intersection: 50,335 VPD



The map displays the City of Brenham, Texas, with its limits and major roads. The proposed 100-year flood extent for the Brazos River is shown as a shaded gray area. The flood extent is labeled 'ZONE A' and 'ZONE AE'. The map also shows the city's location relative to Washington County and the Brazos River. The city limits are shown as a black outline, and the major roads are shown as black lines. The flood extent is shown as a gray shaded area. The map includes labels for 'WASHINGTON COUNTY UNINCORPORATED AREAS 481188' and 'CITY OF BRENHAM 480648'. The map also shows the 'Brazos River' and 'Shattuck Branch'. The map includes a scale bar and a north arrow.

ZONING MAP





BRENHAM RETAIL TRADE AREA

Retail Trade Area

Demographics - Brenham, TX

Population Summary

2000 Total Population	49,394
2010 Total Population	55,814
2015 Total Population*	57,953
2020 Projected Total Population	59,987

Median Household Income

2015	\$47,564
2020-Projected	\$54,473

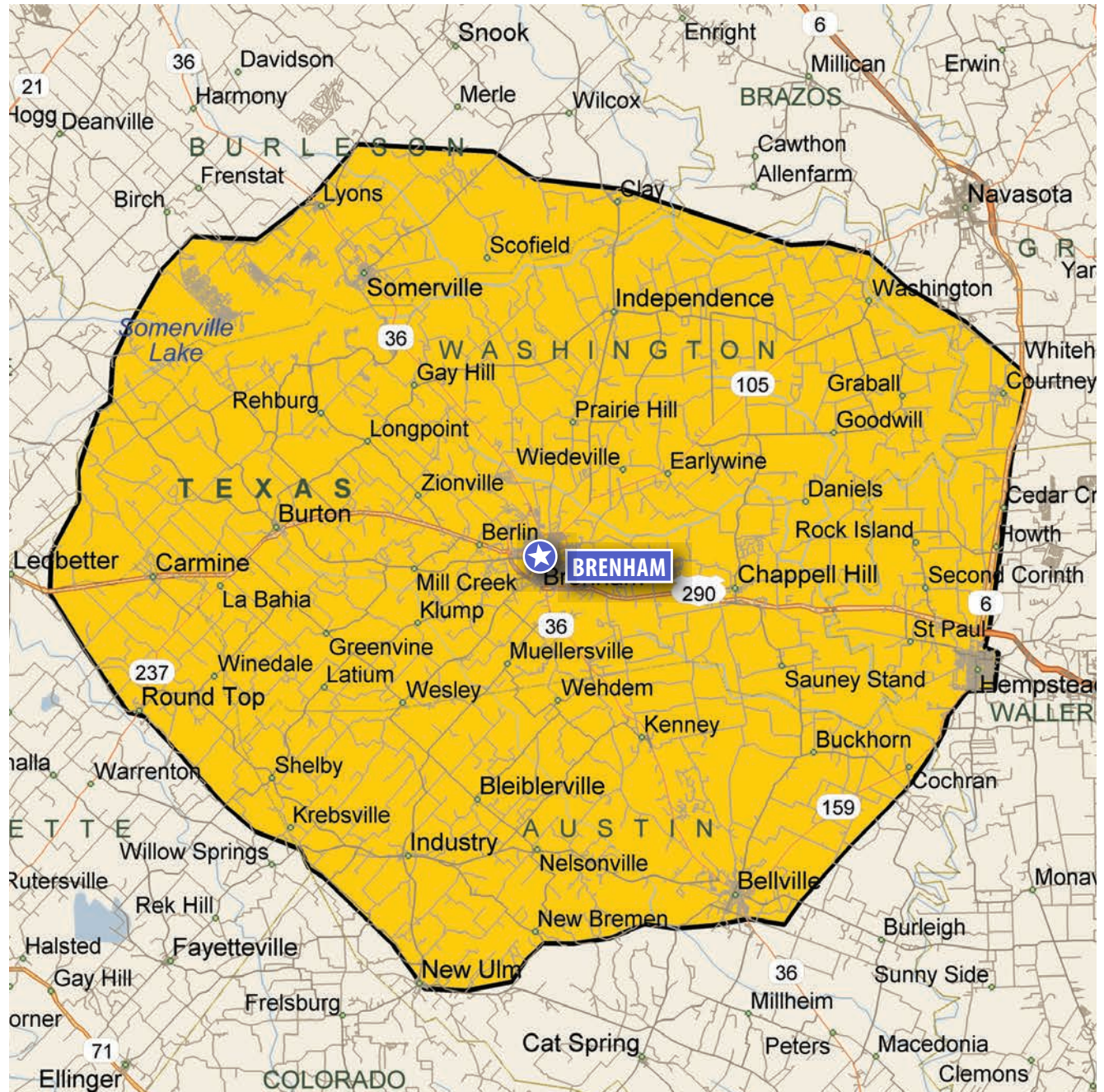
“Retail Trade Area Demographic Profile”

Report Source: Brenham Economic
Development Foundation Website

To View Full Retail Trade Area Demographics
Report, Click Here:

[http://www.brenhamedf.com/Brenham/
media/Brenham/docs/BrenhamTX_RTA_
Demos_2015.pdf](http://www.brenhamedf.com/Brenham/media/Brenham/docs/BrenhamTX_RTA_Demos_2015.pdf)

*The 2015 Total Population is an estimate of the 2010 census



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



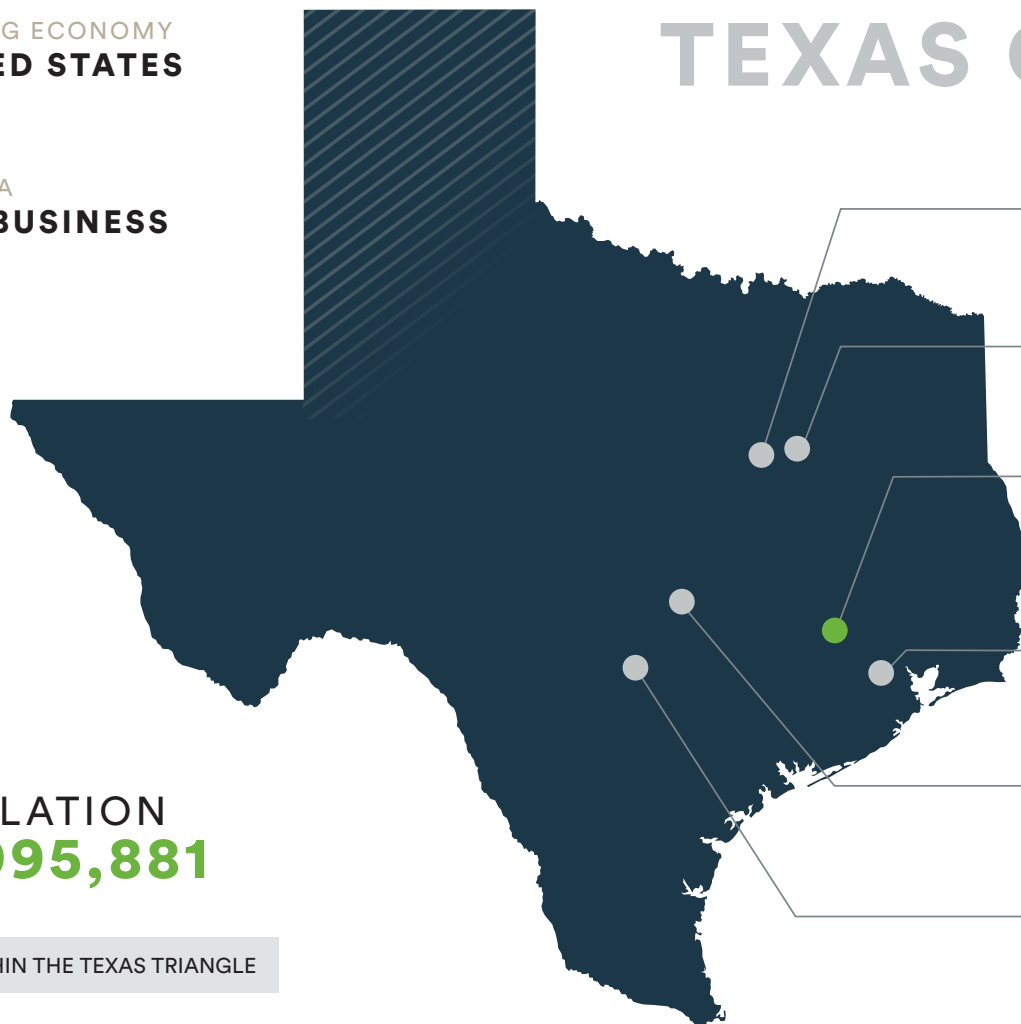
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

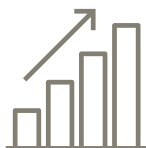
4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

BRENHAM, TEXAS

Brenham is a city in east-central Texas in Washington County, located south of College Station, and about halfway between Houston and Austin. Brenham has a population of 17,123 and is renowned as the heart of the bluebonnet region in Central Texas. Brenham is also the county seat for Washington County. The local chamber of commerce promotes the Bluebonnet Trails and offers free maps to guide visitors along the most scenic wildflower routes, which also pass historic sites and attractions. Washington County is known as the “Birthplace of Texas,” as it contains the site of the signing of the Texas Declaration of Independence on March 2, 1836 in the town of Washington-on-the-Brazos, which is now a state historic site.



WASHINGTON COUNTY, TEXAS

POPULATION
OVER 35,000



HOME TO BLINN COLLEGE

A PUBLIC JUNIOR COLLEGE WITH OVER 18,000 STUDENTS

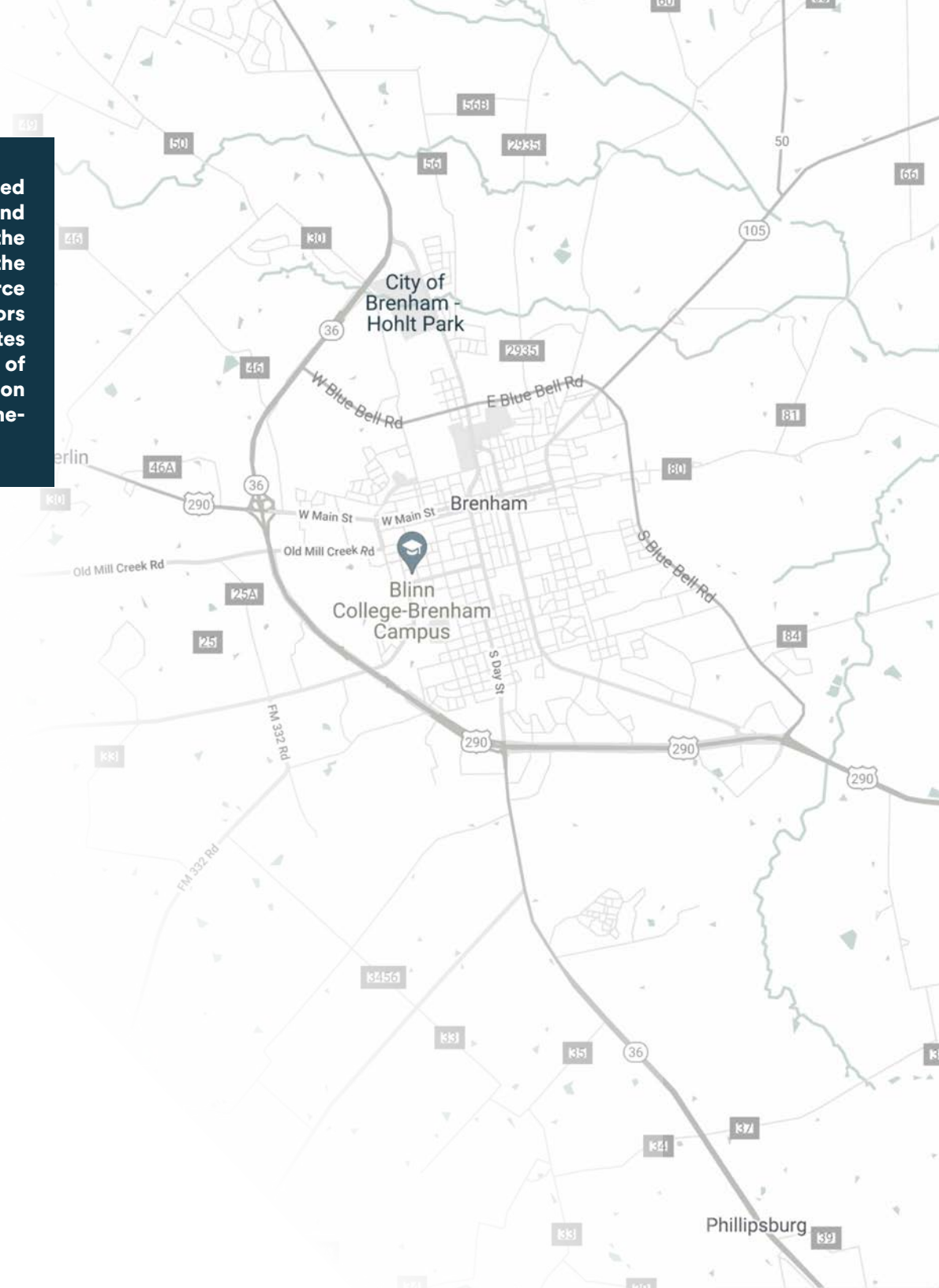
#1

ICE CREAM PRODUCER IN TEXAS
BLUE BELL CREAMERIES



HOME TO TOURIST ATTRACTIONS

INCLUDING MUSEUMS, WINERIES, PARKS, AND MORE



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

1.9K

HOUSEHOLD
INCOME

\$69K

CONSUMER
SPENDING

\$20M

3 MILE

ESTIMATED
POPULATION

17K

HOUSEHOLD
INCOME

\$73K

CONSUMER
SPENDING

\$181M

5 MILE

ESTIMATED
POPULATION

22K

HOUSEHOLD
INCOME

\$78K

CONSUMER
SPENDING

\$242M

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

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Casey.Oldham@OldhamGoodwin.com

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Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Senior Vice President | Retail & Land Services

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OLDHAMGOODWIN.COM

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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.