



474 SALEM ROAD, BRENHAM TEXAS

50 ACRES WITH OPPORTUNITY FOR RAIL SERVED SITE

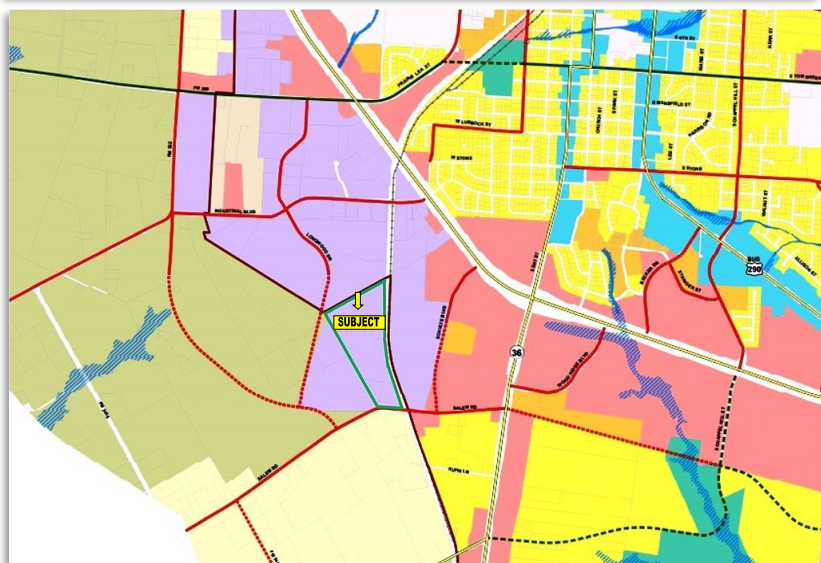
COMMERCIAL LAND FOR SALE





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OFFERING SUMMARY

PRICE - \$2,475,000.00

- Excellent location near the Intersection of HWY 290 and Hwy 36
- Adjacent to Valmont, Bluebonnet Electric and Brenham EDC land
- Potential for rail served site according to BNSF
- Great industrial site or investment potential

PROPERTY INFORMATION

LEGAL DESCRIPTION: A0120 - Carrington, John, Tract 32,
Acres 50.258

TAX ID: R19818

ROAD FRONTAGE: 558 ft along Salem Road

2800 ft along railroad track

ZONING: According to Brenham EDC Future Land Use Map, property will be zoned Industrial

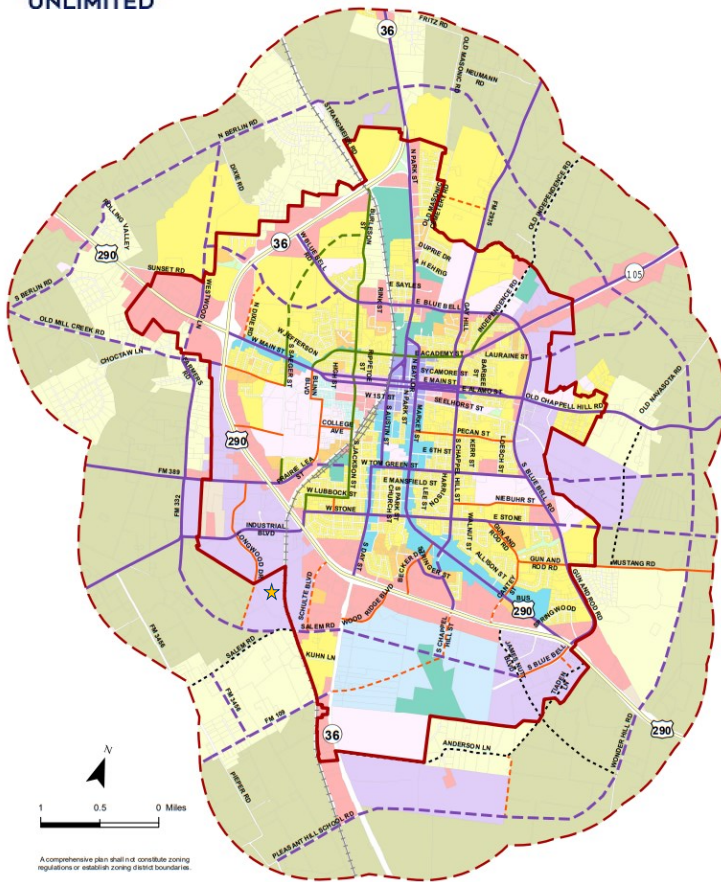
For more information contact:

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Brenham, TX
Future Land Use



Location and Transportation

Located in south-central Texas, Brenham is the county seat of Washington County. Perfectly positioned in the Texas Triangle at the intersection of US Highway 290 and State Highway 36, Brenham is midway between two megapolitan cities – Houston and Austin – both just over an hour's drive away. Brenham is also located just south of College Station and within easy access to San Antonio, Dallas, and Fort Worth. Brenham is well situated with convenient access to a diverse range of intermodal transportation options, including air, rail, deep water ports, and major highways and interstates to ensure reliable supply lines and that goods and products are delivered efficiently and cost effectively.

Future Land use Map

A Future Land Use map is intended to show the general pattern of uses anticipated and/or desired in and around the community in the years ahead. The map indicated the type of use that is expected to predominate in an area based on what is already on the ground and will likely remain or evolve over time, as well as projected new development.

* Content taken from Brenham Economic Development Site