

FOR SALE

36± Acres 36 Commercial & Multi-Family Park Brenham, Texas

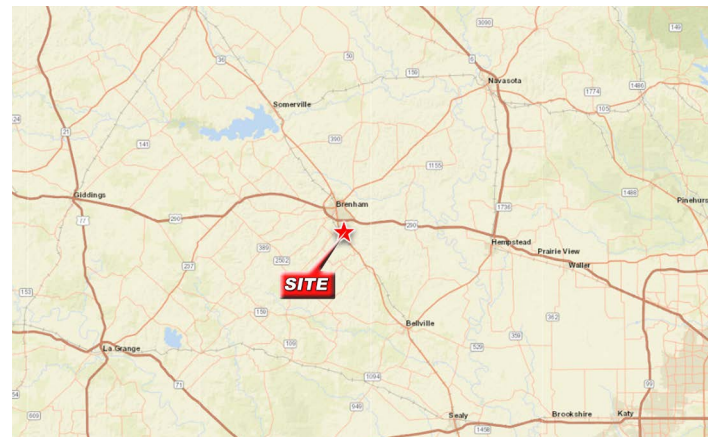


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HIGHLIGHTS

- **SIZE:** 36± Acres
- **LOCATION:** Located just south of Brenham off Highway 36, minutes from US-290 and less than 3 miles to H-E-B, Walmart, Home Depot, and Starbucks
- **UTILITIES:** 3-phase power and city utilities available. Contact Broker for additional information
- **JURISDICTION:** City of Brenham (Washington County)
- **IMPROVEMENTS:** Includes a residence, equipment barn, animal barn, and a pond
- **OTHER:** Ideal for residential, commercial, or mixed-use projects
- **PRICE:** \$4,831,580



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2025 TOTAL POP	13,736	22,373	31,242
DAYTIME POP	21,108	27,869	33,987
AVG HH INCOME	\$87,433	\$90,259	\$100,418

Contact For More Information:
Drake Heller | (281) 546-7051 | drake@republicranches.com
Margaret Riley | (830) 431-2772 | margaret@rclb.com

Republic Commercial Land & Brokerage
1609 W 6th St., Austin, Texas 78703
www.rclb.com

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Plan Purpose

The Plan purpose is to help establish a consensus vision for this soon-to-develop area of the city, anchored by the pending new Brenham Family Park, and recommend strategies for achieving more predictable and quality development outcomes before specific development proposals emerge.

Process and Timeline (2023)

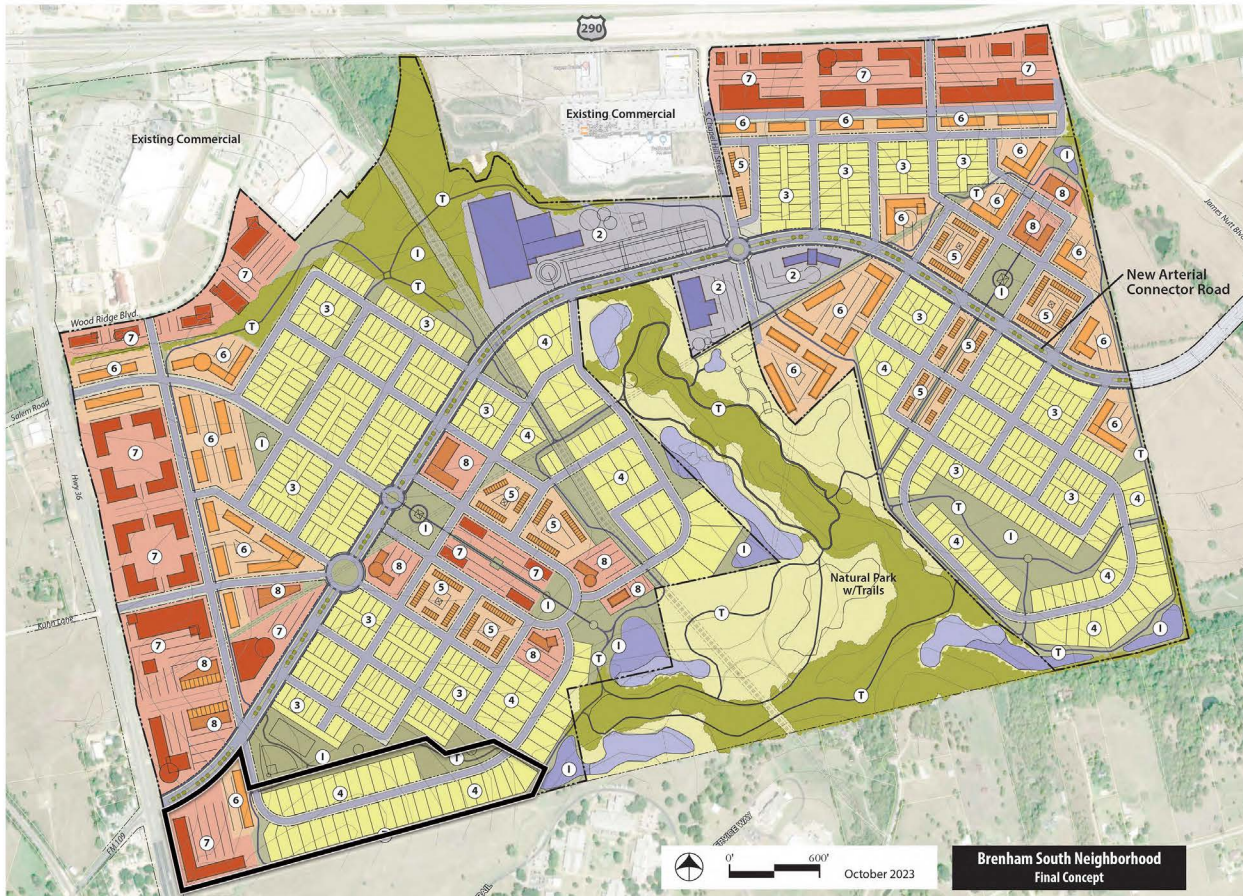
- May 19 **Meeting 1**
Introduction and Discussion
- June 16 **Meeting 2**
Alternative Design Concepts
- Aug 10 **Meeting 3**
Refine Preliminary Draft Plan
- Sept 18 **Meeting 4**
Final Proposed Plan

Project Working Group Members

- » Clint Kolby - Hon. Clint Kolby, Mayor Pro Tem
- » Keith Behrens - Planning & Zoning Commission
- » Gary Crocker - Tax Increment Reinvestment Zone Board
- » Bill Betts - Community Development Corp. & Parks Board
- » William (Dusty) Robinson - Parks & Recreation Board
- » Jeff Miles - Texas Department of Transportation
- » Darren Heine - Architect
- » Darren Huckert - Civil Engineer
- » Pete Simpson
- » Wes Hall - Kruse Family representative
- » Carl Detering - Property owner
- » Reuben Feazle - Property owner
- » Mike and Shirley Gajeske - Property owners
- » John Gajeske - Property owner
- » Shanan Gajeske - Property owner
- » Jean Warmke - Property owner
- » Sandra Perry - Property owner

Design Principles

- A** Connected streets
- B** Shorter, narrower blocks
- C** Mixed-use
- D** Mixed housing
- E** Architectural variety
- F** Public amenities
- G** Protected sidewalks
- H** Open park edge
- I** Distributed open space
- J** Integrated stormwater management
- K** Parking behind and on-street
- L** Town Center



Implementation

- » Update Thoroughfare Plan
- » Amend Comprehensive Plan
- » Potential rezoning of "Brenham Family Park Area" to special Planned Development District
- » Update Subdivision Ordinance
- » Engage public in neighborhood naming/branding contest
- » Create project website
- » Maintain communications with property-owners
- » Explore funding/incentives options

Funding and Incentives

- » Tax Increment Reinvestment Zone
- » Tax Abatements
- » 380 Agreements
- » Bonding
- » Fee Waivers
- » Utility/Management Districts
- » Economic Development Partnerships

Legend

- Total Acreage - Approx. 663 Ac.
- T** Trail
- 1** Open Space / Private Maintained Parks / Stormwater - 213 Ac.
- 2** Institutional - Community, Church - 31 Ac.
Roads / Utilities - 110 Ac.
- 3** Single Family Residential
Total Acreage - 133 Ac.
- 4** Single Family Alley-loaded - 73 Ac.
No. Small Lots - 407
Avg. Size - 7,800 Square Feet (SF)
Single Family Large-lot - 60 Ac.
No. Large Lots - 166
Avg. Size - 15,700 SF
- Total No. Lots - 573
Avg. Size All Lots - 10,100 SF (0.23 Ac.)
Avg. Lots per Acre - 4.31
- 6** Multifamily Townhomes - 23 Ac.
No. Townhomes - 306
- 7** Multifamily Apartments (Apts) - 52 Ac.
No. Apts - 1,969 units
(675,000 SF; 3.5 floors, 1,200 SF/unit)
- 8** Commercial
Total Acreage - Approx. - 82 Ac.
Square Footage Bldgs. - 985,000 SF
(one-level)
Mixed Use - 17 Ac.
Commercial First Floor - 156,000 SF
Residential - 325 Units
(2.5 floors, 1,200 SF/unit)

NOTE: The Area Plan is conceptual. The mix of uses and overall design will likely change as actual development is proposed and evaluated against this conceptual vision.

October 2023

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Republic Commercial Land & Brokerage	9013147	info@rclb.com	512-960-4676
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Wallace	378278	john@republicranches.com	361-442-1001
Designated Broker of Firm	License No.	Email	Phone
Margaret Riley	679476	margaret@rclb.com	830-431-2772
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date