



Oldham
Goodwin

1.00 AC OF COMMERCIAL LAND | FOR SALE 2950 HIGHWAY 36 S

Brenham, TX 77833




























SITE










PROPERTY HIGHLIGHTS

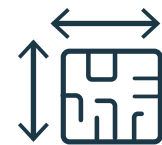
- With two points of ingress/egress existing on Hwy 36, this is one of only a few small tracts available at the intersection
- Excellent location in close proximity to Walmart
- Area retailers include: Home Depot, Lowe's Home Improvement, H-E-B, Walmart, Chili's, Bush's Chicken, Applebee's, McDonald's, Taco Bell, Hartz Chicken Buffet & Starbucks
- Hwy 290/Hwy 36 is considered "ground zero" for retail in Washington County and draws from Austin, Waller, Fayette counties as well as being a primary stop for travelers between Houston and Austin



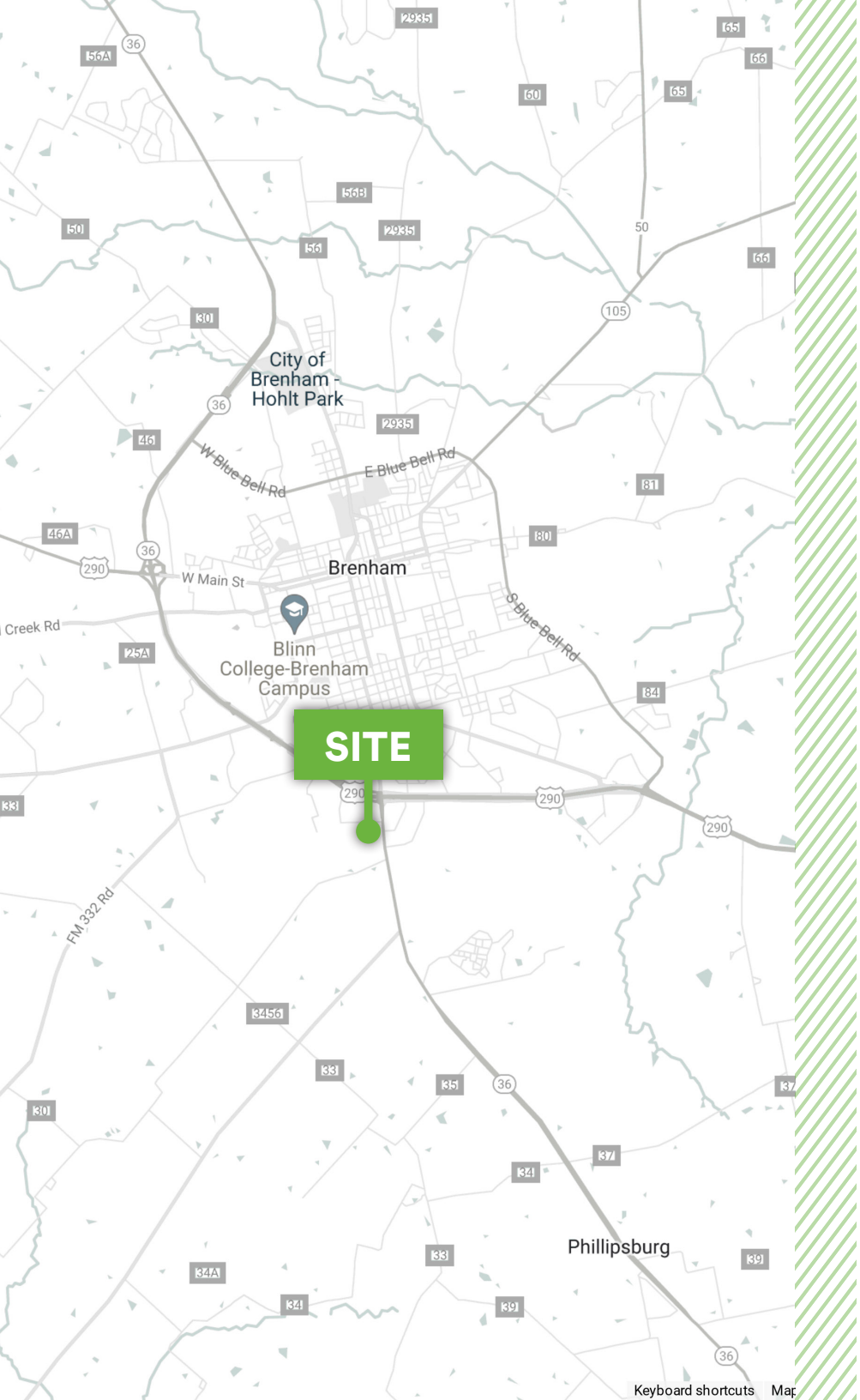
SALES PRICE
\$875,000



PRICE/SF
\$20.00/SF



LAND SIZE
1.00 AC



PROPERTY INFORMATION

Size 1 Acre

Legal Description A0120 CARRINGTON, JOHN, TRACT 98, ACRES 1.00

ID Number R37344

Access Property has two points of egress/ingress on Highway 36 S

Frontage ~211 FT along Highway 36 S

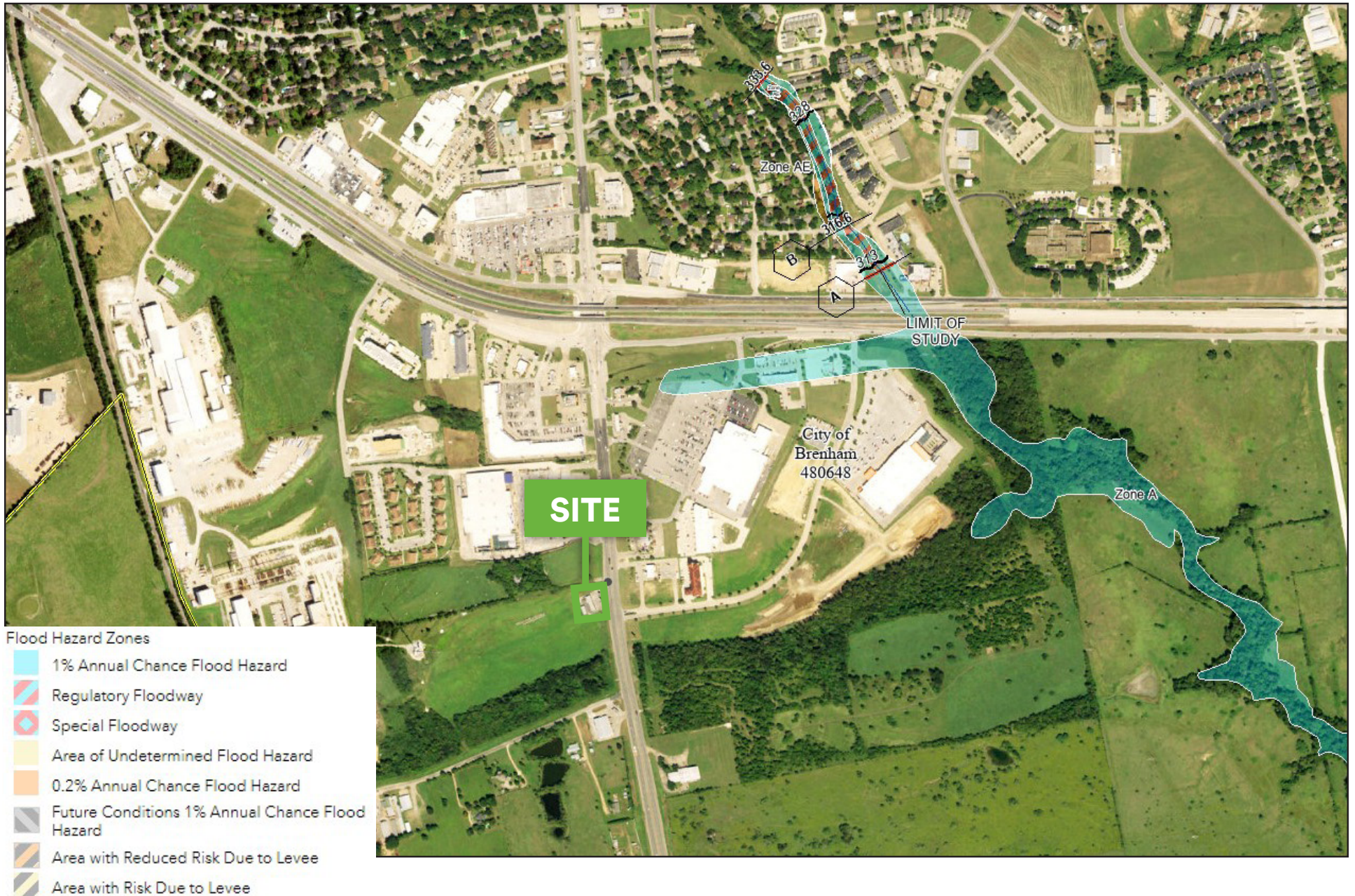
Flood Plain None

Utilities All City Utilities

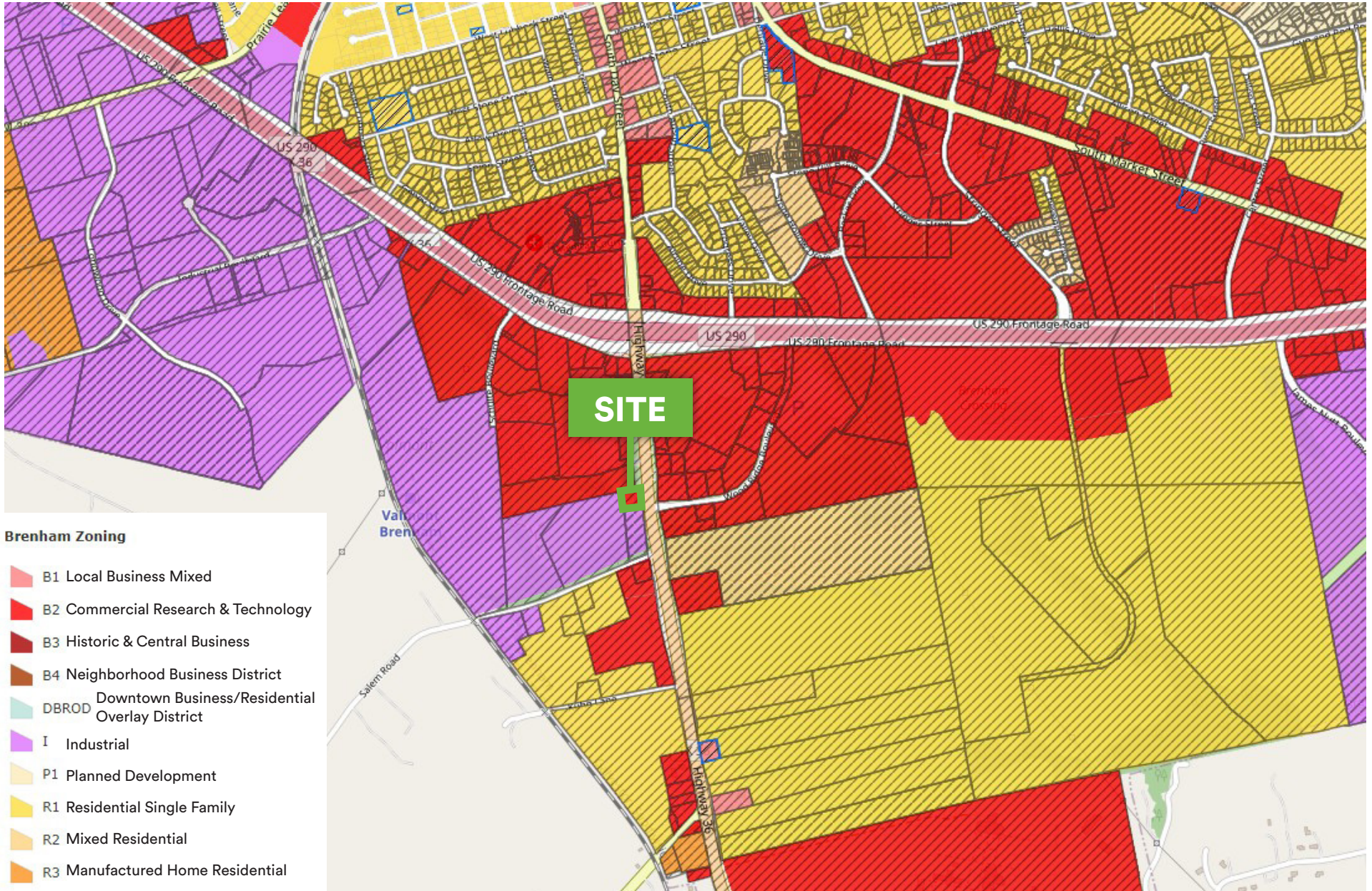
Traffic Counts US 290/Highway 36 Intersection: 50,335 VPD



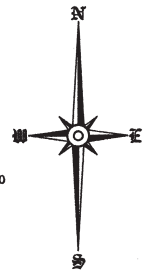
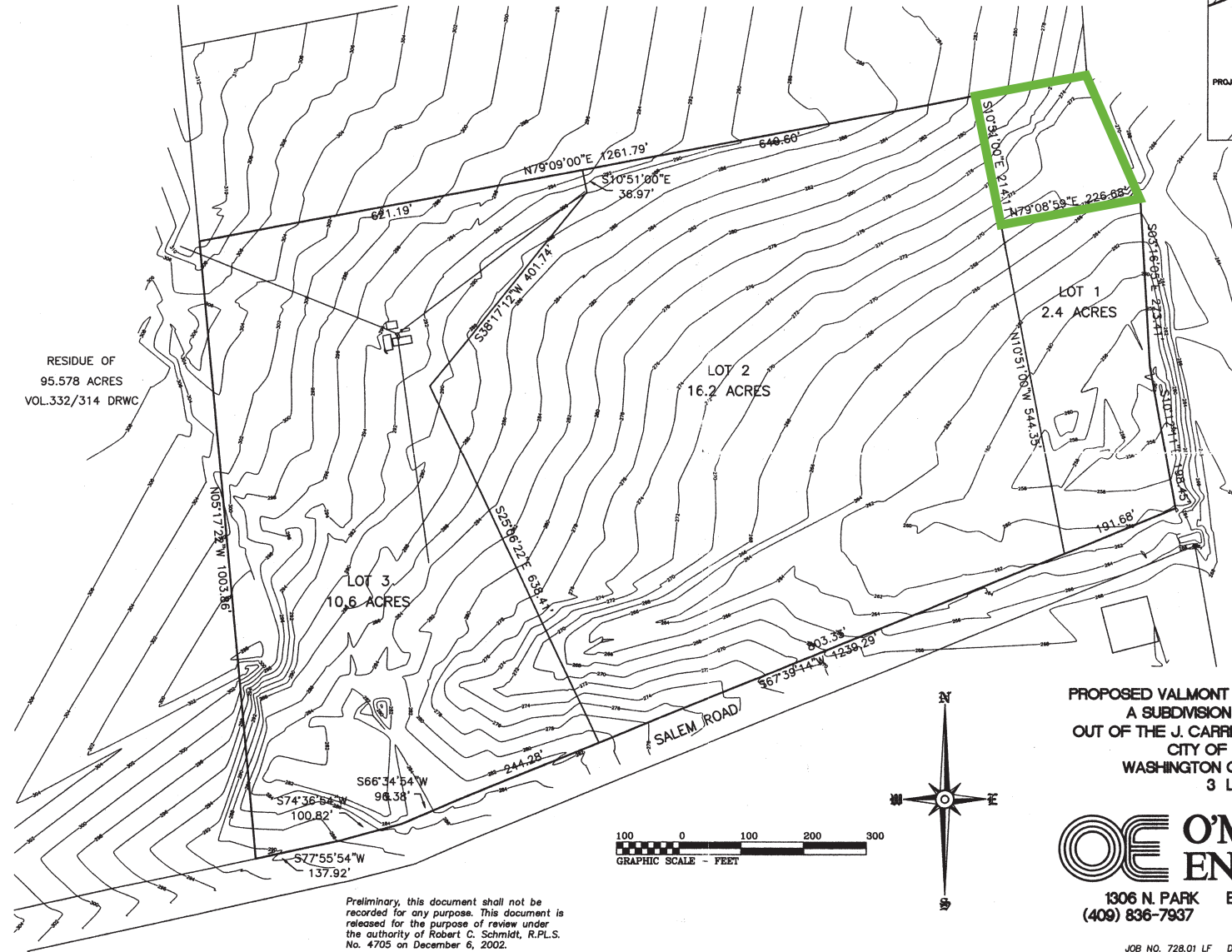
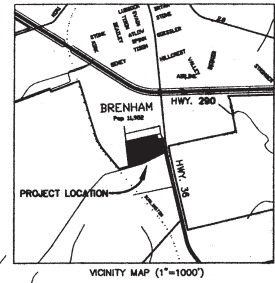
FLOODPLAIN MAP



ZONING MAP



**PROPOSED VALMONT SUBDIVISION, SECTION I
PRELIMINARY PLAT**



PROPOSED VALMONT SUBDIVISION, SECTION I
A SUBDIVISION OF 29.2 ACRES
OUT OF THE J. CARRINGTON LEAGUE, A-120
CITY OF BRENHAM,
WASHINGTON COUNTY, TEXAS
3 LOTS

O'MALLEY ENGINEERS

1306 N. PARK BRENHAM, TEXAS
(409) 836-7937 FAX (409) 836-7936

Preliminary, this document shall not be recorded for any purpose. This document is released for the purpose of review under the authority of Robert C. Schmidt, R.P.L.S. No. 4705 on December 6, 2002.

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



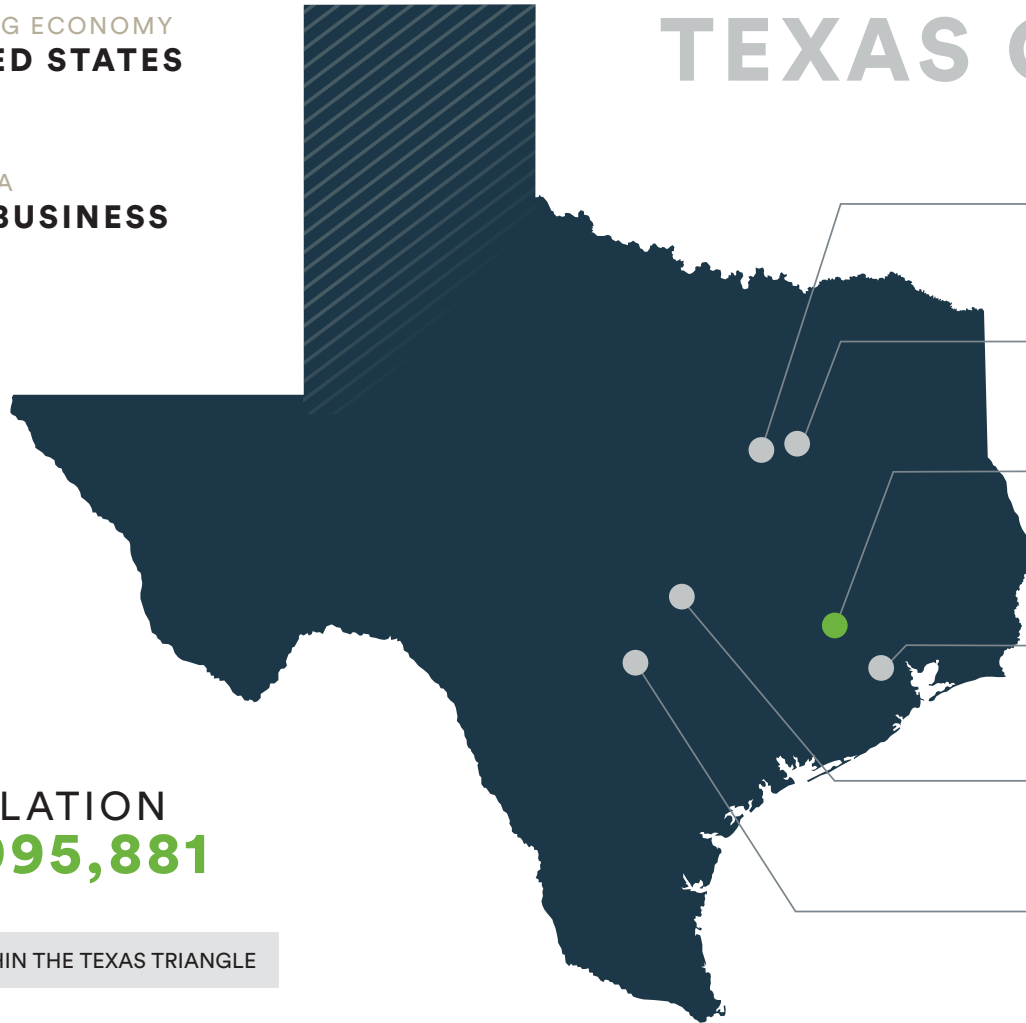
POPULATION
28,995,881

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

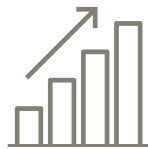
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**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

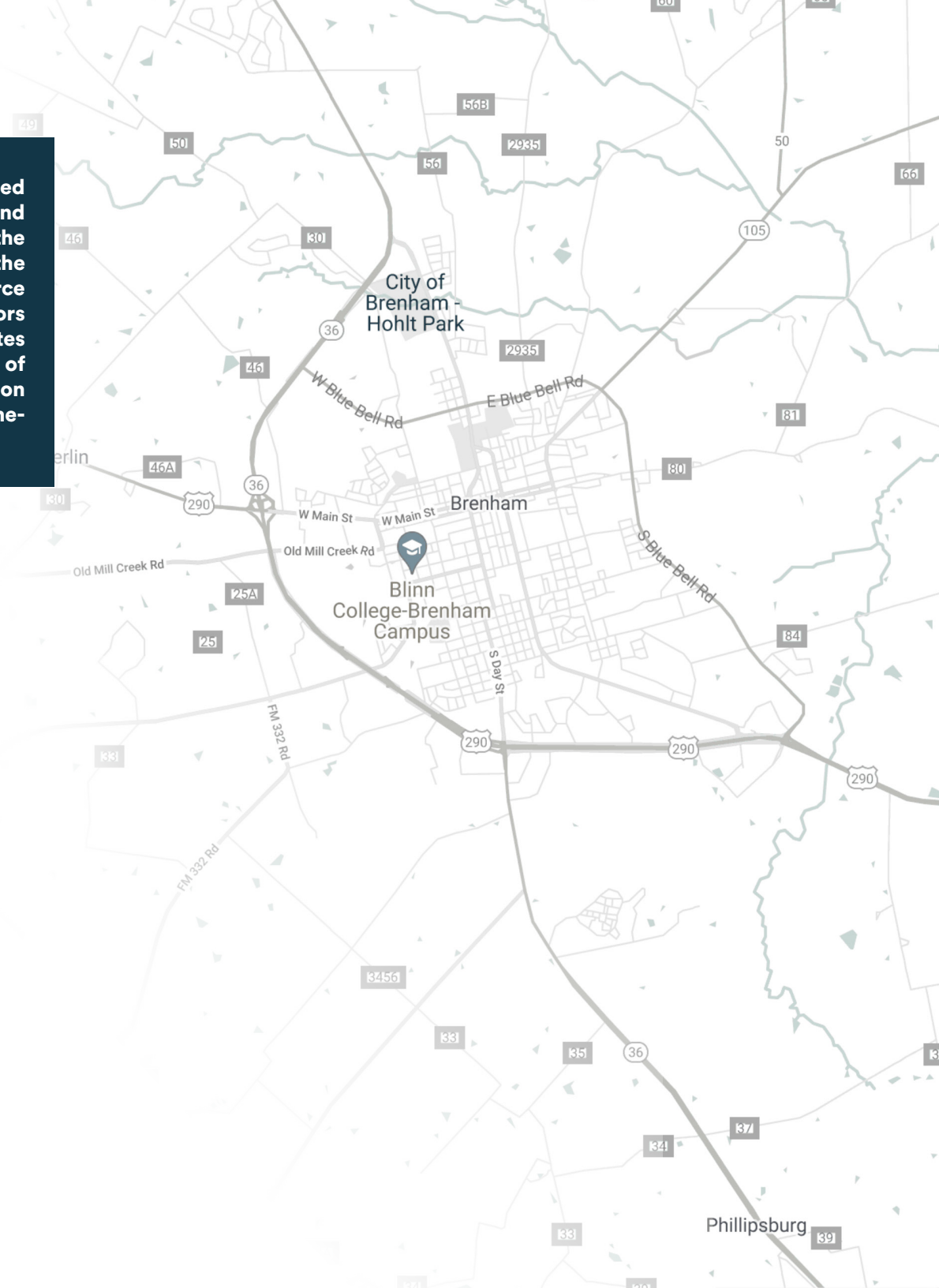
A PUBLIC JUNIOR COLLEGE WITH OVER 18,000 STUDENTS

#1 ICE CREAM PRODUCER IN TEXAS
BLUE BELL CREAMERIES



HOME TO TOURIST ATTRACTIONS

INCLUDING MUSEUMS, WINERIES, PARKS, AND MORE



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

17K

HOUSEHOLD
INCOME

\$73K

CONSUMER
SPENDING

\$181M

3 MILE

ESTIMATED
POPULATION

22K

HOUSEHOLD
INCOME

\$78K

CONSUMER
SPENDING

\$242M

5 MILE

ESTIMATED
POPULATION

30K

HOUSEHOLD
INCOME

\$83K

CONSUMER
SPENDING

\$347M

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

Licensed No.

Casey.Oldham@OldhamGoodwin.com

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(979) 268-2000

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