

**COMMERCIAL/RECREATIONAL LAND | FOR SALE**



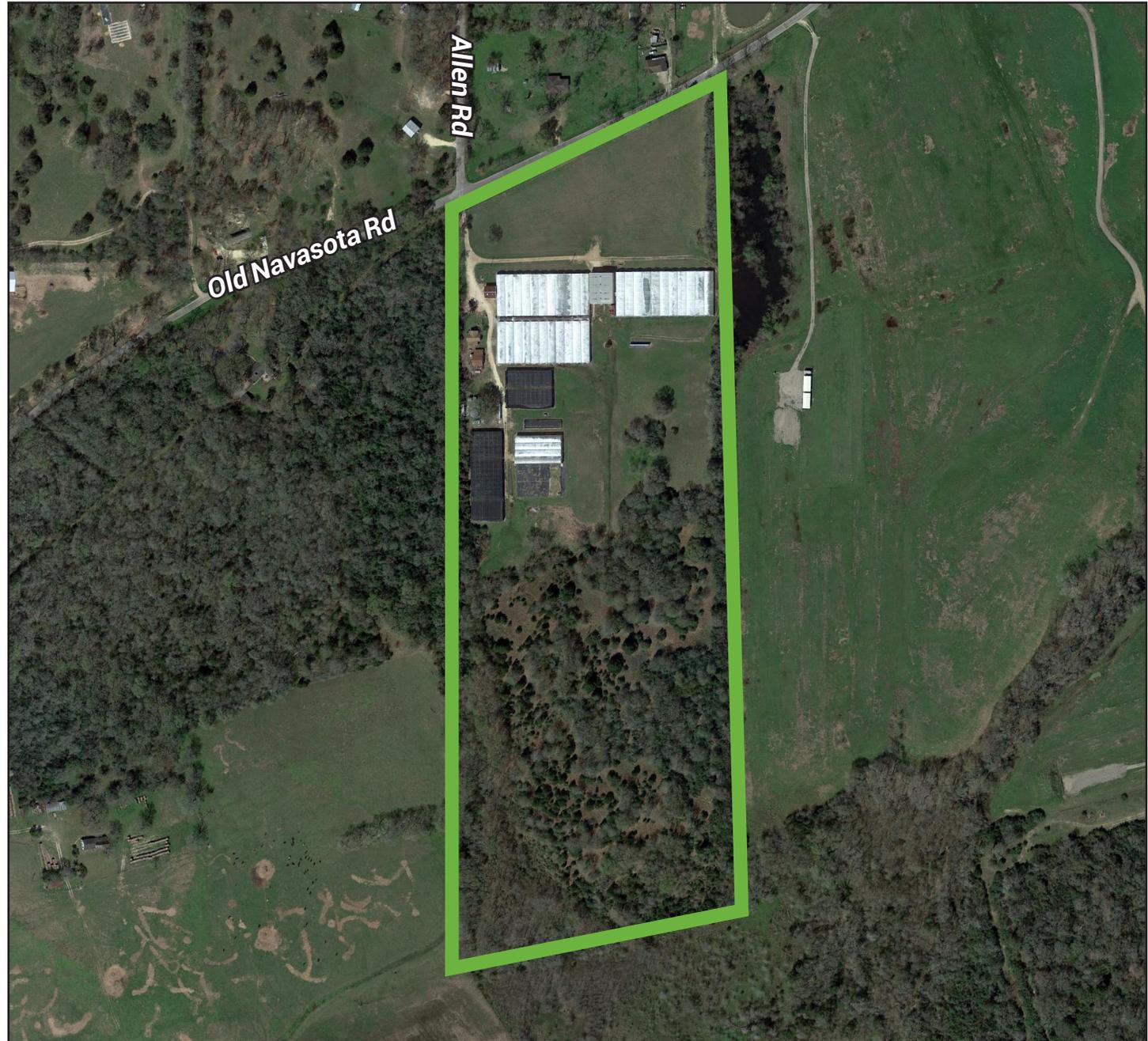
## OFFERING SUMMARY

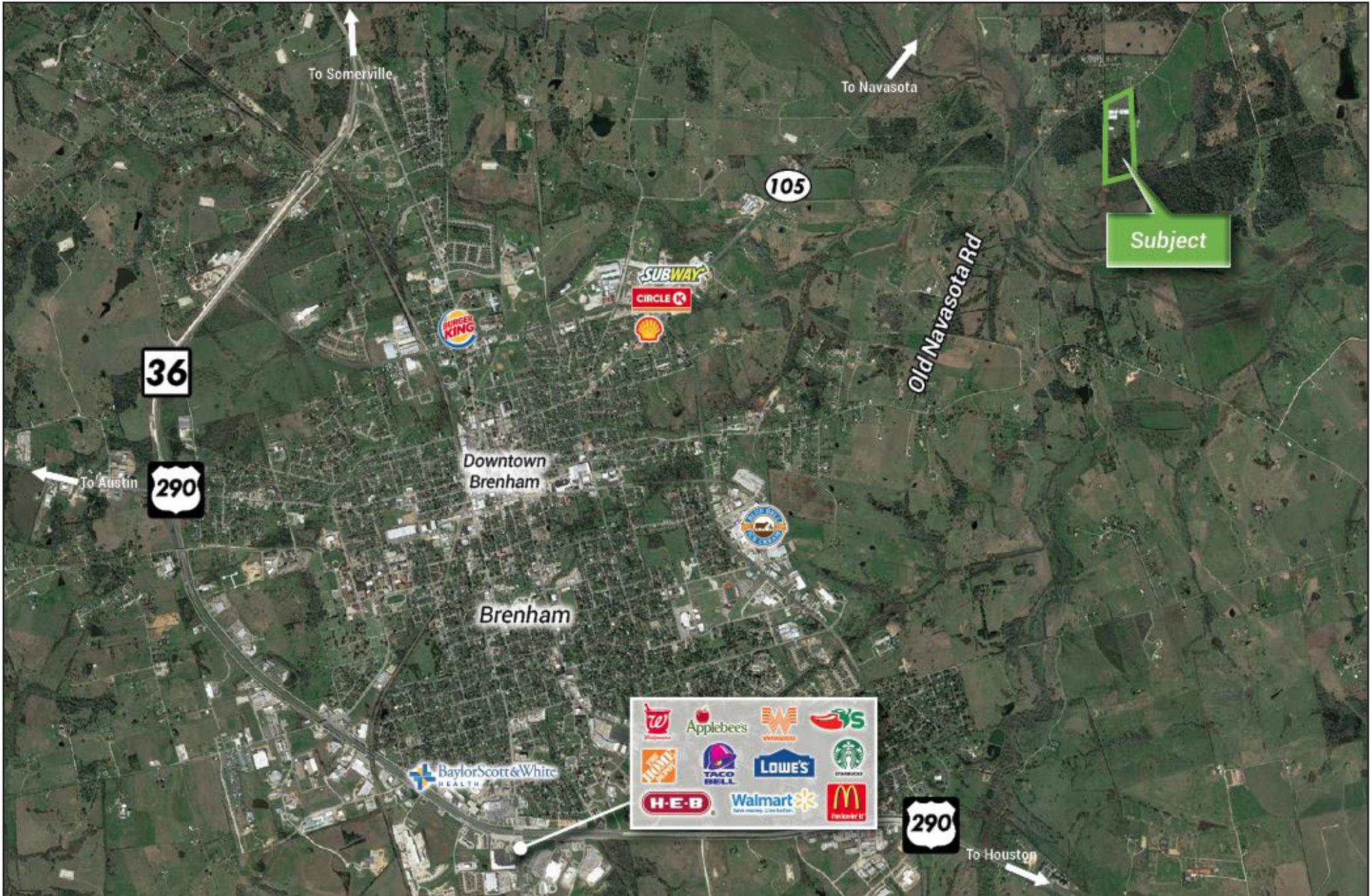
**Sales Price** \$450,000

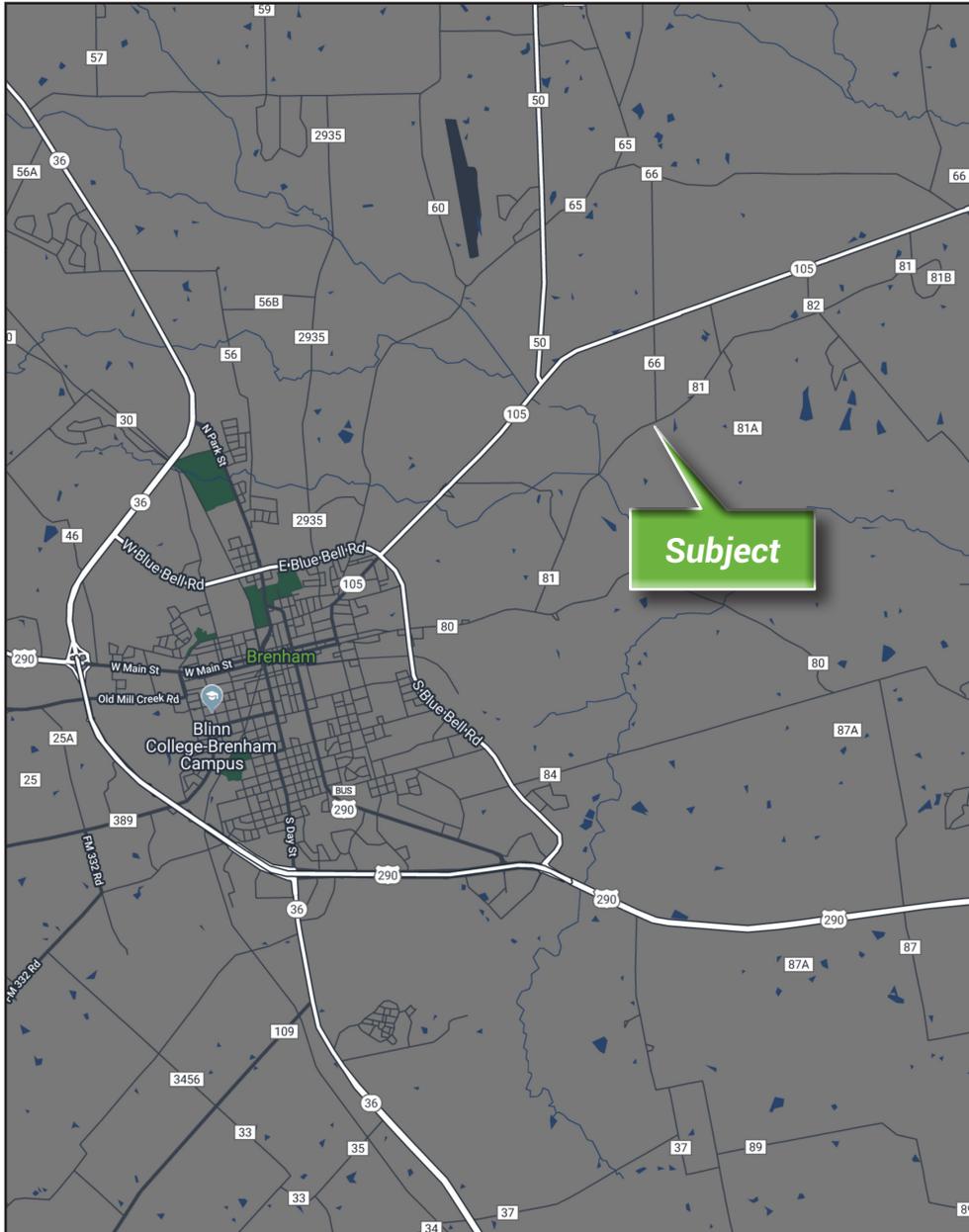
**Price/AC** \$14,000/AC

## Property Highlights

- Only 5 miles from Brenham
- Paved roads with easy access to Highway 105, Highway 290, Brenham, Navasota, College Station, and surrounding areas
- Large barn with offices, break room, indoor work area, and shelving for storage
- House on the property could be used as a caretaker home
- Formerly a commercial greenhouse operation, property has several greenhouses, shaded areas, and large propane tanks
- Cleared and wooded portions of land
- Improvements could be removed, resulting in a recreational or farm & ranch property
- Currently grazing cattle
- Three water wells, 50kw generator, 20,000 gallon water storage tank, two 6,000 gallon propane tanks







**PROPERTY INFORMATION**

**Size** 32.1596 AC

**Legal Description** Jackson, Isaac, Tract 126, 32.1596 acres

**ID Number** R15630

**Access** Old Navasota Road

**Frontage** 738' on Old Navasota Road

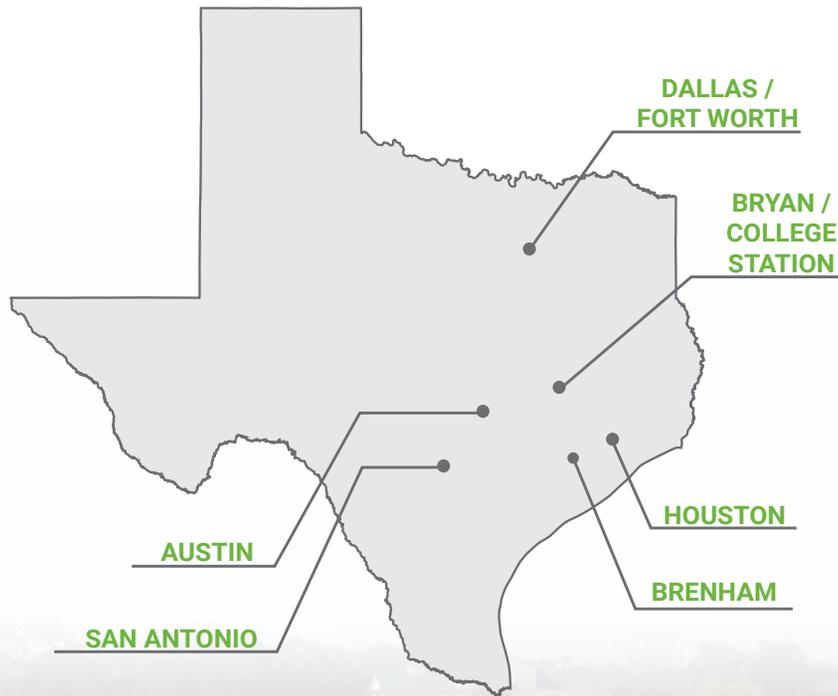
**Zoning** None. Currently under Ag Exemption

**Flood Plain** Small portion along the southwest corner of the property

**Utilities**  
Electric: Bluebonnet Electric Cooperative  
Water: Three private water wells  
Sewer: Private sewer  
Gas: Several propane tanks

**SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW • DISCLAIMER**





## WASHINGTON COUNTY, TEXAS

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.

### 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.

### 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.

# HISTORIC CHAPPELL HILL

This historic community, located in the heart of Texas, offers an ideal setting for homes, ranches and businesses with beautiful scenery, rolling green hills, tranquil lakes, historic Texas landmarks and country charm, yet the “big city” is less than an hour away. Located halfway between Houston and Austin on US Hwy. 290, Chappell Hill offers visitors year-round hospitality and charm with a delightful combination of restored homes, shops and buildings. Many are found on Main Street, which has been designated as a National Register Historic District. Renowned for its blooming bluebonnet fields, rolling hills, scenic views, Chappell Hill allows you to step back in time and enjoy a pleasant outing of browsing and strolling along its streets.

# 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.

# LILLIAN FARMS COUNTRY ESTATE

Lillian Farms Country Estate, located in the heart of Bluebonnet Country between Houston and Austin. Just down the road from historic Washington-on-the-Brazos State Park and not far from the welcoming towns of Chappell Hill and Brenham. Perched atop a rolling hill on land that was once a cotton plantation, the home overlooks 230 acres of picturesque landscapes brimming with flora and fauna. The Estate House at Lillian Farms combines the grace and charm of a Victorian-style mansion with all of the modern conveniences. The house features five beautifully appointed traditional Bed & Breakfast guest rooms, each with private en suite bath and includes a full breakfast every morning.

# 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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Sales Agent/Associate's Name

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Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,  
Please Contact**

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