



Oldham
Goodwin

FOR SALE ~26 AC OF COMMERCIAL LAND

SWQ of Highway 290 & Highway 36 | Brenham, TX 77833



PROPERTY HIGHLIGHTS

- Excellent location in close proximity to Walmart
- One of the last large undeveloped pieces of land near the major intersection of Highway 290 & Highway 36
- Area retailers include: Home Depot, Lowe's Home Improvement, H-E-B, Schlotzsky's, Chili's, Bush's Chicken, Applebee's, McDonald's, Taco Bell, Hartz Chicken Buffet & Starbucks



PRICE/SF
\$2.50/SF



LAND SIZE
~26 AC

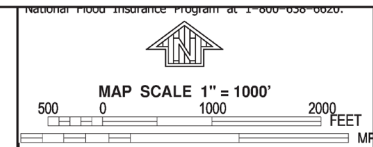
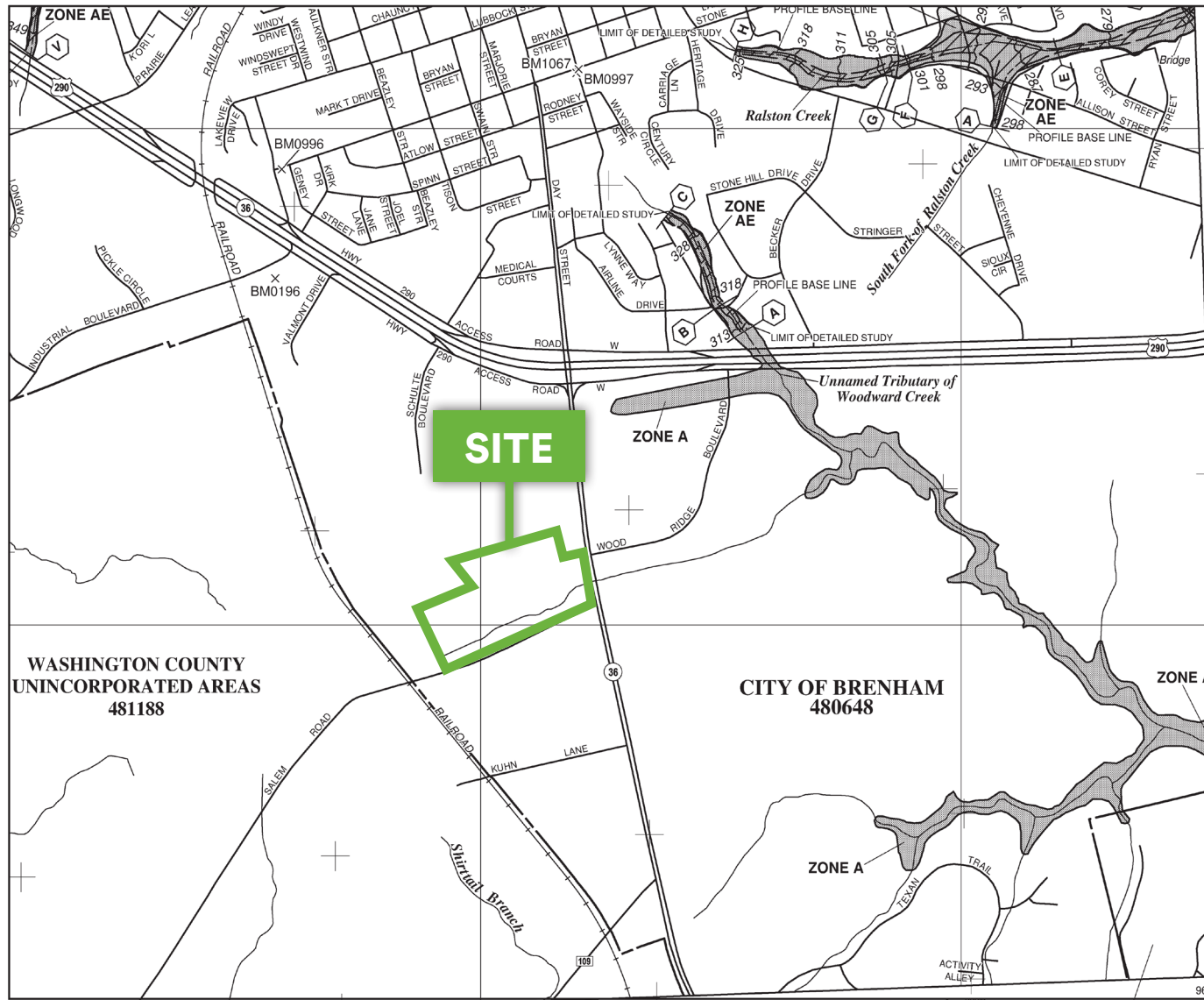


PROPERTY INFORMATION

Size	~26 AC
Legal Description	VALMONT S/D SECTION I, LOT 3, AC 10.601 VALMONT S/D SECTION I, LOT 2, AC 16.178 VALMONT S/D SECTION I, LOT 1, AC 2.402
ID Number	R60258, R60257, R60256
Access	Property has excellent accessibility from Highway 36 and potential access from Salem Road.
Frontage	~470 Feet along Highway 36
Zoning	Potential to re-zone
Utilities	All City Utilities
Flood Plain	None
Traffic Counts	US 290/Highway 36 Intersection: 50,335 VPD



PROPERTY SURVEY



NFP PANEL 0295C

FIRM
FLOOD INSURANCE RATE MAP
WASHINGTON COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 295 OF 500
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WASHINGTON COUNTY	481188	0295	C
BRENNAM CITY OF	480648	0295	C

Notice to User: This Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

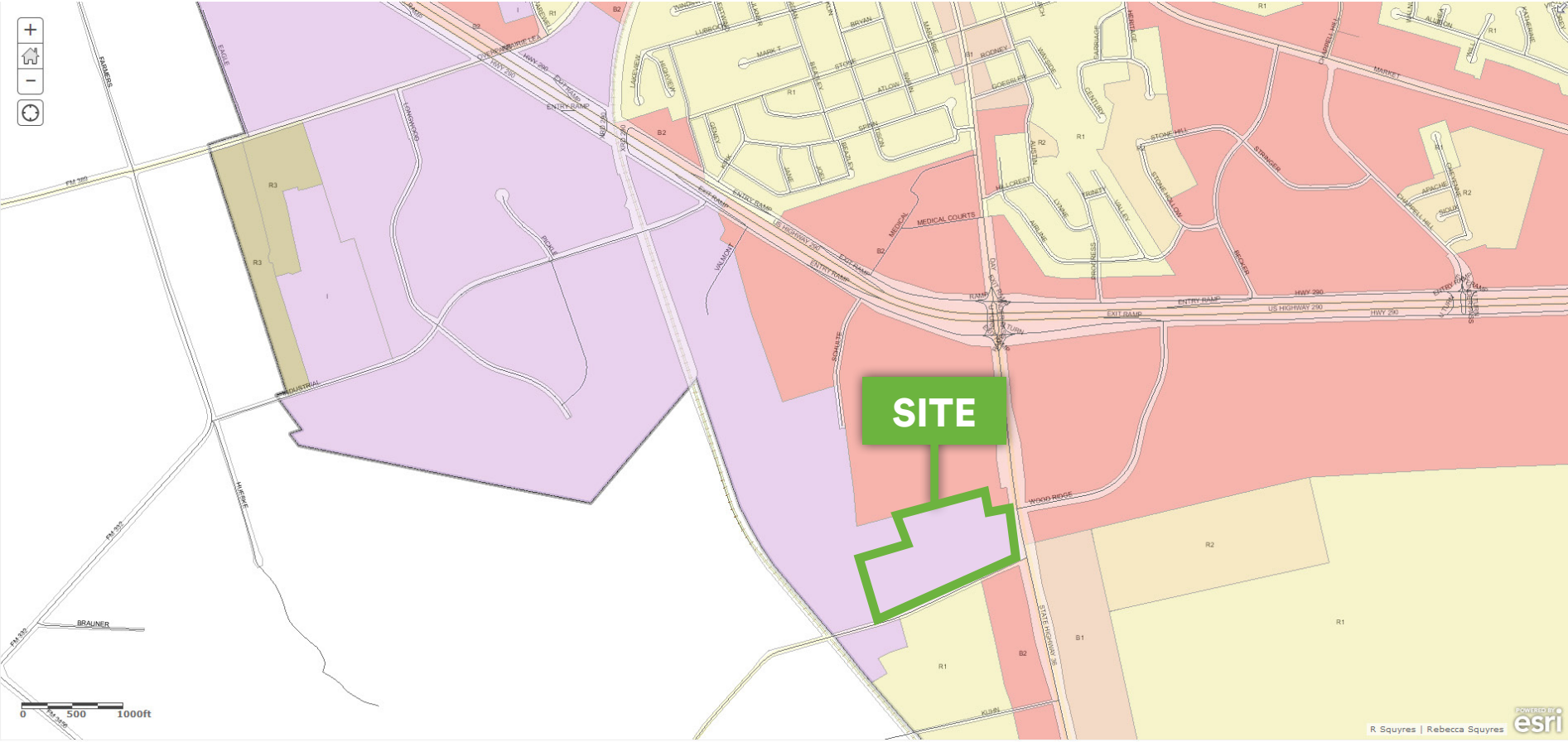
MAP NUMBER
48477C0295C

EFFECTIVE DATE
AUGUST 16, 2011

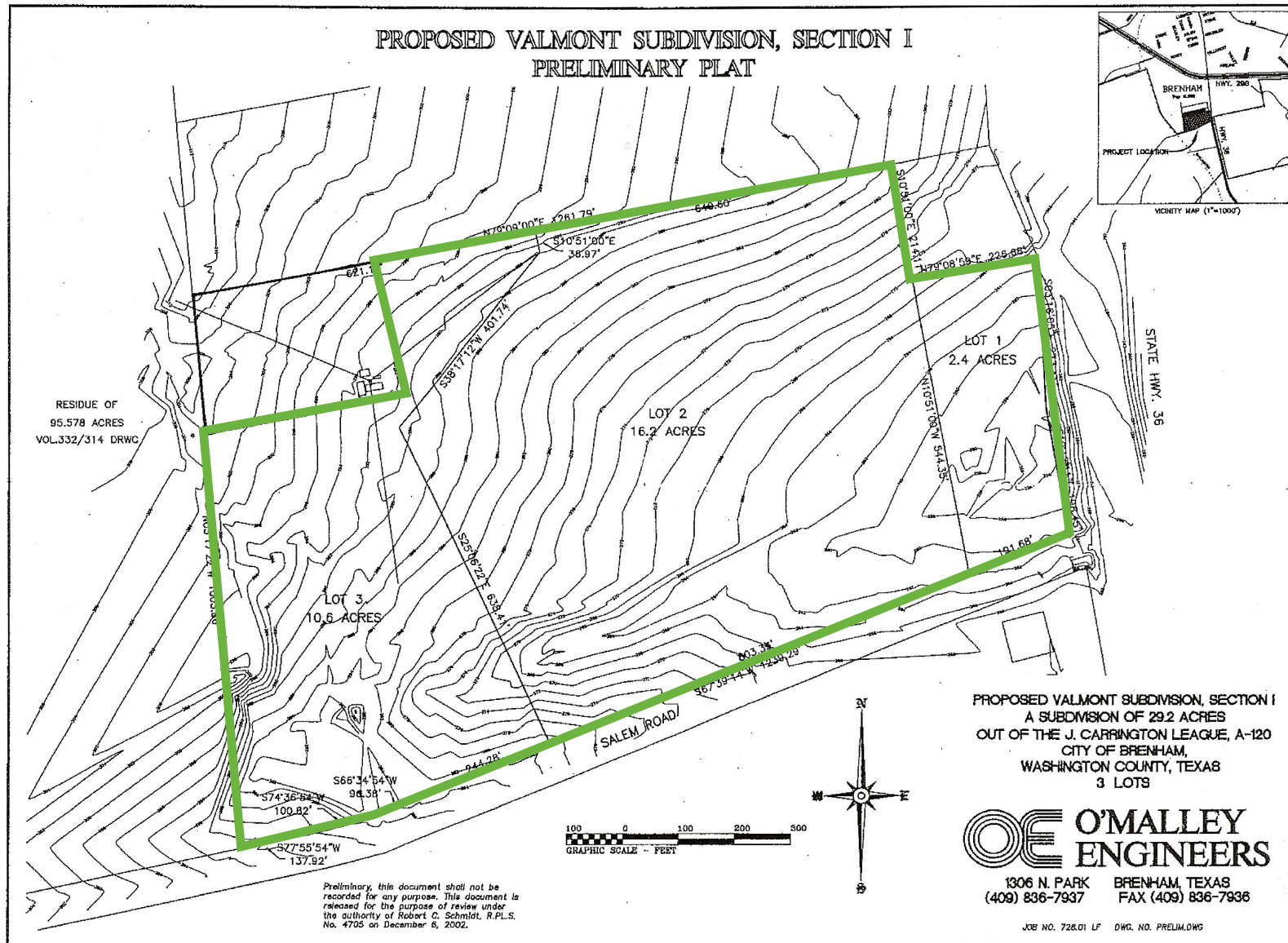
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

ZONING MAP



PROPOSED VALMONT SUBDIVISION, SECTION I PRELIMINARY PLAT



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



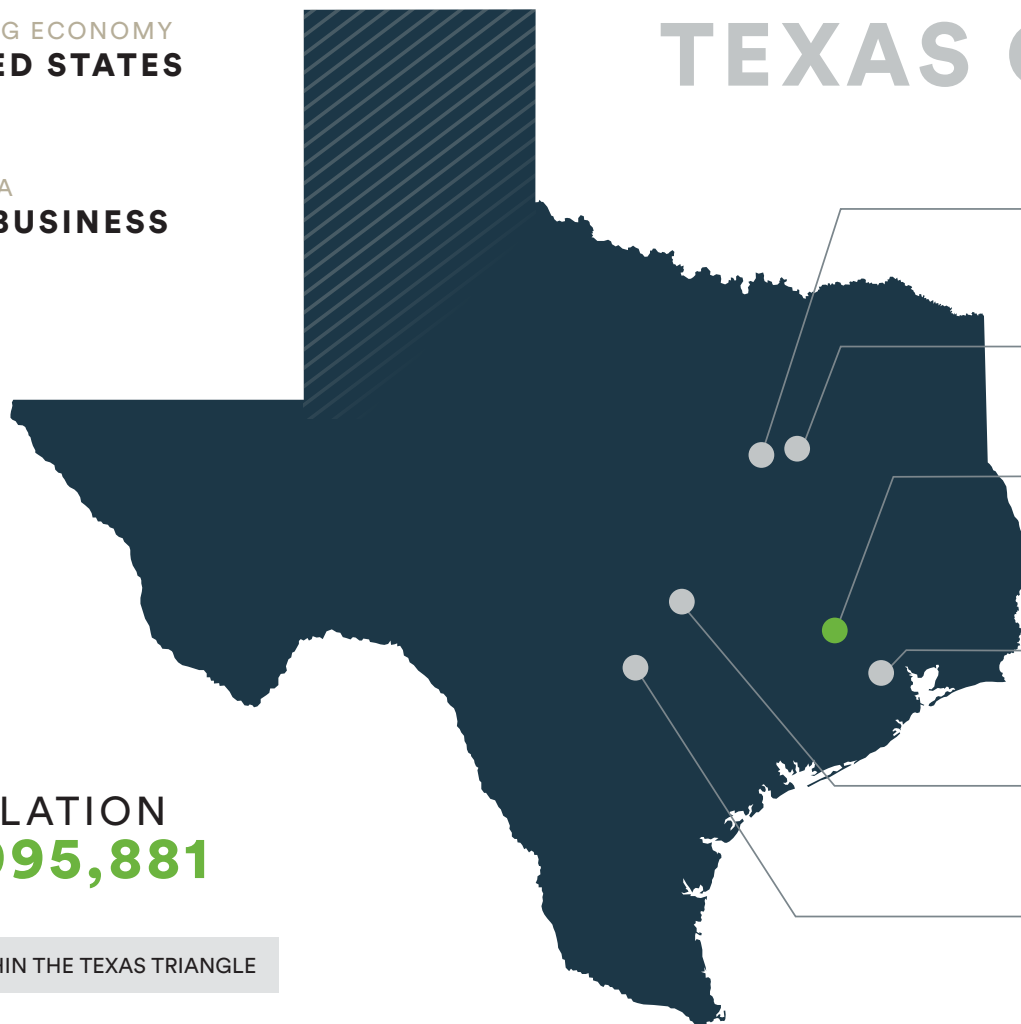
POPULATION
28,995,881

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

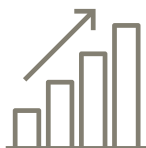
4TH LARGEST POPULATION
IN THE U.S.

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

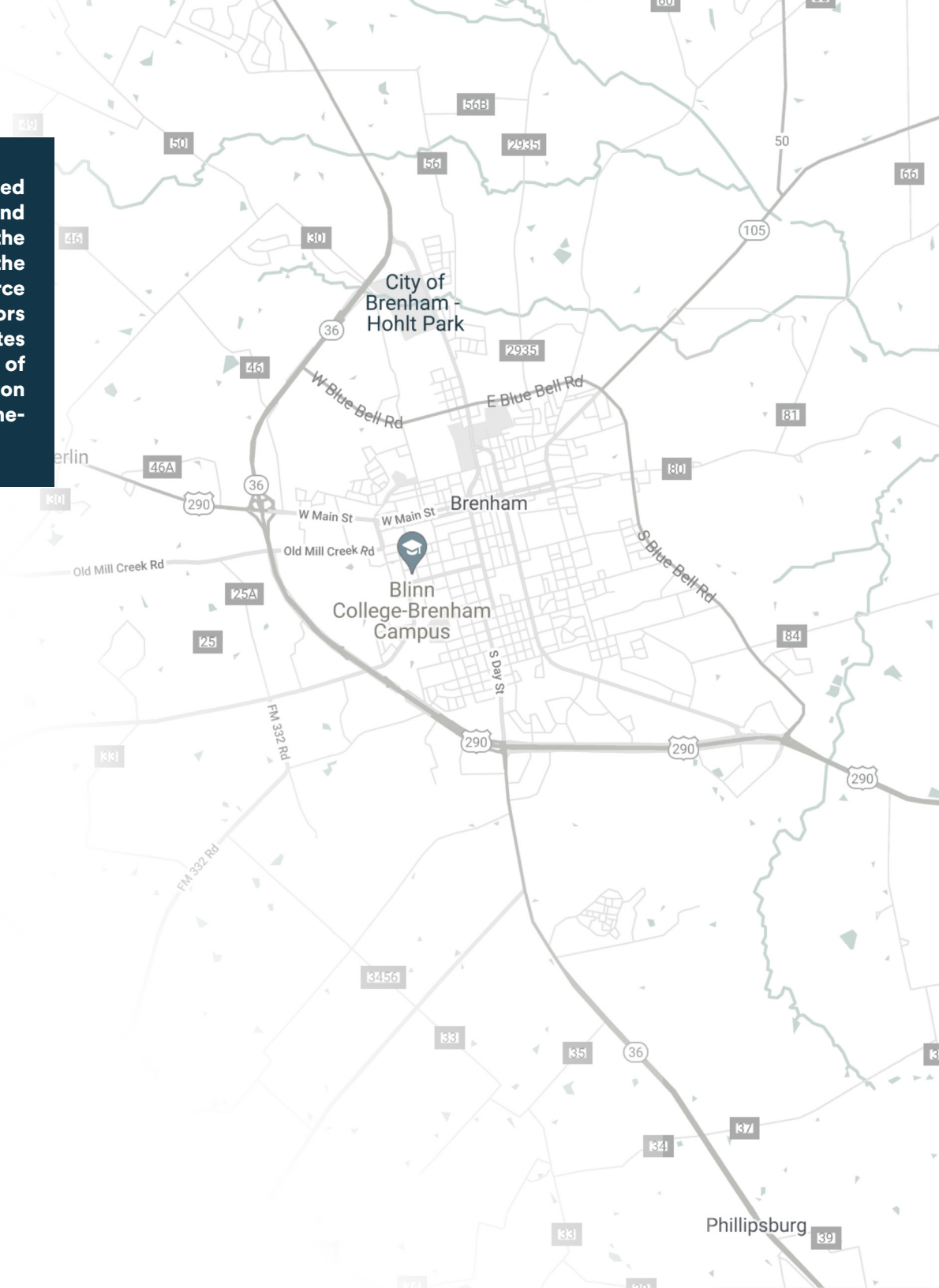
#1

ICE CREAM PRODUCER IN TEXAS
BLUE BELL CREAMERIES



HOME TO TOURIST ATTRACTIONS

INCLUDING MUSEUMS, WINERIES, PARKS, AND MORE



DEMOGRAPHICS

3 MILE

ESTIMATED
POPULATION

17K

HOUSEHOLD
INCOME

\$73K

CONSUMER
SPENDING

\$181M

5 MILE

ESTIMATED
POPULATION

22K

HOUSEHOLD
INCOME

\$78K

CONSUMER
SPENDING

\$242M

10 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

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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:



Cyndee Smith

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O: 254.255.1111



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.