PRIME COMMERCIAL PROPERTY

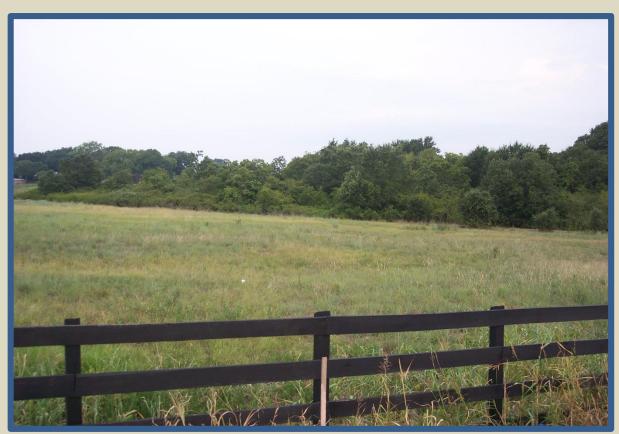
Looking for commercial acreage in Brenham, Texas?

Look no further. With 785+ feet of road frontage on Hwy
290 Bypass West, this could be the spot for your next
business adventure. Across the highway from major car
dealerships and medical facilities, it is one of the last
remaining vacant tracts in this great business location.

Bill Johnson and Associates Real Estate Company will co-broker if buyer is accompanied by his or her agent at all property showings.

HWY 290 WEST * BRENHAM, TX * WASHINGTON COUNTY

6.84 Acres Seasonal creek, wooded, 2 water and 2 sewer permits in place.



In Brenham, look for the Bill Johnson Real Estate signs on the west side of Hwy 290 Bypass, between FM 389 overpass and the abandoned Railroad overpass.

Two Water meters and two Sewer permits

Perimeter

Condition:

Condition:

Name(s):

Name(s):

Water Well(s): How Many?

Community Water Available:

Bluebonnet Electric Coop.

Provider: City of Brenham

Gas Service Provider (Name):

Provider: City of Brenham

Nearest Town to Property:

Distance: Inside City Limits

Items specifically excluded from the sale:

Sandy Loam

Flood Hazard Zone: See Seller's Disclosure or to be

personal property located on the subject property

Electric Service Provider (Name):

Hackberry, Cedar, Oak

Cross-Fencing: YES

Number of Ponds: NONE

60%

₩ NO

₩ NO

ONE SEASONAL

Depth ✓ YES

□ NO

determined by survey.

All of Sellers

NO NAME

NONE

NONE

YES

Brenham

1h. 10m

Approx. % Wooded:

Sizes:

Type Trees:

Fencing:

Ponds:

Creek(s):

River(s):

Year Drilled:

City of Brenham

Sewer Service:

Grass Type(s): Native

Driving time from Houston

Additional Information:

Soil Type:

LEAGIDIETT, WERGHANTADIETT OR CONDITION OF ANY FROM EATH DECORDED TERLEN.								
COMMERCIAL PROPERTY								
Location of Property:		Brenham,	Texas				Listing #:	55732
Address of Property:		Hwy 290 Bypass West			Road Frontage:	785.45	Road Nam	e: Hwy 290 Bypas
County:		Washington Paved Road:			YES NO F	or Sale Sign on Propert	ty? 🔽 YE	S NO
Subdivision:					Lot Si	ze or Dimensions:	6.84 acres	3
Subdivision	Restricted:	YES	✓ NO	Mandatory	Membership in Prop	erty Owners' Assn.	YES	✓ NO
Number of Acres:		6.8400			Improvements on Property			

☐ NO

₩ NO

☐ Ann.

2017

547.54

192.88

29.25

\$251.62

1,021.29

*Minerals

*Royalty

Minerals

Royalty

✓ No

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

∃s.a.

□ NO

✓ No

✓ No

✓ No

Yes

Name(s):

\$2.50

\$744,876.00

☐ YES

Yes

Brenham ISD

* Current title commitment to reflect mineral and royalty reservations *

Yes

✓ YES

☐ YES

∃Qt.

Number of Years:

Price per Square Foot: **Total Listing Price:**

Cash:

Seller-Finance:

Sell.-Fin. Terms: Down Payment: Note Period: Interest Rate:

Balloon Note:

Payment Mode: Mo.

Terms of Sale:

Property Taxes:

\$

\$

Agricultural Exemption:

Minerals and Royalty:

0%

0%

Leases Affecting Property:

School District:

Seller believes 100%

Oil and Gas Lease:

Lease Expiration Date:

Lease Expiration Date:

Telephone: YES

Oil or Gas Locations:

Easements Affecting Property:

NONE

NONE

YES

YES

Lessee's Name:

Surface Lease:

Lessee's Name:

Pipeline:

Electric:

Water:

Other:

Roadway:

that he owns: 100%

School:

County:

Blinn:

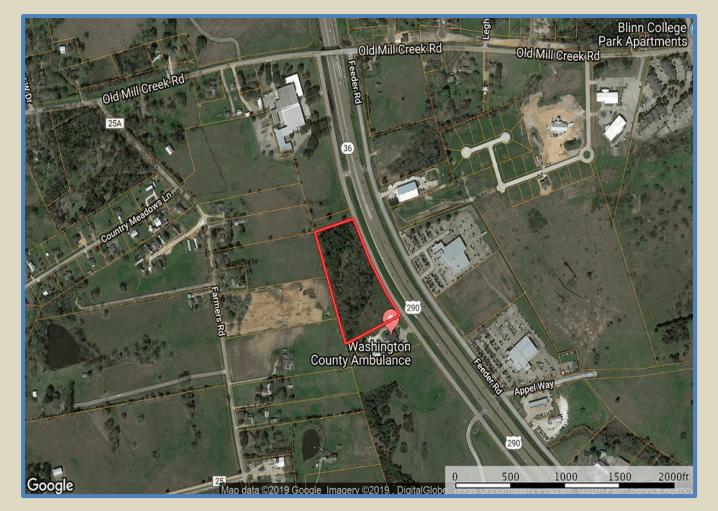
City:

TOTAL:

Seller will

Convey:

FM/Rd/Br.:









420 E. Main Street – Bellville 979-865-5969 424 Cedar Street – New Ulm 979-992-2636 kzapalac@bjre.com