

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.

COMMERCIAL PROPERTY

| | | | | | | | | | | | |
|--|------------------------------|--|---|--|--|--|---|--|-----------------------------|---|-----|
| Location of Property: | Brenham, Texas | | | Listing #: | 55732 | | | | | | |
| Address of Property: | Hwy 290 Bypass West | | | Road Frontage: | 785.45 | | Road Name: | Hwy 290 Bypass | | | |
| County: | Washington | | Paved Road: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | For Sale Sign on Property? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | | | |
| Subdivision: | Lot Size or Dimensions: | | | | | | | 6.84 acres | | | |
| Subdivision Restricted: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | Mandatory Membership in Property Owners' Assn. | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | | | | | | |
| Number of Acres: | | | | 6.8400 | | | | | | | |
| Price per Square Foot: | | | | \$2.50 | | | | | | | |
| Total Listing Price: | | | | \$744,876.00 | | | | | | | |
| Terms of Sale: | | | | Improvements on Property | | | | | | | |
| Cash: | | | | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | Two Water meters and two Sewer permits | | | | | |
| Seller-Finance: | | | | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | | | | | | |
| Sell.-Fin. Terms: | | | | | | | | | | | |
| Down Payment: | | | | | | | | | | | |
| Note Period: | | | | | | | | | | | |
| Interest Rate: | | | | | | | | | | | |
| Payment Mode: | | | | <input type="checkbox"/> Mo. | <input type="checkbox"/> Qt. | <input type="checkbox"/> S.A. | <input type="checkbox"/> Ann. | Approx. % Wooded: | 60% | | |
| Balloon Note: | | | | <input type="checkbox"/> YES | <input type="checkbox"/> NO | Type Trees: | | | Hackberry, Cedar, Oak | | |
| Number of Years: | | | | Fencing: | | | | | Perimeter | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| | | | | | | | | | Condition: | | |
| | | | | | | | | | Cross-Fencing: | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| | | | | | | | | | Condition: | | |
| Property Taxes: | | | | Ponds: | | | | | Number of Ponds: | NONE | |
| School: | \$ | 547.54 | | Sizes: | | | | | | | |
| County: | \$ | 192.88 | | Creek(s): | | | | | Name(s): | ONE SEASONAL | |
| FM/Rd/Br.: | | | | | | | | | NO NAME | | |
| Blinn: | \$ | 29.25 | | River(s): | | | | | Name(s): | NONE | |
| City: | \$251.62 | | | | | | | | | | |
| TOTAL: | \$ | 1,021.29 | | Water Well(s): How Many? | | | | | NONE | | |
| Agricultural Exemption: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Year Drilled: | | | | | | | Depth | |
| School District: | Brenham ISD | | Community Water Available: | | | | | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | | |
| Minerals and Royalty: | | | Provider: | | | | | City of Brenham | | | |
| Seller believes | 100% | *Minerals | | Electric Service Provider (Name): | | | | | | | |
| that he owns: | 100% | *Royalty | | Bluebonnet Electric Coop. | | | | | | | |
| Seller will | 0% | Minerals | | Gas Service Provider (Name): | | | | | | | |
| Convey: | 0% | Royalty | | City of Brenham | | | | | | | |
| * Current title commitment to reflect mineral and royalty reservations * | | | | | | | | | Sewer Service: | | YES |
| Leases Affecting Property: | | | | Provider: | | | | | City of Brenham | | |
| Oil and Gas Lease: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Soil Type: | | | | | Sandy Loam | | | |
| Lessee's Name: | | | Grass Type(s): | | | | | Native | | | |
| Lease Expiration Date: | | | Flood Hazard Zone: | | | | | See Seller's Disclosure or to be determined by survey. | | | |
| Surface Lease: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Nearest Town to Property: | | | | | Brenham | | | |
| Lessee's Name: | | | Distance: | | | | | Inside City Limits | | | |
| Lease Expiration Date: | | | Driving time from Houston | | | | | 1h, 10m | | | |
| Oil or Gas Locations: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Items specifically excluded from the sale: | | | | | All of Sellers personal property located on the subject property | | | |
| Easements Affecting Property: | | | | Name(s): | | | | | | | |
| Pipeline: | NONE | | Additional Information: | | | | | | | | |
| Roadway: | NONE | | | | | | | | | | |
| Electric: | YES | | | | | | | | | | |
| Telephone: | YES | | | | | | | | | | |
| Water: | YES | | | | | | | | | | |
| Other: | | | | | | | | | | | |

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



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

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