



Land For Sale



Hwy 290 & 1908 Old Mill Creek Rd. Brenham, TX 77833

\$89,900

.507 acre B-1 commercial zoned lot on Old Mill Creek Road at Hwy 290 feeder in the center of Brenham. Ideal location for a small business, office or multi family residential, close to Blinn College campus. City utilities.

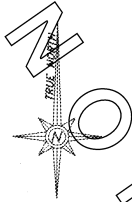
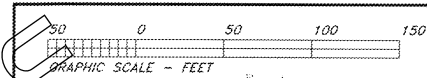
Directions: Located at the corner of Old Mill Creek Rd and Hwy 290 frontage.



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This information contained herein, while obtained from sources deemed reliable, is not warranted by Market Realty, Inc.



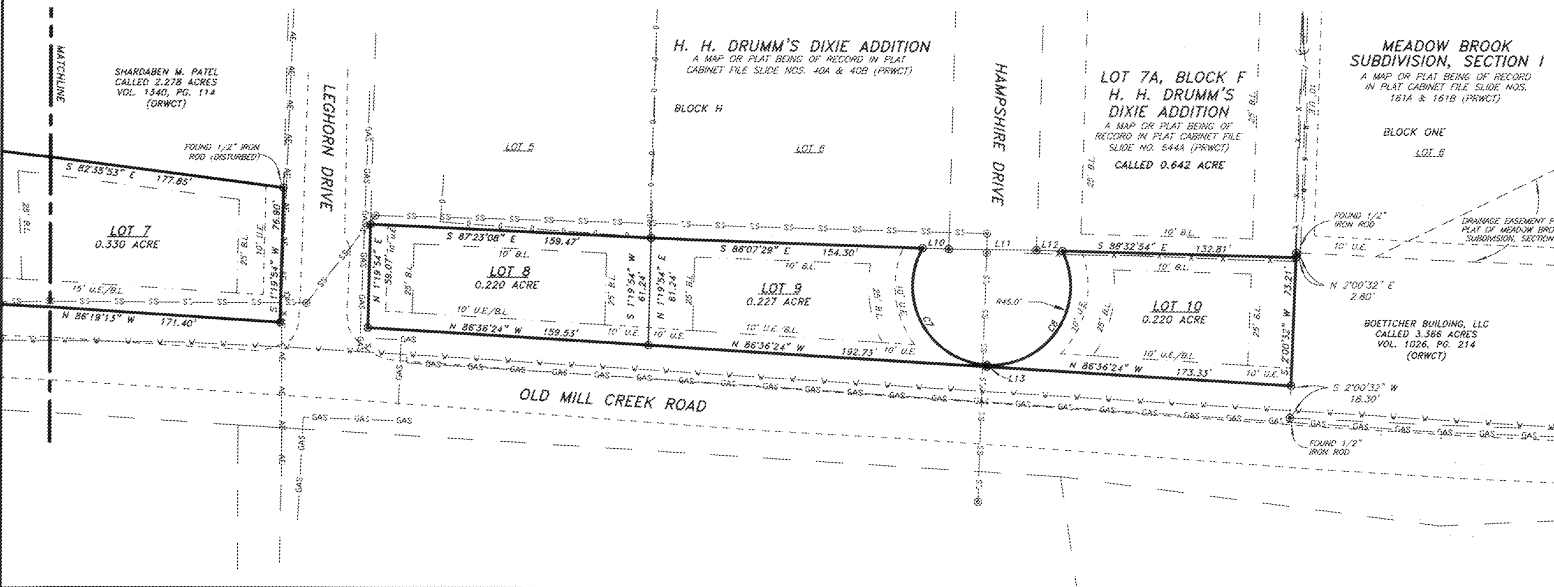
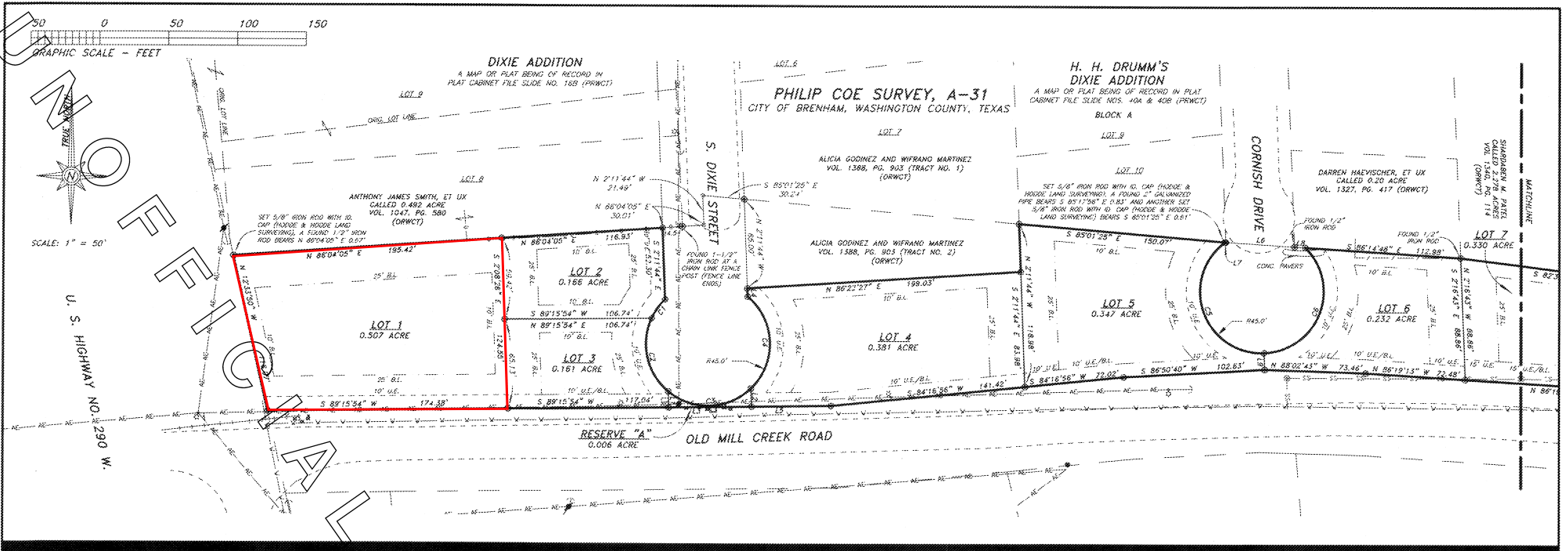
SCALE: 1" = 50'

U. S. HIGHWAY NO. 290 W.

DIXIE ADDITION
A MAP OR PLAT BEING OF RECORD IN
PLAT CABINET FILE SLIDE NO. 168 (PRWCT)

PHILIP COE SURVEY, A-31
CITY OF BRENNHAM, WASHINGTON COUNTY, TEXAS

**H. H. DRUMM'S
DIXIE ADDITION**
A MAP OR PLAT BEING OF RECORD IN PLAT
CABINET FILE SLIDE NOS. 40A & 40B (PRWCT)



NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°10'40.48" N - LONGITUDE: 96°23'38.95" W (WGS-84).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
3. SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENNHAM ZONING ORDINANCE.
4. (S) - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
5. LOT 1 OF SECTION 1 SHALL BE THE ONLY LOT SHOWN HEREON TO USE OLD MILL CREEK ROAD FOR INGRESS AND EGRESS.
6. A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
7. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE, ABOVE GROUND STRUCTURES, GROUND MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR BY THE CITY OF BRENNHAM PUBLIC WORKS DEPARTMENT AND BY A DIG-TESS LOCATE REQUEST THROUGH THE RESPECTIVE ENTITIES. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES, STRUCTURES AND DEPTHS.

W. D. M.D. BEES (CITY OF BRENNHAM BEES DING/WHEN) REC. CORNERS SURVEY

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying
613 E. Blue Bell Road · Brenham, Texas 77833
979-836-5681 · 979-836-5683 (Fax)
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OLD MILL CREEK SUBDIVISION
SECTION 1
CONSISTING OF 1 COMMERCIAL LOT (LOT 1) AND 9 RESIDENTIAL LOTS CONTAINING 2.791 ACRES,
1 RESERVE CONTAINING 0.006 ACRE, AND 0.473 ACRE IN 3 STREET RIGHTS-OF-WAY
3.270 ACRES TOTAL IN SECTION 1

(FINAL PLAT)
SHEET 1
OF 2

1908 Old Mill Creek Rd
Texas, AC +/-



 Boundary  Opportunity Zones



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.

Market Realty, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	462379 License No.	agents@marketrealty.com Email	979-836-9600 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date