



RIVERSTONE
COMMERCIAL REAL ESTATE

FOR SALE
HISTORIC TAPROOM & WAREHOUSE
201 W FIRST ST | BRENHAM, TX 77833

CHRIS LERMANN 979.943.7614

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Nestled in the heart of Brenham's vibrant historic district, this exceptional property on West First Street is a true gem waiting to be transformed. Rich in history, this location has earned the nickname "Beer Alley," once bustling with iconic beer distributors like Shiner, Jack's, Pearl, and Lone Star.

The property features a historic brick, approximately 3,400-square-foot, two-story brownstone at 205 W. First Street, which once housed a beer distributor's tap room and "The Brenham Bottling Works." Additionally, the warehouse spans about 7,650 square feet and has upgraded utilities, including power and natural gas from the City of Brenham. A spacious patio connects the two structures, offering seating, a covered area, and two restrooms.

With its unique zoning and layout, the property is perfectly suited for a brewery or distillery, offering the potential for craft beverages that pay homage to its storied past. Alternatively, envision a dynamic food manufacturing space or a welcoming hospitality venue that captures the charm of the area.

Surrounded by a thriving community of shops, restaurants, and entertainment options, this location not only boasts historical significance but also a prime position for attracting both locals and visitors alike. Don't miss this rare chance to bring your vision to life in a place steeped in tradition and poised for a bright future.

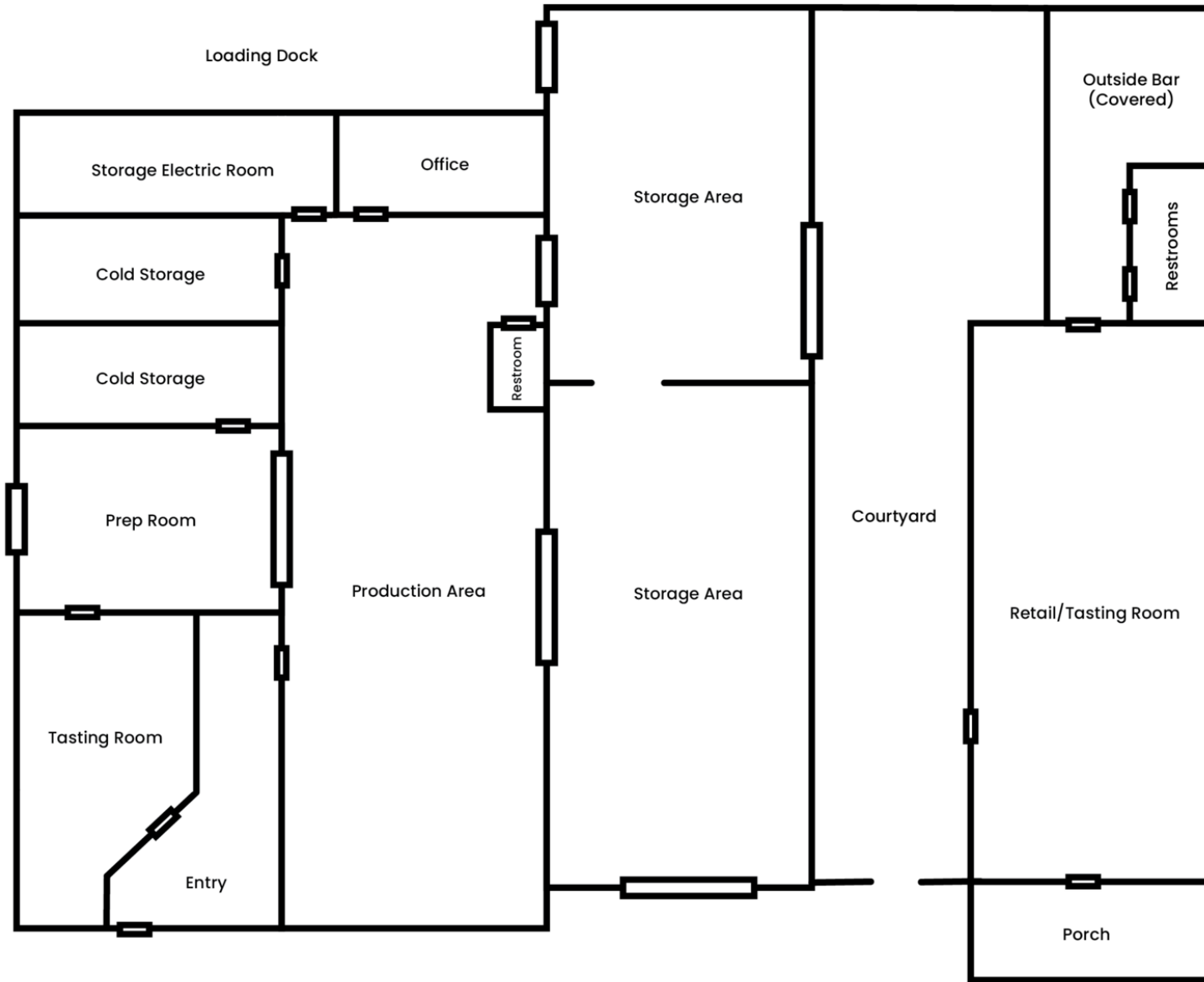
OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	14,708 SF
Total Building Size:	11,178 SF
Zoning:	B4 - Neighborhood Business District

- Former Warehouse and Taproom for The Brenham Bottling Works
- Located in the Brenham Downtown Historic District
- Local, State, & Federal Tax Incentives Available for Historic Preservation







W First Street



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Within walking distance to a multitude of cultural and entertainment options making Downtown Brenham a great stop for visitors and residents.

- 1 Unity Theatre
- 2 Pioneer Smokehouse
- 3 Bella's Brenham Bungalow
- 4 Brenham CrossFit
- 5 Ant Street Inn
- 6 HSF Biergarten
- 7 Floyd's Lounge
- 8 Brown Water Cigar Bar
- 9 The Barnhill Center at Historic Simon Theatre
- 10 Brenham Heritage Museum
- 11 Toubin Park
- 12 Ninety Six West
- 13 Las Americas Latin Cuisine
- 14 Wired & Inspired Coffee Bar
- 15 The Tilted Windmill
- 16 Must Be Heaven
- 17 Mescalito Coffee
- 18 The Sandy
- 19 St. Charles Place
- 20 Glissmann's Gift Gallery & Historic Drug Store





Brenham, Texas serves as a charming hub of history and culture, nestled between Austin and Houston. With a population of around 17,000, Brenham has become a cornerstone in the heart of Washington County, known for its rich heritage. Its prominent location in the Brazos Valley offers residents and visitors access to a blend of small-town charm and modern conveniences.

Brenham is widely recognized for its agricultural roots and industry leadership, most famously as the home of Blue Bell Creameries, one of the nation's leading ice cream producers. The local economy also benefits from a growing tourism sector, driven by attractions such as the Brenham Heritage Museum, historic downtown district, and the scenic Bluebonnet trails that surround the area every spring.

In the coming years, Brenham is positioned for continued growth, with plans to expand its infrastructure, fostering new business opportunities and housing developments. The city is poised to enhance its appeal while maintaining the welcoming atmosphere that has long defined it as a beloved Texas community.



Site Demographic Summary



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Ring of 5 miles

KEY FACTS

38.8

Median Age



8,942

Households

\$54,173

Median Disposable Income



23,567

2023 Total Population

EDUCATION

9%

No High School Diploma



31%

High School Graduate



28%

Some College



31%

College Graduate

INCOME



\$90,659

Average Household Income



\$34,586

Per Capita Income



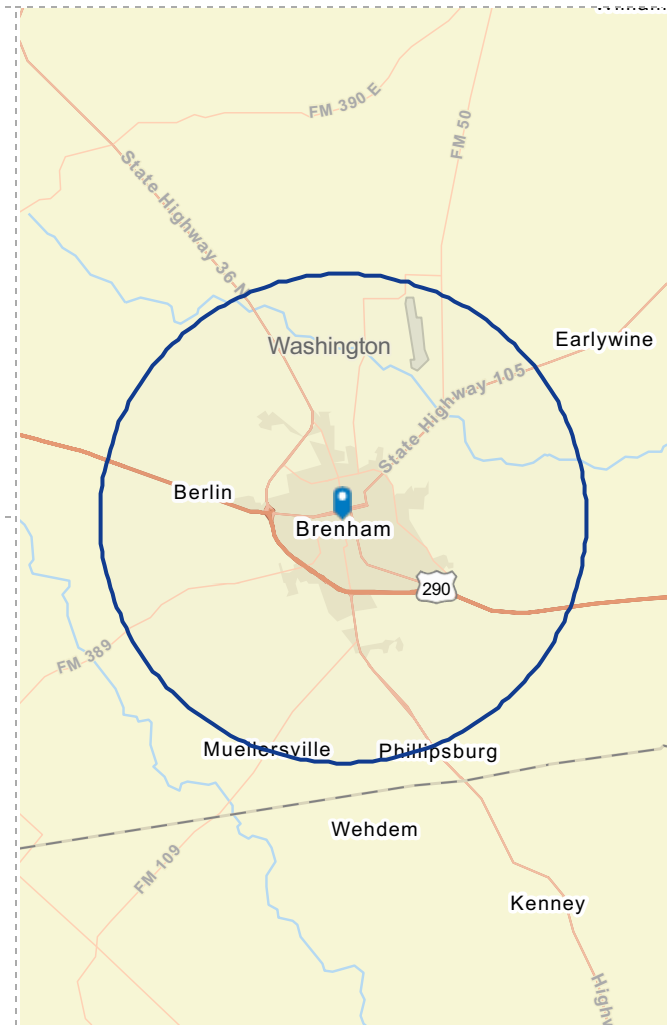
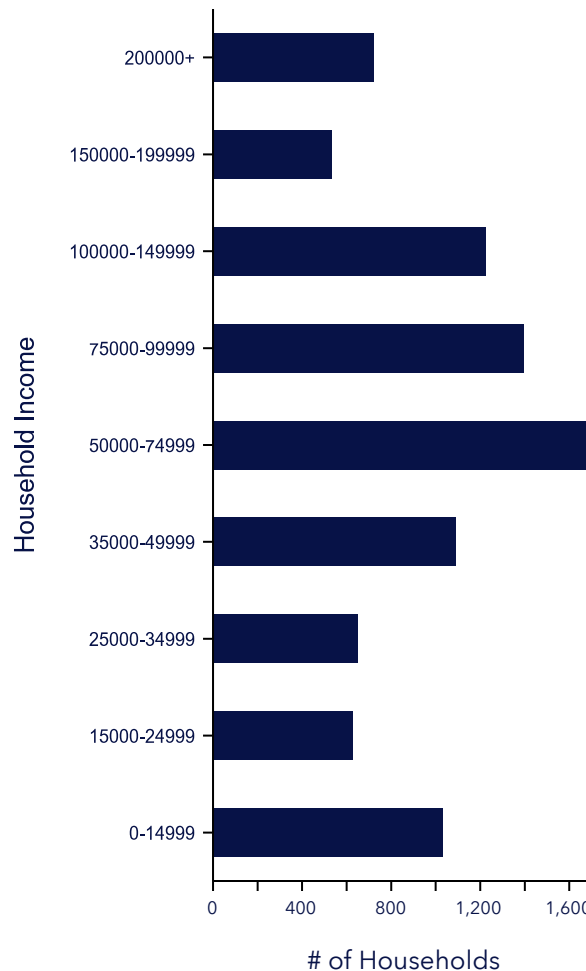
\$1,164,850

Average Net Worth



\$375,556

Average Home Value



EMPLOYMENT



66%

White Collar



21%

Blue Collar



Services

13%

Unemployment Rate

4.1%

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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Chris Lermann	827869	chris.lermann@riverstonecos.com	(979) 943-7614
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date