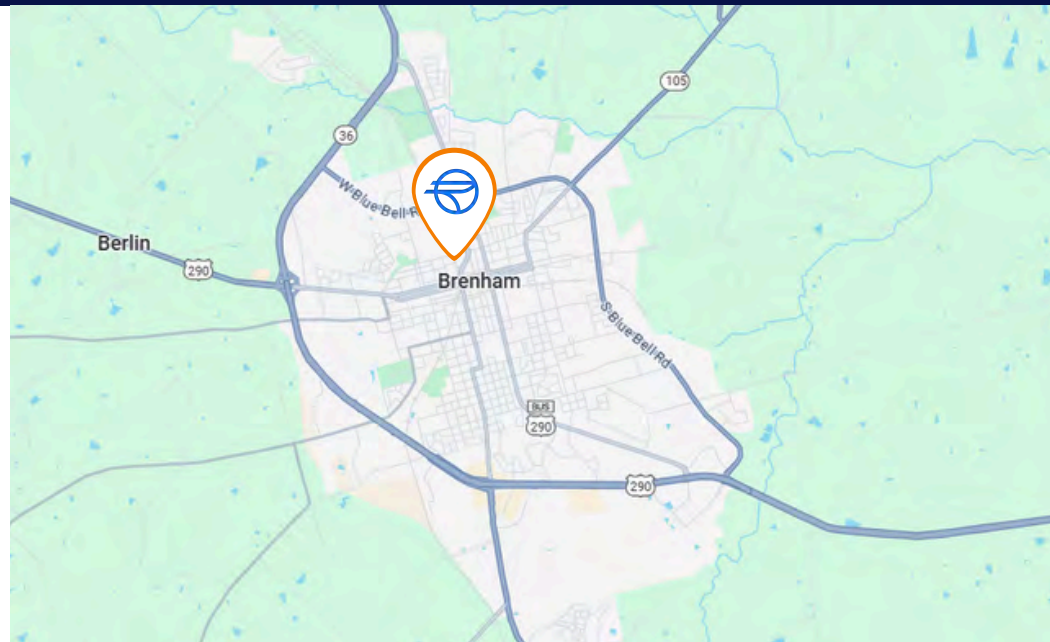




**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**401 N Austin Parkway**  
Brenham, TX 77833





## OFFERING SUMMARY

Sale Price: \$750,000

Lease Rate: Call For Lease Rates

Building Size: 1st Floor (Restaurant) 4,950 SF  
2nd Floor (Offices) +/- 1,600SF

Restrooms: 3 - Public 1st Floor, 1 - Service 1st Floor, 2 - Office 2nd Floor

Traffic Counts: 9,875 VPD

Zoning: B2 - Commercial Research and Technology

## PROPERTY HIGHLIGHTS

- Freestanding Restaurant Space for Sale or Lease
- New Roof, membrane, shingles, and soffit installed.
- Located at a bustling corner featuring large anchor tenants including Brookshire Brothers, Ace Hardware, and Shipley's Donuts
- Perfect location for restaurant expansion or new concepts
- Multiple kitchen areas, large prep area, multiple dish/wash areas, large dry storage, walk in cooler, walk in freezer, drive up window, and additional office space available upstairs.
- Agreements for cross access and shared parking with Brookshire Brothers (neighbor).



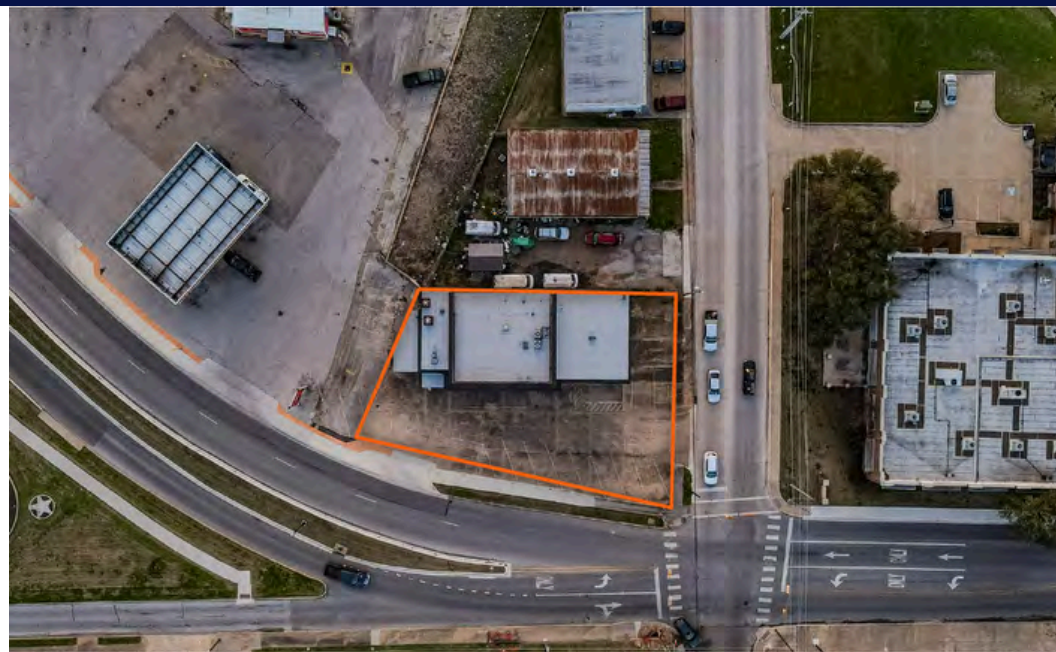
**RIVERSTONE**  
COMMERCIAL REAL ESTATE

CHRIS LERMANN  
*Advisor*

979.943.7614 | [chris.lermann@riverstoneecos.com](mailto:chris.lermann@riverstoneecos.com)



401 N AUSTIN PARKWAY



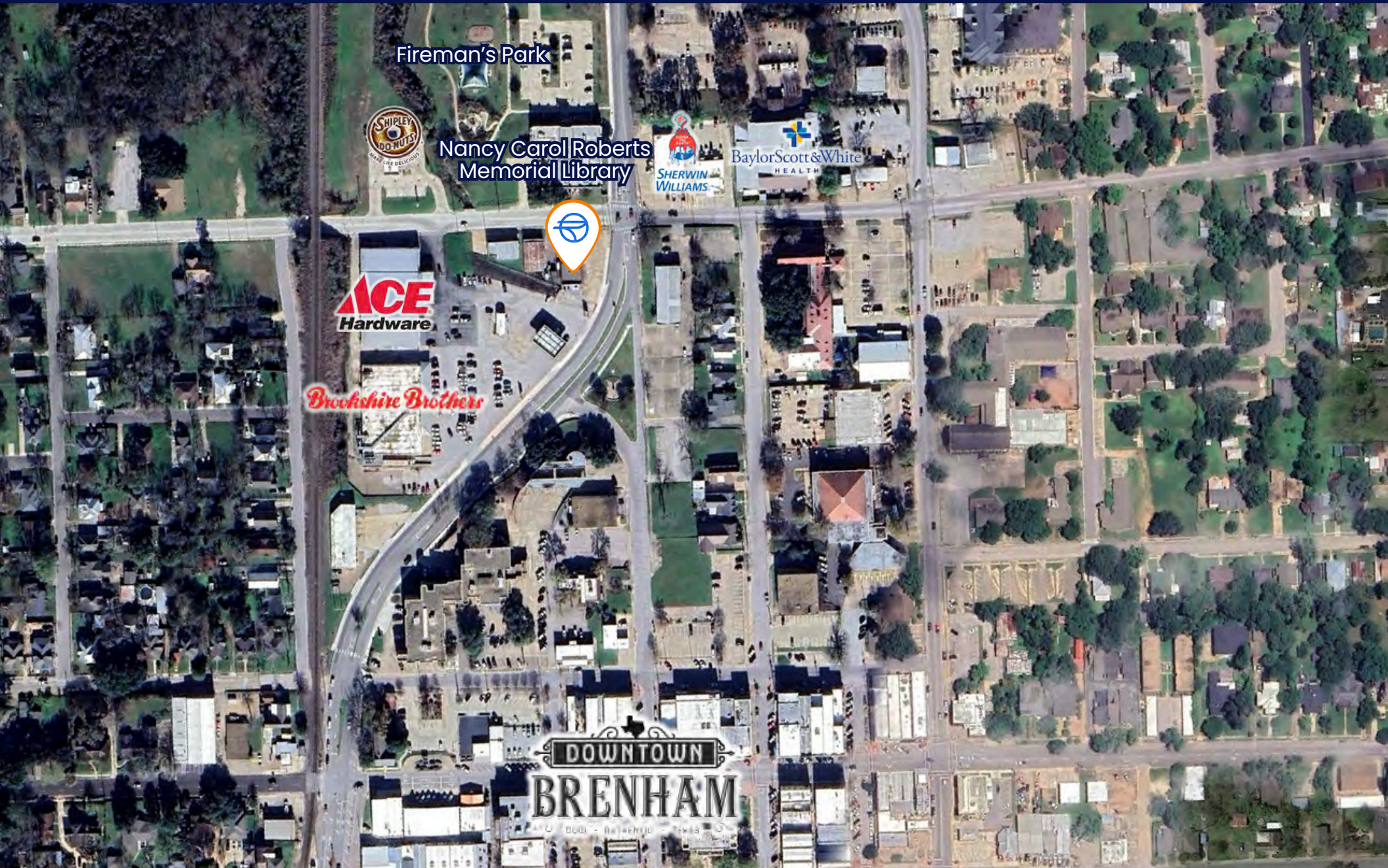
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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

38.8

Median Age



8,820

Households

\$54,232

Median Disposable  
Income



23,290

2023 Total Population

## EDUCATION

9%

No High  
School  
Diploma



31%

High School  
Graduate



28%

Some  
College



31%

College  
Graduate

## INCOME



\$90,425

Average Household  
Income



\$34,516

Per Capita Income



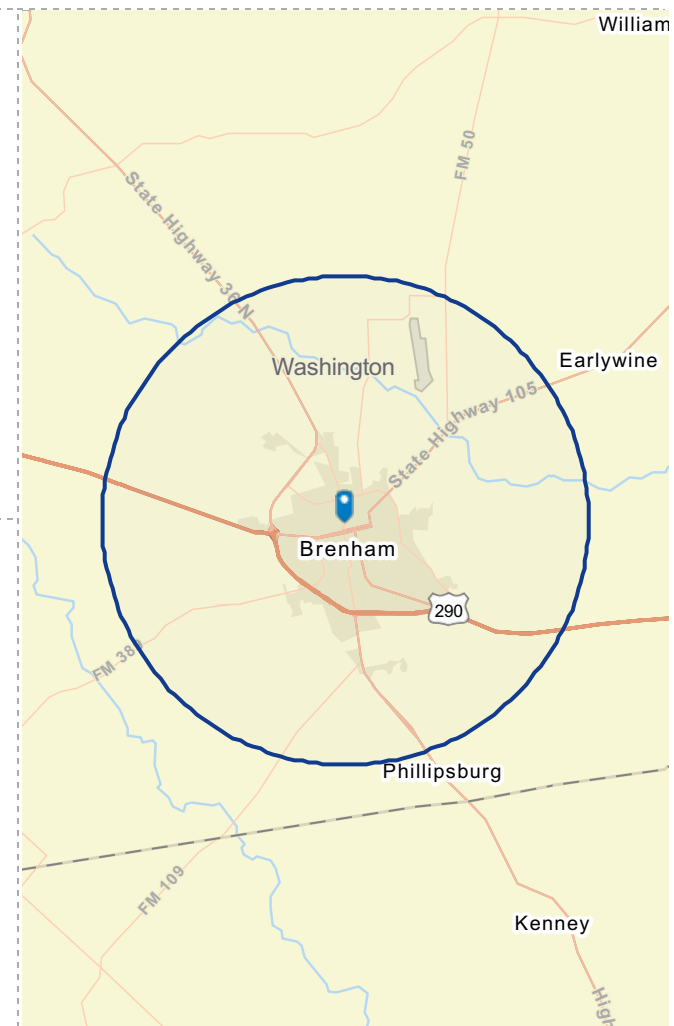
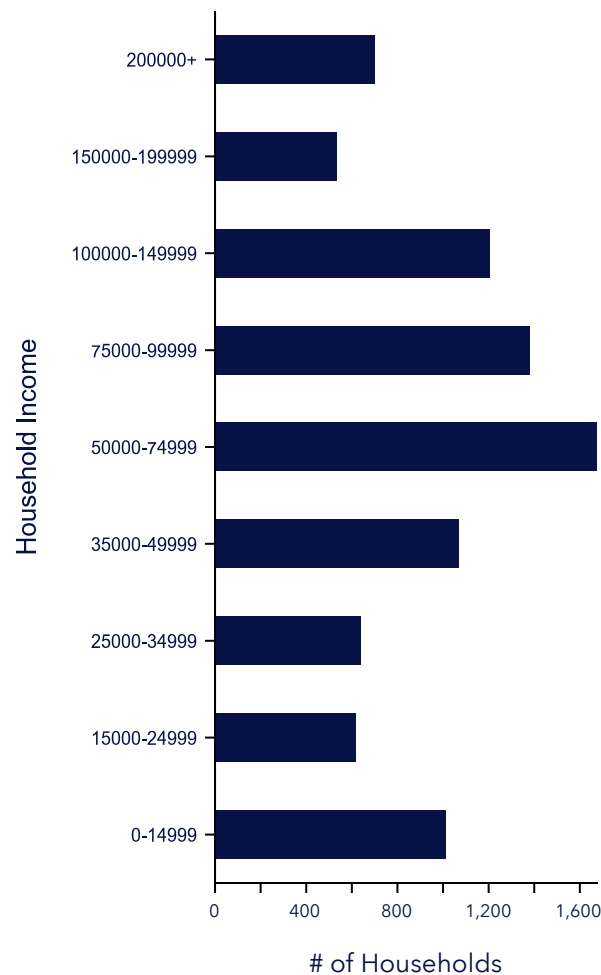
\$1,153,712

Average Net Worth



\$372,322

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.

### Riverstone Companies, LLC

Licensed Broker / Broker Firm Name  
or Primary Assumed Business Name

### James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

### Chris Lermann

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

827869

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Phone

(979) 943-7614

Phone

Buyer/Tenant/Seller/Landlord Initials

Date