



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

FOR SALE OR LEASE  
**FLEXIBLE COMMERCIAL PROPERTY**  
**MULTI-USE WAREHOUSE & RESIDENTIAL**

201 W FIRST ST | BRENHAM, TX 77833





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."

- 1,700 SF of first-floor space—ideal for retail, hospitality, or office use
- 1,700 SF of second-floor space—ready to be finished out for office or residential purposes.
- A spacious patio area in the rear enhances the property's appeal for outdoor seating or event space.

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, ideal for a retail or hospitality concept.

**Now available for sale or lease**, the vibrant multi-use building combines character and functionality in the heart of Brenham. The space can be divided into multiple suites to meet tenant needs, with lease rates determined by the square footage and configuration required. Its central location, modern improvements, and adaptable design make it an outstanding opportunity for buyers or tenants seeking a distinctive property in Brenham's thriving downtown district.

## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lease Rate:	Call For Lease Rate
Lot Size:	14,708 SF
Total Building Size:	12,276 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



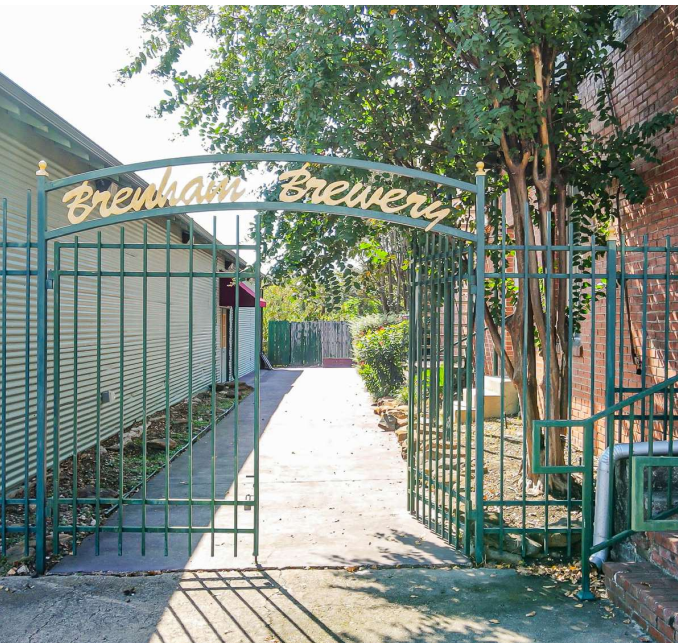
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201 W FIRST ST



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W First Street





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



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**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.



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# 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



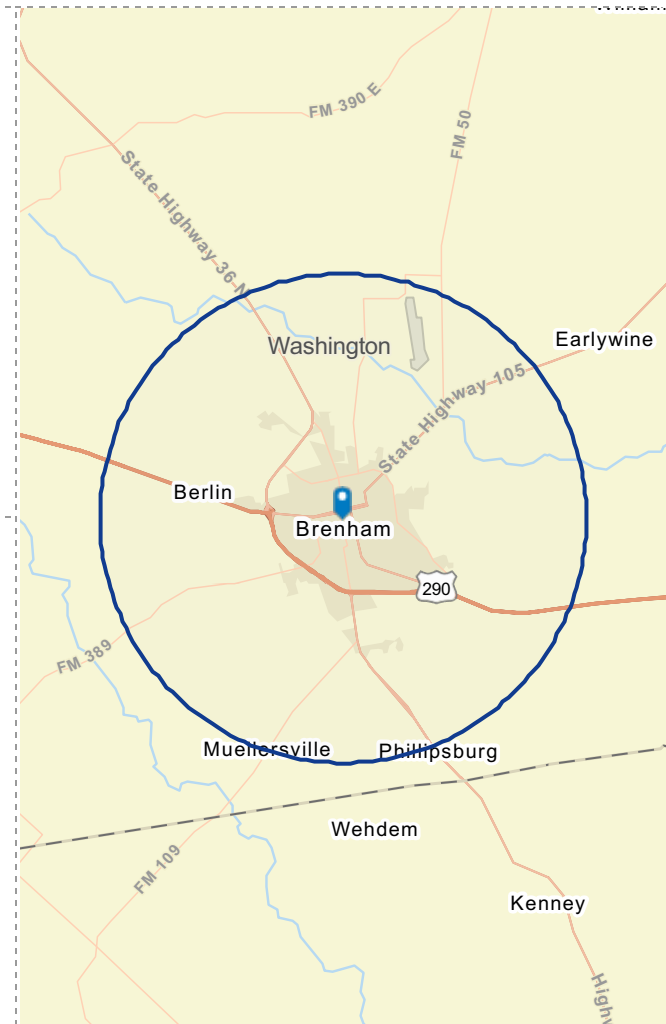
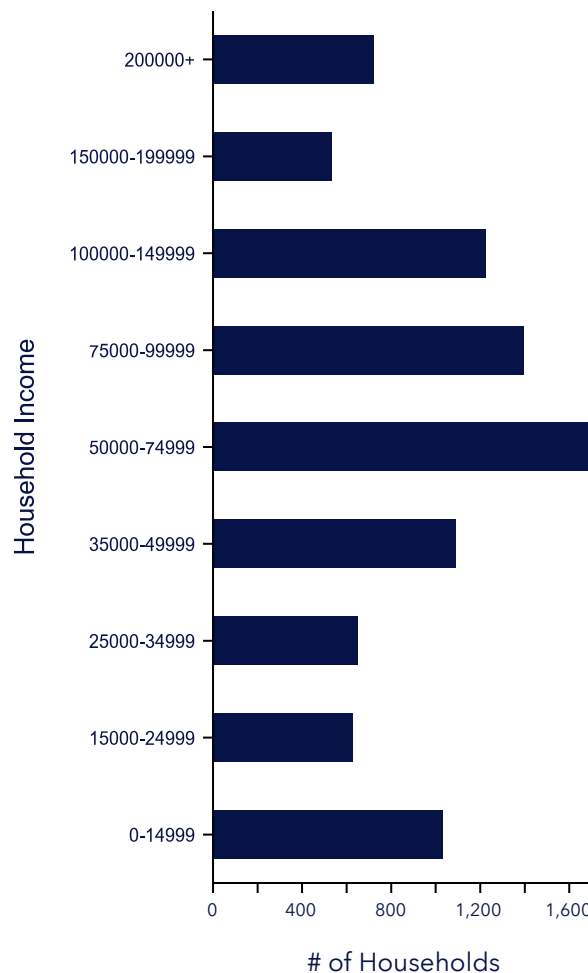
\$1,164,850

Average Net Worth



\$375,556

Average Home Value



## EMPLOYMENT



White Collar

66%



Blue Collar

21%



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.

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Buyer/Tenant/Seller/Landlord Initials

Date