



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**301 S St Charles St**  
Brenham, TX 77833





## OFFERING SUMMARY

Sale Price:	\$1,450,000
Type:	Historic 2-story Restaurant and Residential Space
Total Area:	±3,500 SF
First Floor:	±1,700 SF
Second Floor:	±1,800 SF
E Alamo St (Highway 105) Traffic Counts:	7,615 VPD
Business 290 Traffic Counts:	6,691 VPD
Parking:	Street Parking

## PROPERTY DESCRIPTION

Step into the heart of Downtown Brenham with this charming two-story building, offering a rare combination of historic character, versatile space, and built-in residential potential. Totalling approximately 3,600 SF, the property features a street-level restaurant or retail storefront and an upstairs one-bedroom, one-bath residential unit with its original wood floors, tall windows—perfect for an owner-occupant, short-term rental, or live-work setup.

Surrounded by boutiques, coffee shops, and local restaurants, this property captures the best of small-town energy and historic charm, all within Brenham's National Register Historic District. The building's timeless brick façade and walkable location make it an ideal setting for a boutique business, gallery, café, or professional office—with the added perk of private living quarters or supplemental rental income above.



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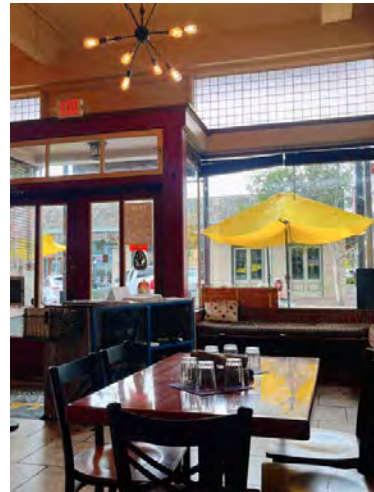


## 301 S St. Charles St

### A Staple of Downtown Brenham History



Historically designated as the Howard Wood Building. Various historical records suggest that this name is directly tied to the building's establishment as a major commercial space during a period of significant prosperity in Brenham. The building's construction date correlates back to a time when Brenham's economy, fueled by the railroad and agricultural trade, solidified the need for durable brick and masonry structures. The name, whether representing an individual or a business entity, marks the property's origin as a substantial commercial asset that has since maintained its role in the heart of the downtown area, consistently hosting high-traffic operations, including its most recent use as a popular Latin cuisine restaurant, Las Americas.



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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 The Laundry Event Hall
- 4 30 North Pizza
- 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 Wired & Inspired Coffee Bar
- 14 The Tilted Windmill
- 15 Must Be Heaven
- 16 Mescalito Coffee
- 17 The Sandy
- 18 St. Charles Place
- 19 Glissmann's Gift Gallery & Historic Drug Store
- 20 BT Longhorn Steakhouse



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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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# 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

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Buyer/Tenant/Seller/Landlord Initials

Date