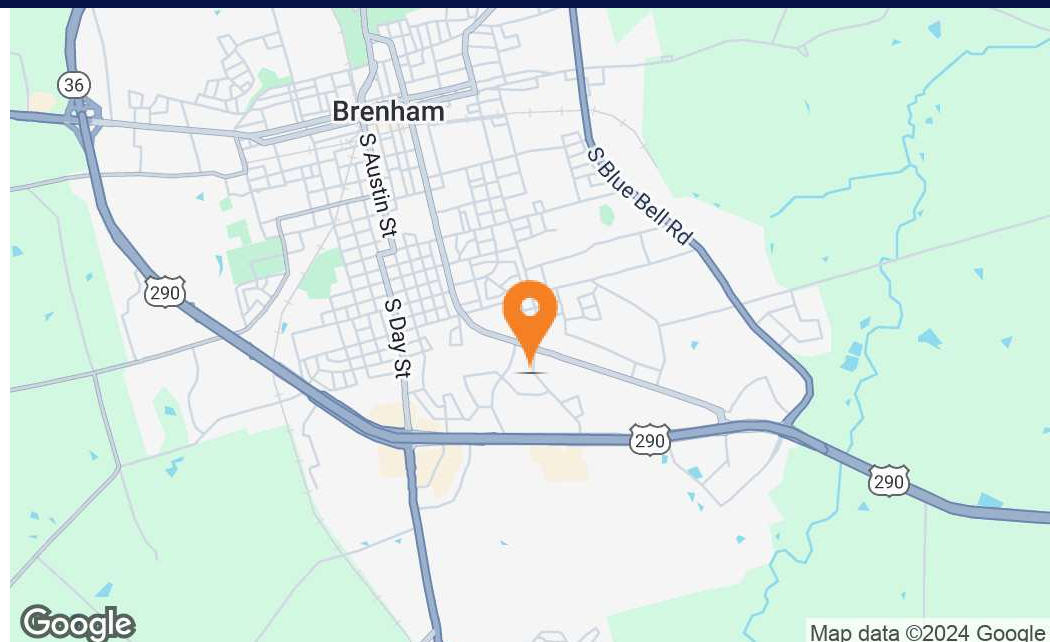
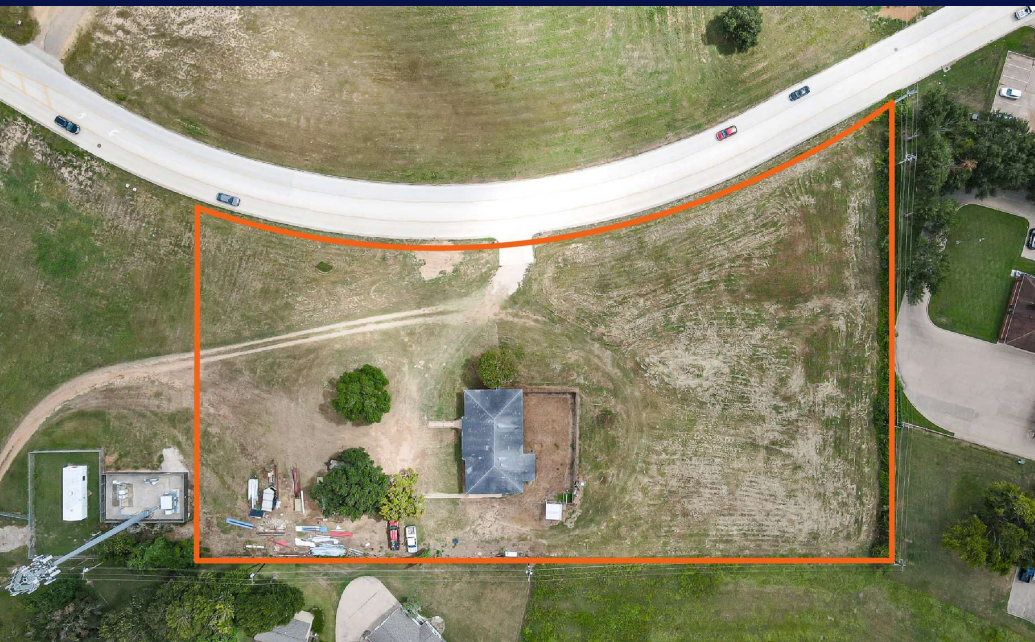




RIVERSTONE
COMMERCIAL REAL ESTATE

2224 S CHAPPELL HILL ST

BREHAM, TX 77833



PROPERTY DESCRIPTION

Unlock the potential of this prime 2.58-acre parcel situated along a highly visible and bustling thoroughfare. Perfectly positioned for maximum exposure, this versatile land offers unparalleled access and visibility, making it an ideal investment for commercial development, retail, or mixed-use projects.

PROPERTY HIGHLIGHTS

- Seller Financing Available
- All Utilities Available
- Income-Producing Home On Site with Active Tenant
- Quick Access to 290 Business & US Hwy 290 E Close Proximity to Market
- Square Shopping Center 1.5 Miles to Bluebonnet Shopping Center
- 2 Miles to Blinn College - Brenham Campus
- Additional Adjacent 2 Acres Also Available

OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: 2.58 Acres



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Brenham, TX

Brenham, TX, located in the heart of Washington County, sits conveniently between Austin and Houston, making it a central hub for exploring the region. It's close to popular attractions like the Round Top Antique Festival and just a short drive from College Station and Texas A&M University. The Brenham Municipal Airport serves the area, while the Blue Bell Aquatic Center offers recreational fun for all ages. Downtown Brenham hosts various local events, including a farmers market on the first Friday of each month. The Parks & Recreation department maintains skate parks, splash pads, and learning trails, ensuring plenty of outdoor activities. The Nancy Carol Roberts Memorial Library also holds different events each month, contributing to Brenham's dynamic and welcoming community spirit. Brenham is also surrounded by a growing wine country, with notable wineries such as Chapelton Vineyards, Texas Star Winery, 36 North Vineyard, Saddlehorn Winery, and Darst Ranch Vineyards offering scenic spots to enjoy local wines and the beautiful Texas countryside.

Blue Bell Creameries

Brenham, TX is proudly home to Blue Bell Creameries, where visitors can experience the beloved ice cream brand up close. The Blue Bell Visitor Center offers a glimpse into the company's history, while the observation deck allows guests to view parts of the production process. The Country Store offers exclusive Blue Bell merchandise, and the on-site Ice Cream Parlor serves up a variety of delicious flavors, making it a must-visit spot for ice cream lovers.

Blinn College-Brenham Campus

Blinn College-Brenham Campus is a key educational institution in Brenham, TX, offering a range of academic programs and a vibrant campus life. Known for its strong academic transfer programs, Blinn provides students with a solid foundation to continue their education at four-year universities. With a rich history dating back to 1883, Blinn College-Brenham is deeply connected to the community, offering students access to various extracurricular activities, including athletics, student organizations, and cultural events.

Washington County Fair

The Washington County Fair, held annually in Brenham, TX, is the oldest county fair in Texas, celebrating the region's rich agricultural heritage and community spirit. This lively event features traditional fair attractions such as livestock shows, rodeos, carnival rides, and food vendors, alongside live music performances and contests. The fair is a beloved gathering that brings together families and visitors from all over to enjoy entertainment, arts and crafts, and agricultural displays.

Camp Blessing Texas

Camp Blessing Texas, located in Brenham, TX, is a Christian summer camp dedicated to serving children and young adults with special needs. The camp offers an inclusive environment where campers can experience a wide range of fun activities such as swimming, horseback riding, archery, and arts and crafts, all tailored to accommodate their unique abilities.



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Site Demographic Summary



RIVERSTONE
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Ring of 5 miles

KEY FACTS

38.6

Median Age



8,798

Households

\$53,854

Median Disposable
Income



23,217

2023 Total Population

EDUCATION

10%

No High
School
Diploma



31%

High School
Graduate



28%

Some
College



31%

College
Graduate

INCOME



\$89,795

Average Household
Income



\$34,144

Per Capita Income



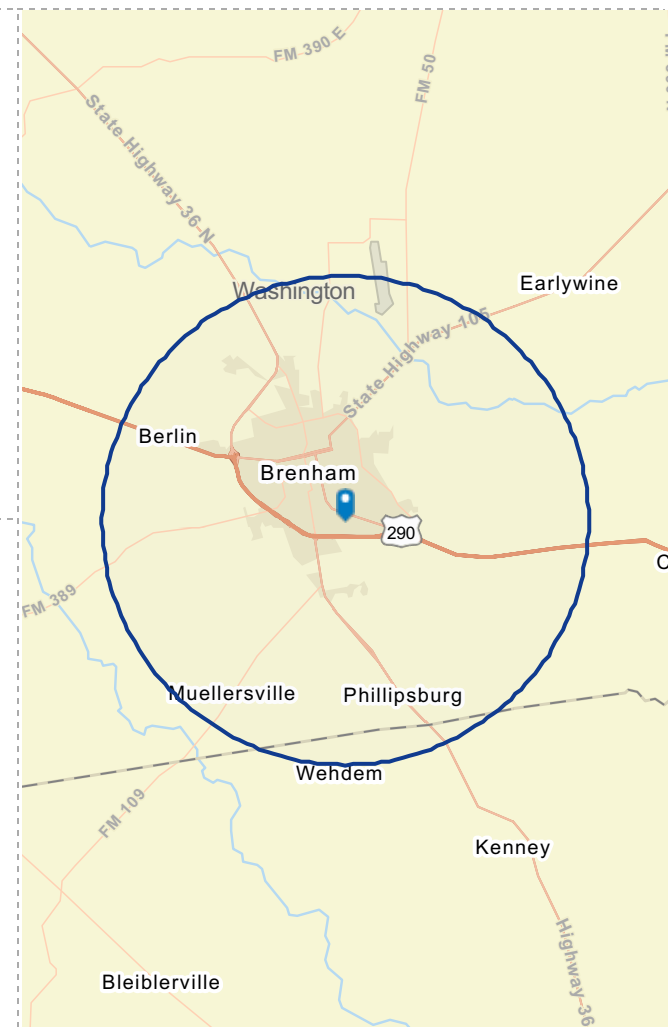
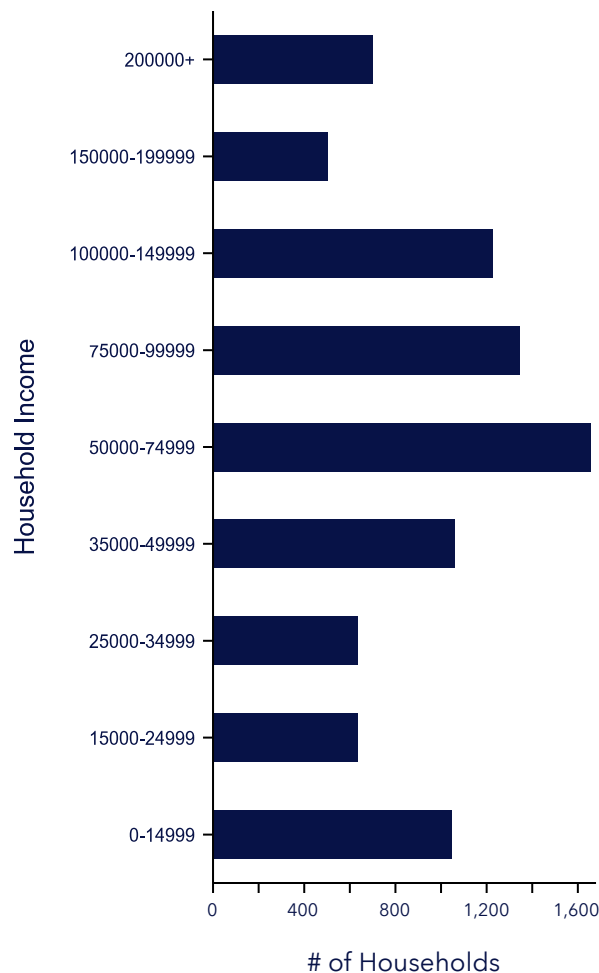
\$1,130,036

Average Net Worth



\$366,451

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

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Phone

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Buyer/Tenant/Seller/Landlord Initials

Date