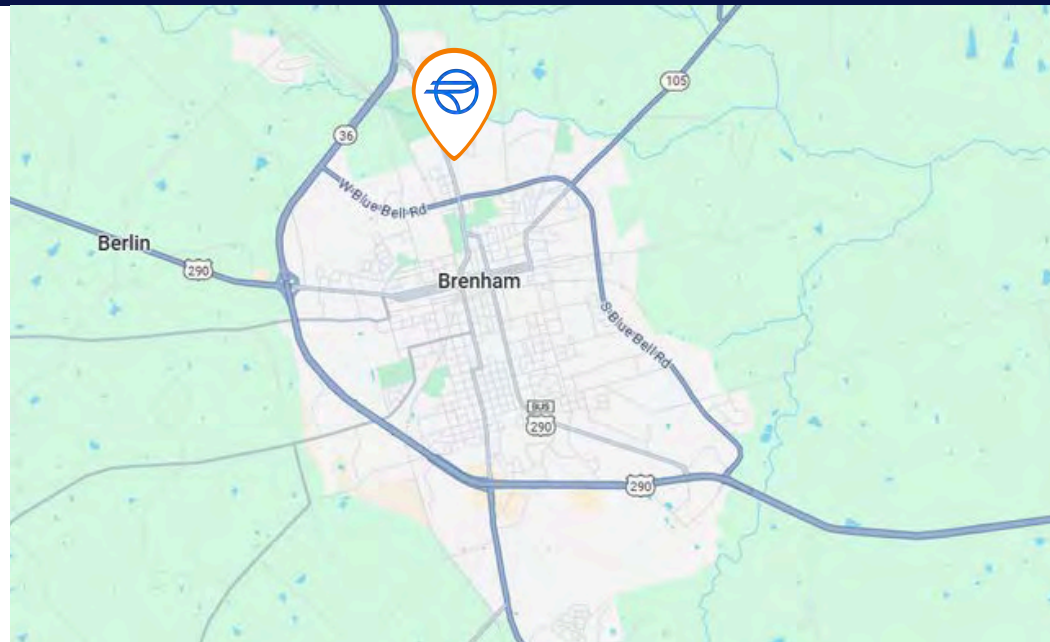




RIVERSTONE
COMMERCIAL REAL ESTATE

1610 N PARK ST
Brenham, TX 77833



OFFERING SUMMARY

Sale Price: \$599,000

Building Size: 1,520 SF

Utilities: City Water and Sewer

Traffic Counts: 8,520 VPD

PROPERTY HIGHLIGHTS

- ***Seller Financing Available***
- Open concept floor plan to fit various industries
- 6 parking spots
- 400amp service - 3 phase at pole if needed
- Additional 600' slab for expansion
- Energy efficient construction
- Busy corridor, close to Brenham HS and Holt Park
- Less than a mile to SH-36, 2.9 Miles to Hwy 290, 1.4 Miles to TX-105

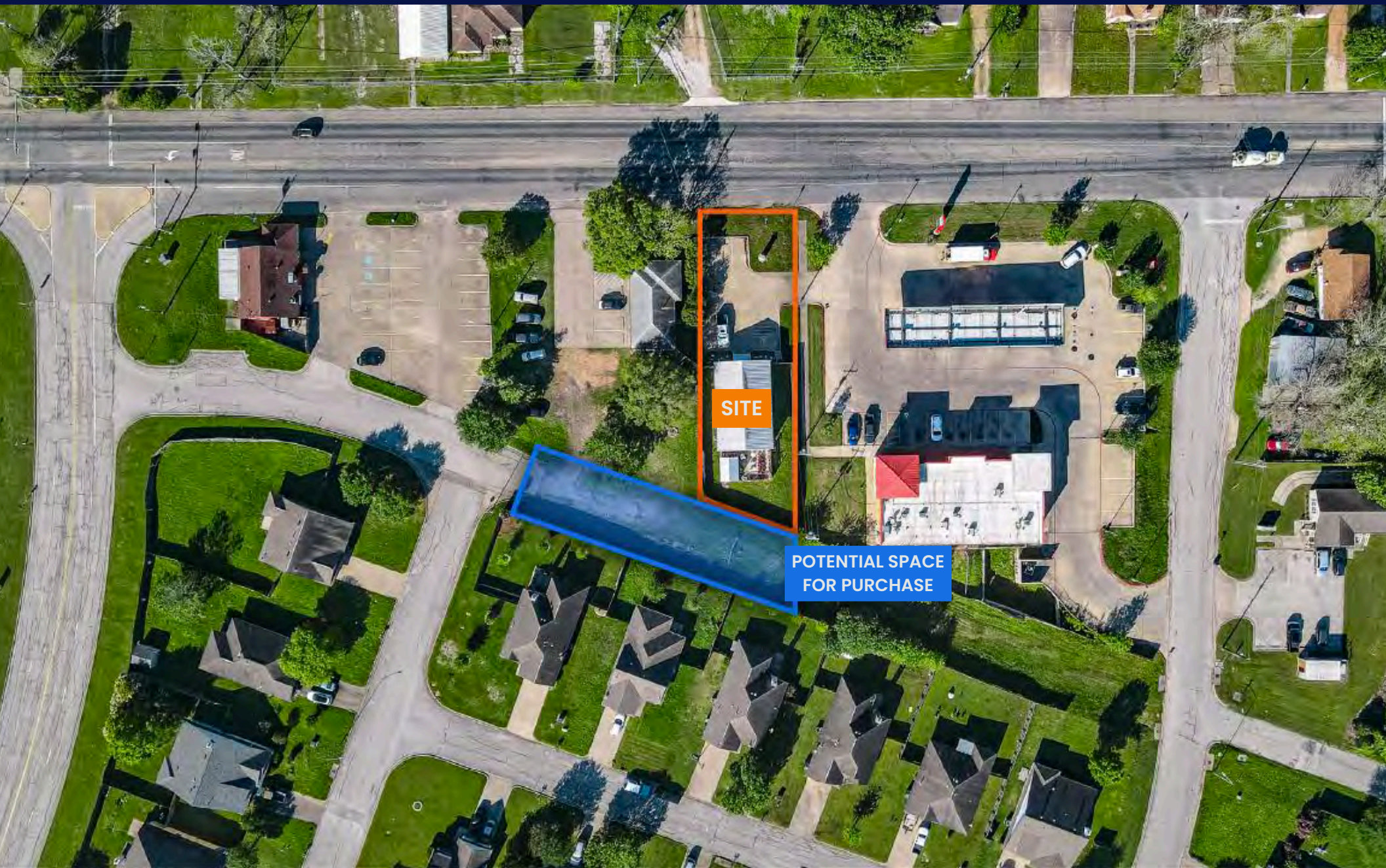


RIVERSTONE
COMMERCIAL REAL ESTATE

CHRIS LERMANN
Advisor

979.943.7614 | chris.lermann@riverstoneecos.com

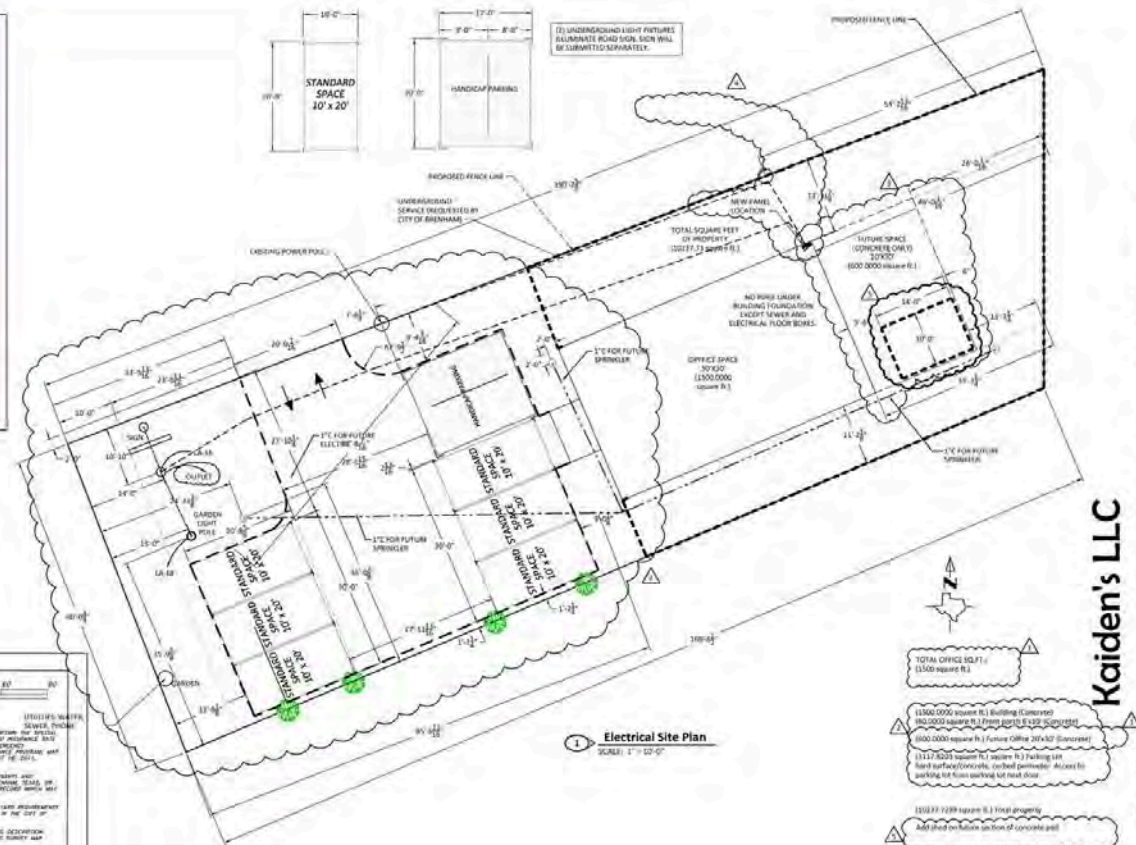
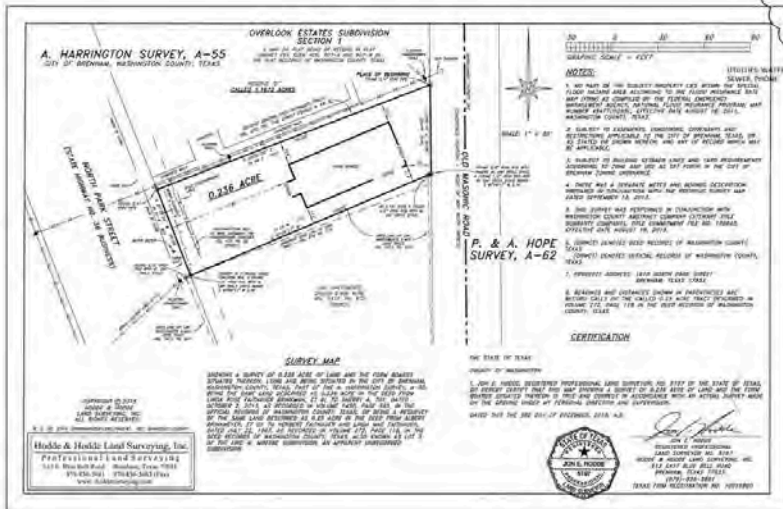
1610 N PARK ST



RIVERSTONE
COMMERCIAL REAL ESTATE

CHRIS LERMANN
Advisor

979.943.7614 | chris.lermann@riverstoneecos.com



Kaiden's LLC



1610 North Park Street, Brenham, Texas 77833, (713) 956-2679

Site Plan
S 1.0



1610 Not

1986 MAY 16 AM 10:20:12U
1986-05-16 Nov. 10, 2014
S. M. MASON, P.E.
FEDERAL REGISTRATION
#F-3879

Date	Description
 July 19, 2014	Issued for Permit
 Nov 11, 2014	Revised per city comment
 Nov 14, 2014	Revised per city comment
 Dec 09, 2014	City OK, Pending
 Nov 08, 2013	Permit Reopened on Building
 April 15, 2016	Relocated power pylon to back left corner, 25' points coming from new pylon.
 April 15, 2016	Now final

An aerial photograph of a suburban neighborhood. A red location pin with a white circular icon inside is placed on a street. Above the pin, a black rectangular label with white text reads 'Hwy-290'. The neighborhood features numerous houses with dark roofs, green lawns, and mature trees. A large parking lot with several vehicles is visible near the pin. In the background, a water tower and more residential buildings are visible under a clear blue sky.

An aerial photograph of a suburban neighborhood. In the center, a red location pin with a white circular icon containing a stylized 'S' and a horizontal line is placed. To the right of the pin, a red rectangular label with white text reads 'Business SH-36'. The neighborhood features numerous houses with dark roofs, green lawns, and mature trees. A large, light-colored commercial building is visible in the background. A water tower is on the left side of the image. The sky is clear and blue.

An aerial photograph of a suburban neighborhood. A red location pin is placed on a street, indicating the property location. A blue label in the top left corner reads 'Business SH-36'. The area features a mix of residential houses, green lawns, and trees. A large road runs vertically through the center of the image.



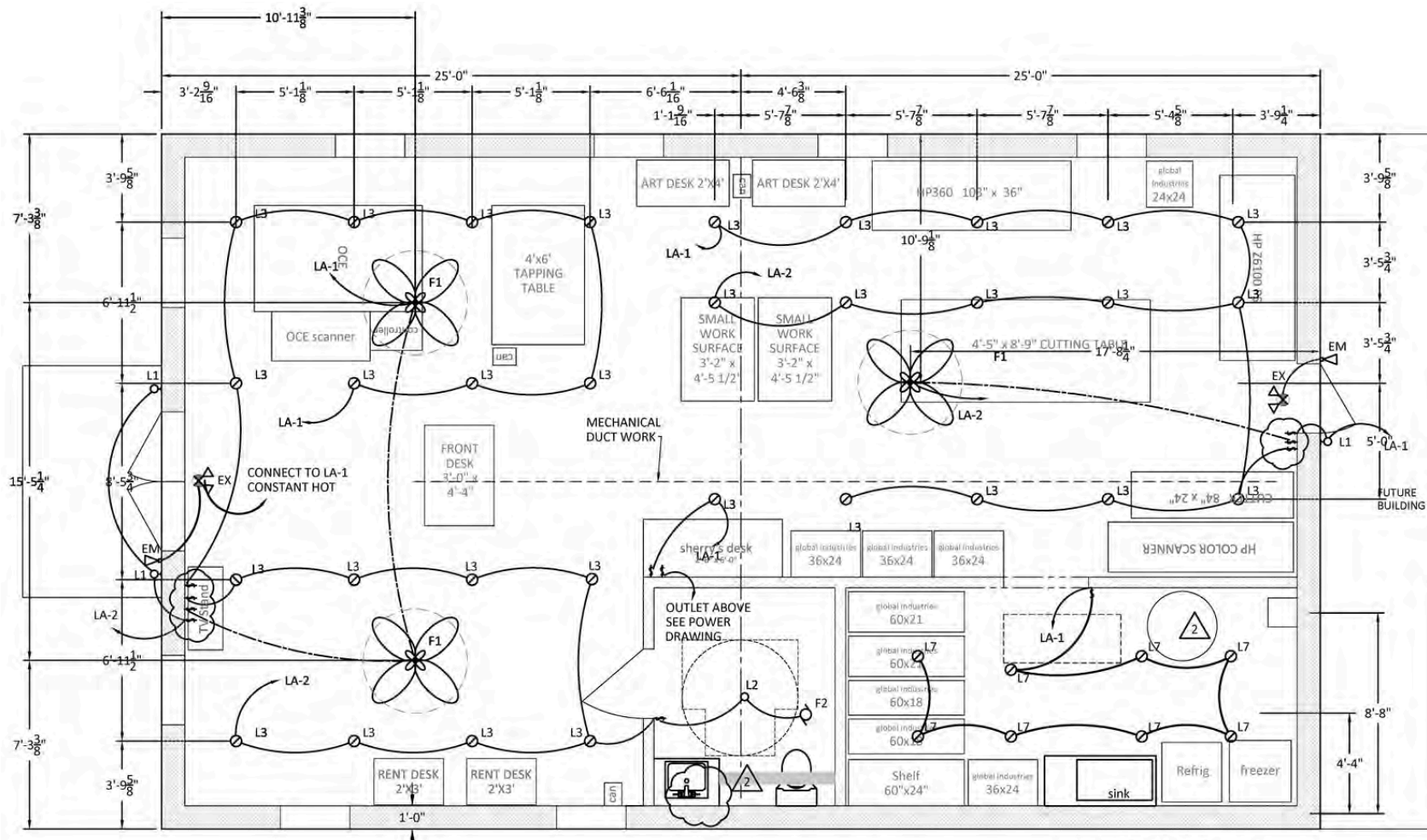
1610 N PARK ST

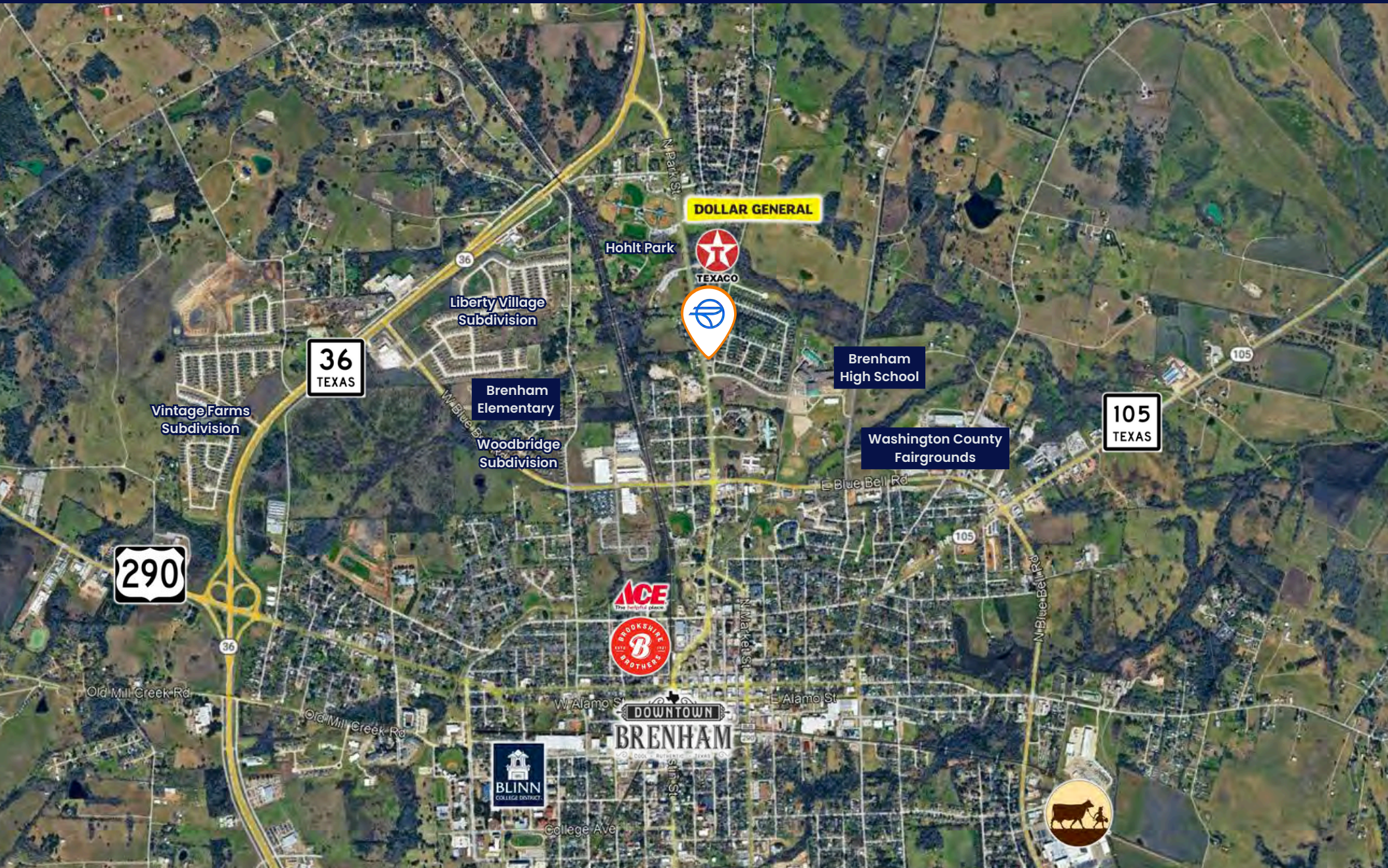


RIVERSTONE
COMMERCIAL REAL ESTATE

CHRIS LERMANN
Advisor

979.943.7614 | chris.lermann@riverstoneecos.com





RIVERSTONE
COMMERCIAL REAL ESTATE

CHRIS LERMANN
Advisor

979.943.7614 | chris.lermann@riverstoneecos.com

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

License No.

info@riverstonecos.com

Email

jim@riverstonecos.com

Email

Email

chris.lermann@riverstonecos.com

Email

(979) 431-4400

Phone

(979) 431-4400

Phone

Phone

(979) 943-7614

Phone

Buyer/Tenant/Seller/Landlord Initials

Date