



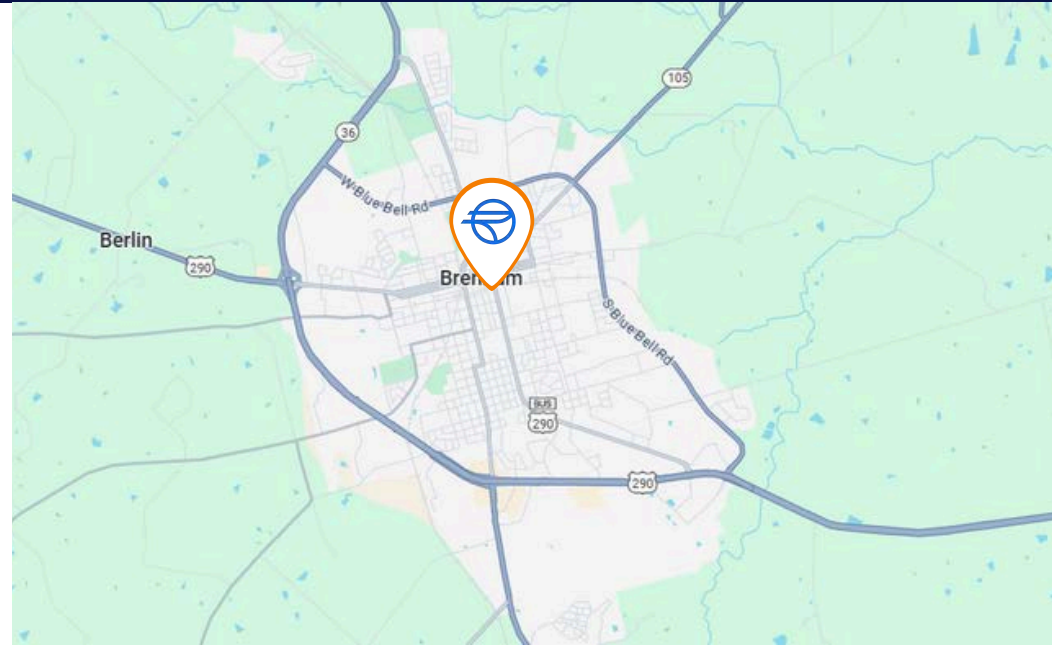
RIVERSTONE
COMMERCIAL REAL ESTATE

**HISTORIC INVESTMENT AND
REDEVELOPMENT OPPORTUNITY**
214 E Main St Brenham, TX 77833

CHRIS LERMANN 979.943.7614

www.riverstonecos.com | 809 University Drive East, College Station, TX 77840

214 E Main Street – Brenham



OFFERING SUMMARY

Sale Price:	\$1,350,000
Total Building Size:	12,596 SF
First Floor Size	6,356 SF
Second Floor Size:	6,240 SF
Utilities:	City Water and Sewer
Traffic Counts:	8,520 VPD

PROPERTY HIGHLIGHTS

- Historic building with potential tax credits and grants available
- Second floor open & ready for remodeling
- Established local tenants in first floor suites providing immediate cash flow
- Perfect for investors seeking long-term appreciation and value-add redevelopment
- Strong visibility and walkability in a proven downtown corridor
- All identified lead-based materials and asbestos have been professionally removed



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Advisor

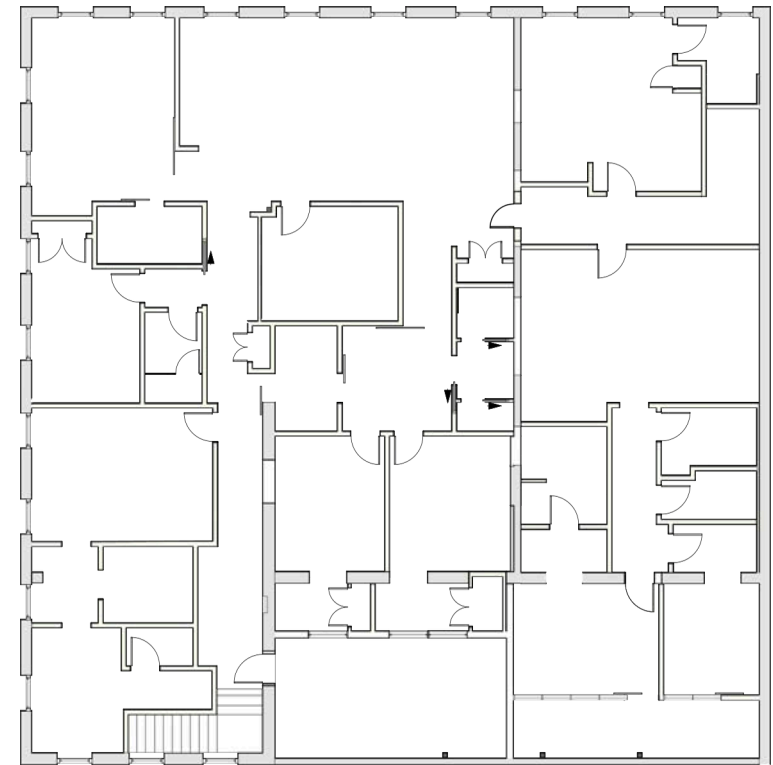
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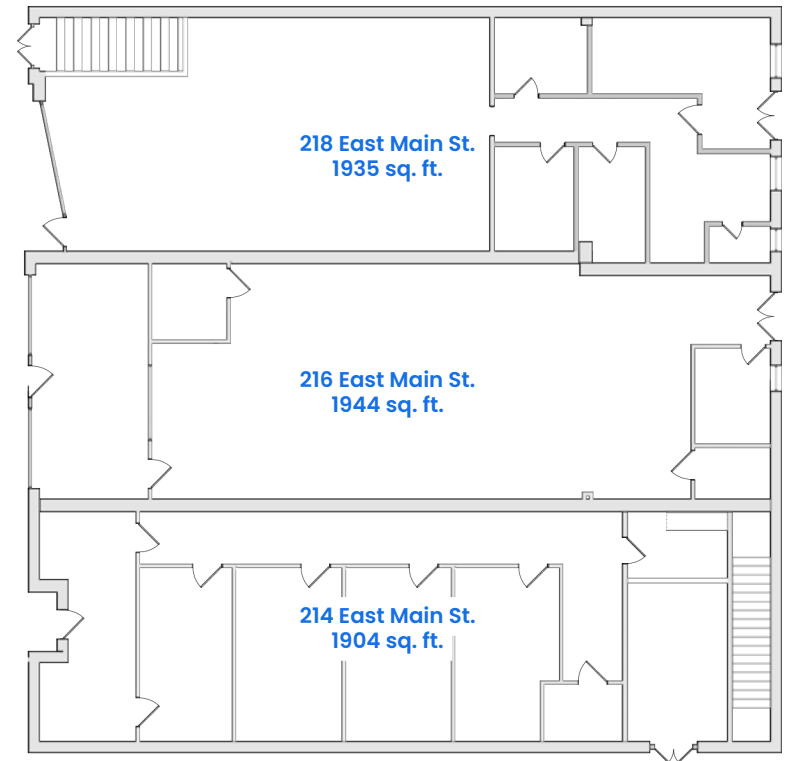
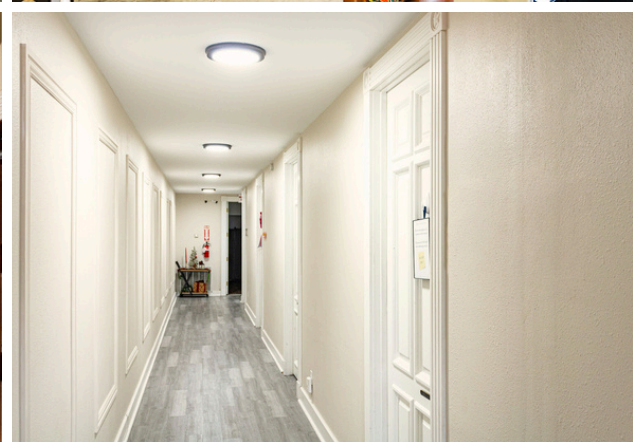
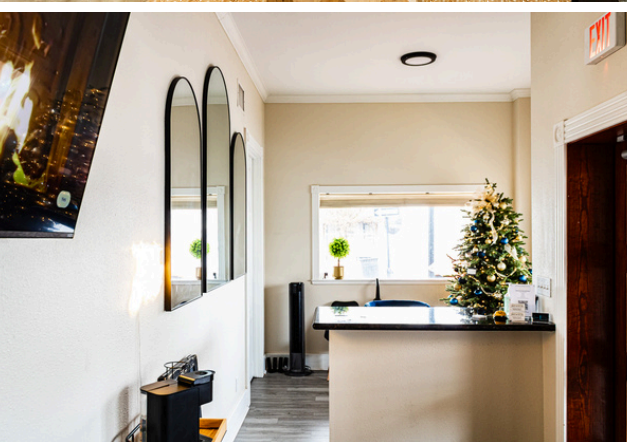
Owner's Vision

Upstairs was planned the following:

- 1 Efficiency Apartment (Main Street Side)
- 2 Bedroom Apartment (Alley Side) with a open porch
- 4 Bedroom Apartment with Media Room for Owners Wing with a open porch and private entrance.



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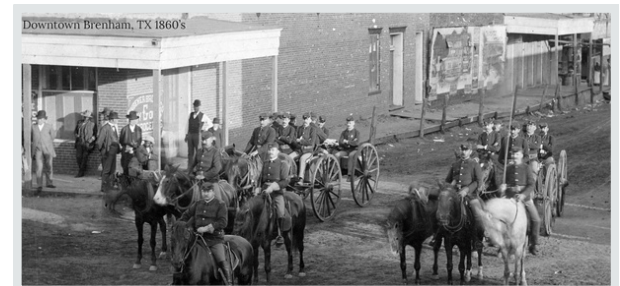
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The William M. Zeiss Building was built in 1856, and holds the namesake of German immigrant William Zeiss. Zeiss arrived in Texas from Ziegenhain, Germany, in 1852 at the age of 19. Upon settling in Brenham, he learned the bakery trade. In 1856, he bought the original, initially one-story structure on 214 East Main Street, from the influential Giddings family. The property at 214 East Main Street stands as one of Brenham's oldest extant commercial structures and a critical cornerstone of the city's architectural and social history. It survived several catastrophic downtown fires in 1866, 1873, and 1877, marking it as a singular survivor from Brenham's foundational period.

The building's history documents Brenham's economic and social evolution. For an extraordinary 80 years, until 1936, the ground floor was anchored by the continuous operation of the Zeiss Bakery. Around the 1870s, the structure was vertically expanded to two stories. The new second floor served as the long-term host of the Elks Club, which became known as the "ultimate Social Center of Brenham," hosting community dances and functions. This sequential tenancy—from an artisan bakery and saloon to a social center and, later, modern office and retail use—demonstrates the property has successfully adapted to every major economic shift over 168 years.



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214 E Main Street - Brenham



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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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

38.9

Median Age

9,017
Households

\$56,334

Median Disposable Income

23,412

2023 Total Population

EDUCATION

10%

No High School Diploma



29%
High School Graduate



30%
Some College



31%
College Graduate

INCOME



\$91,473

Average Household Income



\$35,599

Per Capita Income



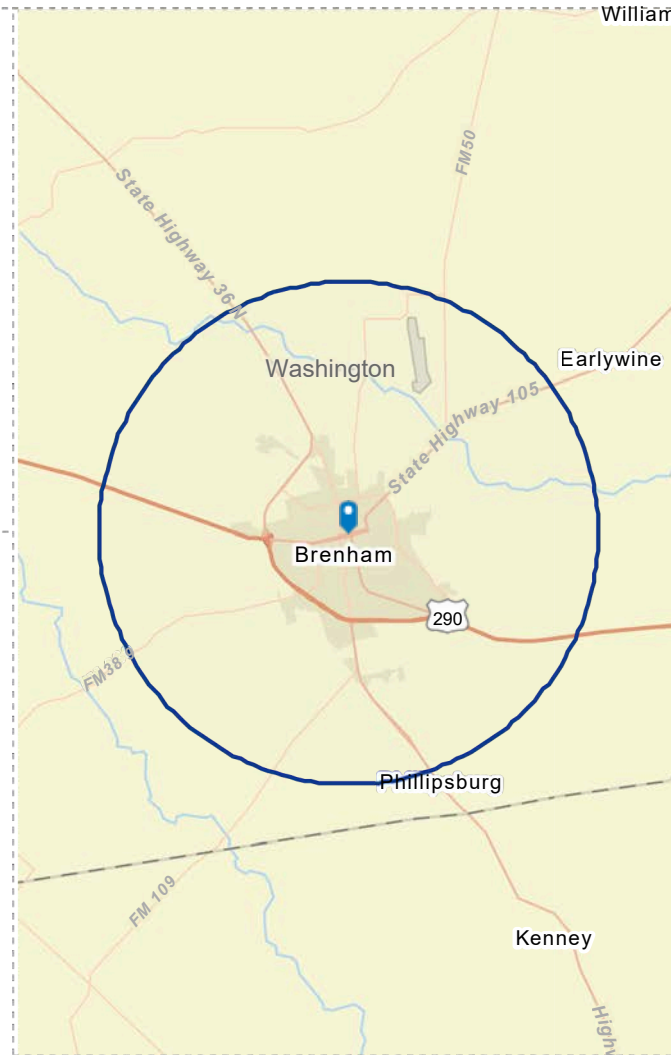
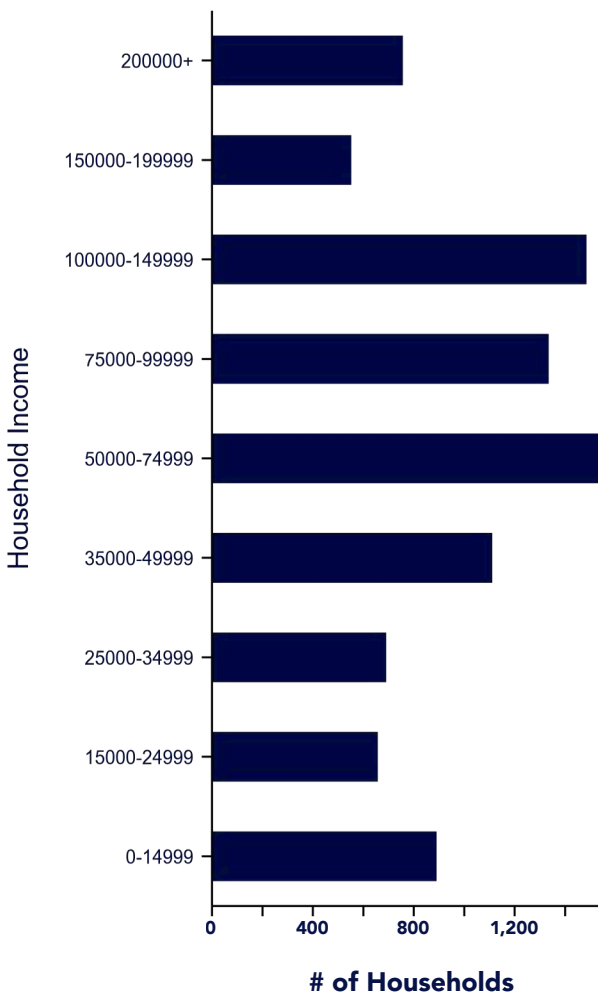
\$1,037,658

Average Net Worth



\$393,396

Average Home Value



EMPLOYMENT



White Collar

66%



Blue Collar

21%



Services

13%

Unemployment Rate

3.6%

214 E Main Street – Brenham



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	9008522	info@riverstonecos.com	(979) 431-4400
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
James Jones	545598	jim@riverstonecos.com	(979) 431-4400
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Chris Lermann	827869	chris.lermann@riverstonecos.com	(979) 943-7614
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	