

HODDE

REAL ESTATE CO.

C O M M E R C I A L

HRE #14-069

112 West Main St.

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Brenham, TX 77833

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**COMMERCIAL
APPROX. 19.76 AC.**



**BLUE BELL RD. (FM 577)
BRENHAM, TEXAS**

WWW.HODDERE.COM



Outstanding commercial opportunity located on the corner of Fm 577 and Lauraine Ln in Brenham. Approximately 19.76 acres with over 1000' of frontage on Fm 577 and 500' on Lauraine Ln provides prominent exposure to the nearly +/-11,000 cars per day in this area.

- Zoned B-1 for Local Business Mixed Use
- All City Utilities
- Located in Opportunity Zone (special tax incentives)

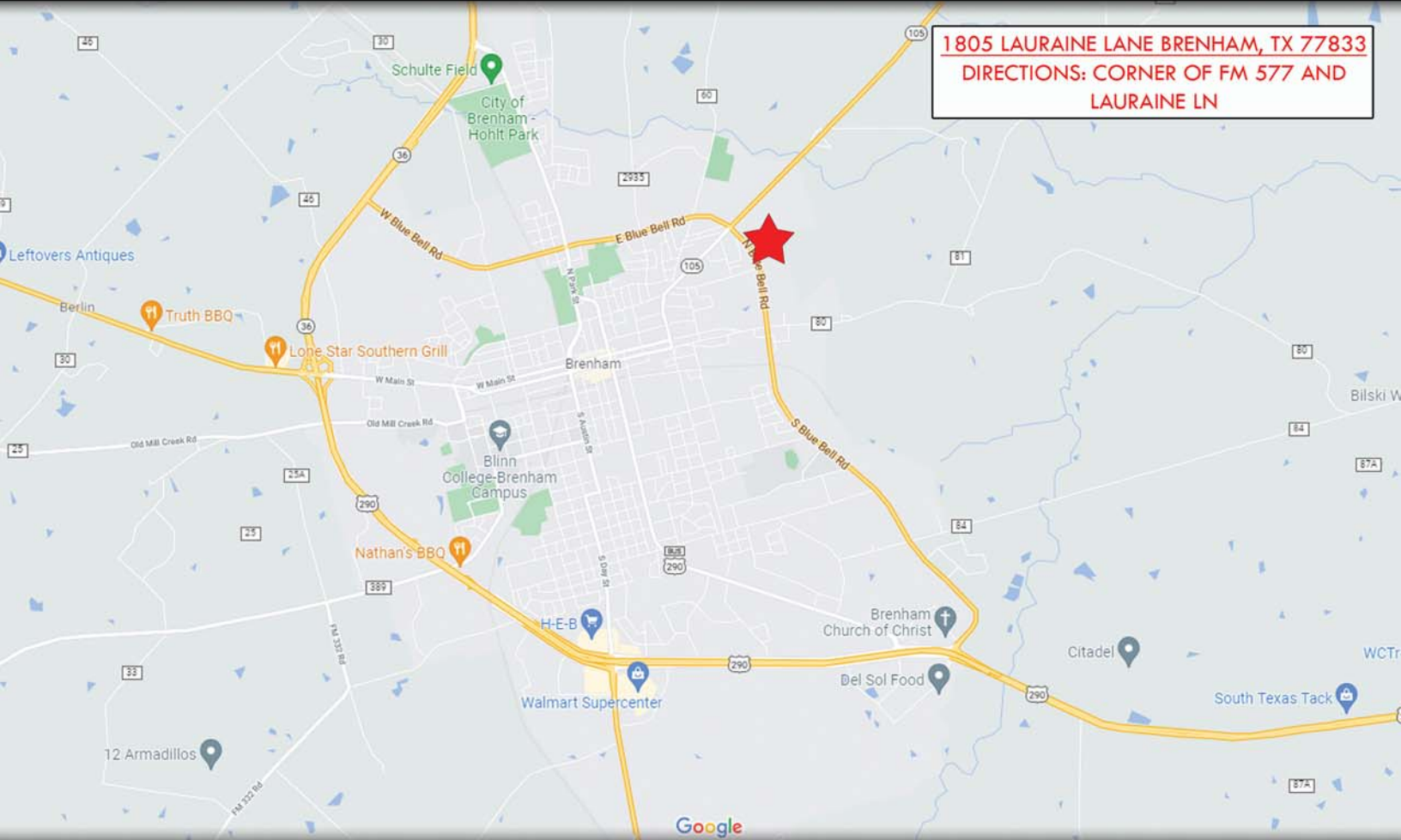
Brenham is rapidly expanding and this property offers great potential that welcomes many different usages.

ASKING PRICE: \$3,227,793



**1805 LAURAINÉ LANE
BRENHAM, TEXAS 77833**

- ★ WASHINGTON COUNTY
- ★ ZONING: B1 - LOCAL BUSINESS MIXED
- ★ EASEMENTS: AS OF RECORD
- ★ BRENHAM ISD
- ★ RESTRICTIONS: CITY OF BRENHAM
- ★ MINERALS: NONE
- ★ ACREAGE SIZE: ±19.76 AC.
- ★ ELECTRIC: CITY OF BRENHAM
- ★ ±1,000 FEET OF PAVED ROAD FRONTAGE ON FM 577
- ★ EST. TAXES: \$2,050.76
- ★ WATER/SEWER: CITY OF BRENHAM & WATER WELL



1805 LAURAINNE LANE BRENHAM, TX 77833
DIRECTIONS: CORNER OF FM 577 AND LAURAINNE LN

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KATY PUGH

979.277.8081



The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.