

# HODDE

REAL ESTATE CO.

**C O M M E R C I A L**

HREC #5073

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**COMMERCIAL/INVESTMENT**

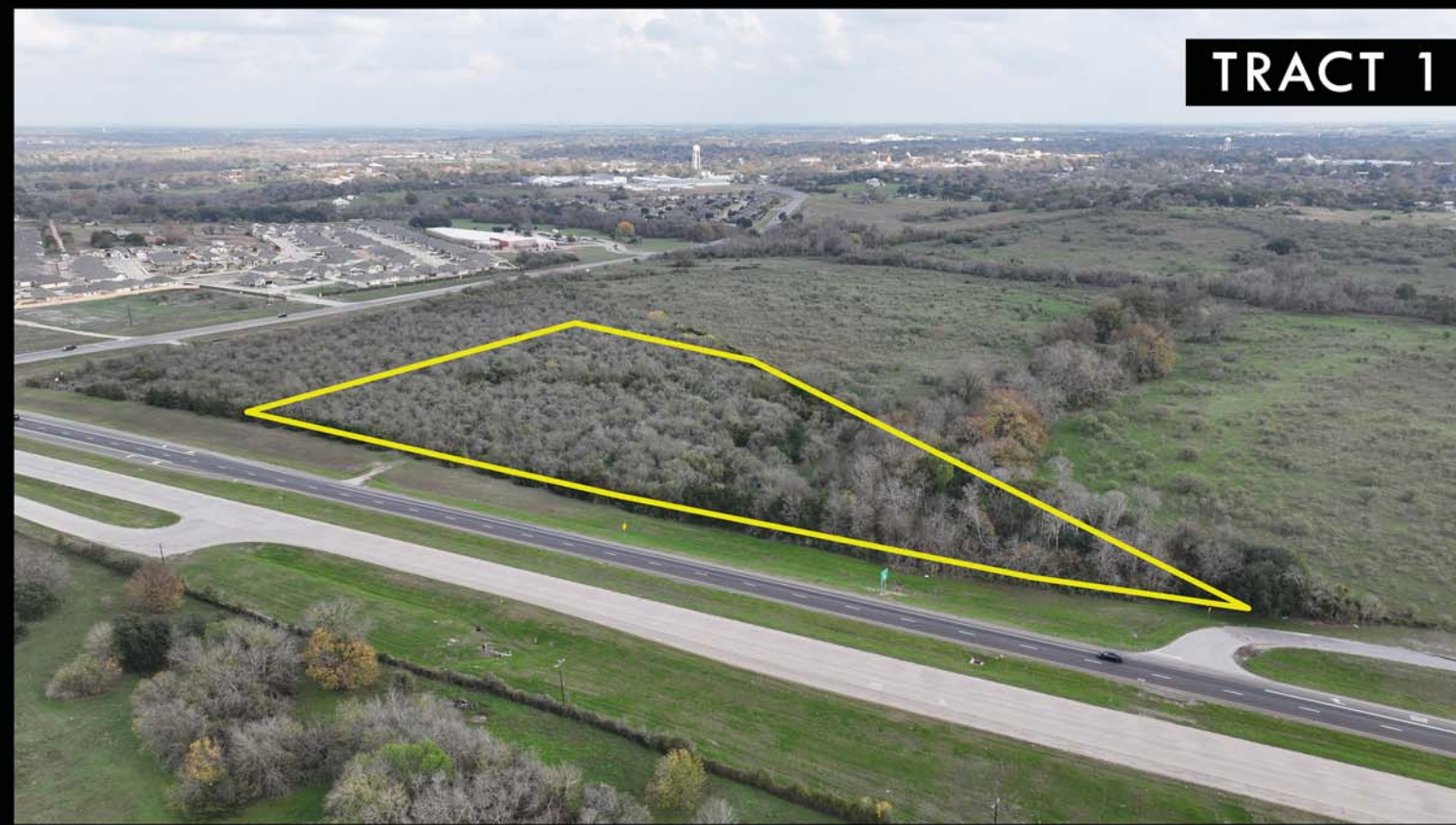


## HWY 36/BLUE BELL ROAD

BRENHAM, TEXAS

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**TRACT 1**



**TRACT 2**

High visibility site with two tracts fronting US Highway 36 and FM 577/Bluebell Rd. Total of approx. 25.024 acres located inside City Limits of Brenham, TX with all utilities available. Property is zoned Commercial B2: Research & Technology. Great location for any future type of commercial and/or residential development. Property is located 1.5 miles from Downtown.

TRACT 1: \$3.80/SF    TRACT 2: \$5.80/SF

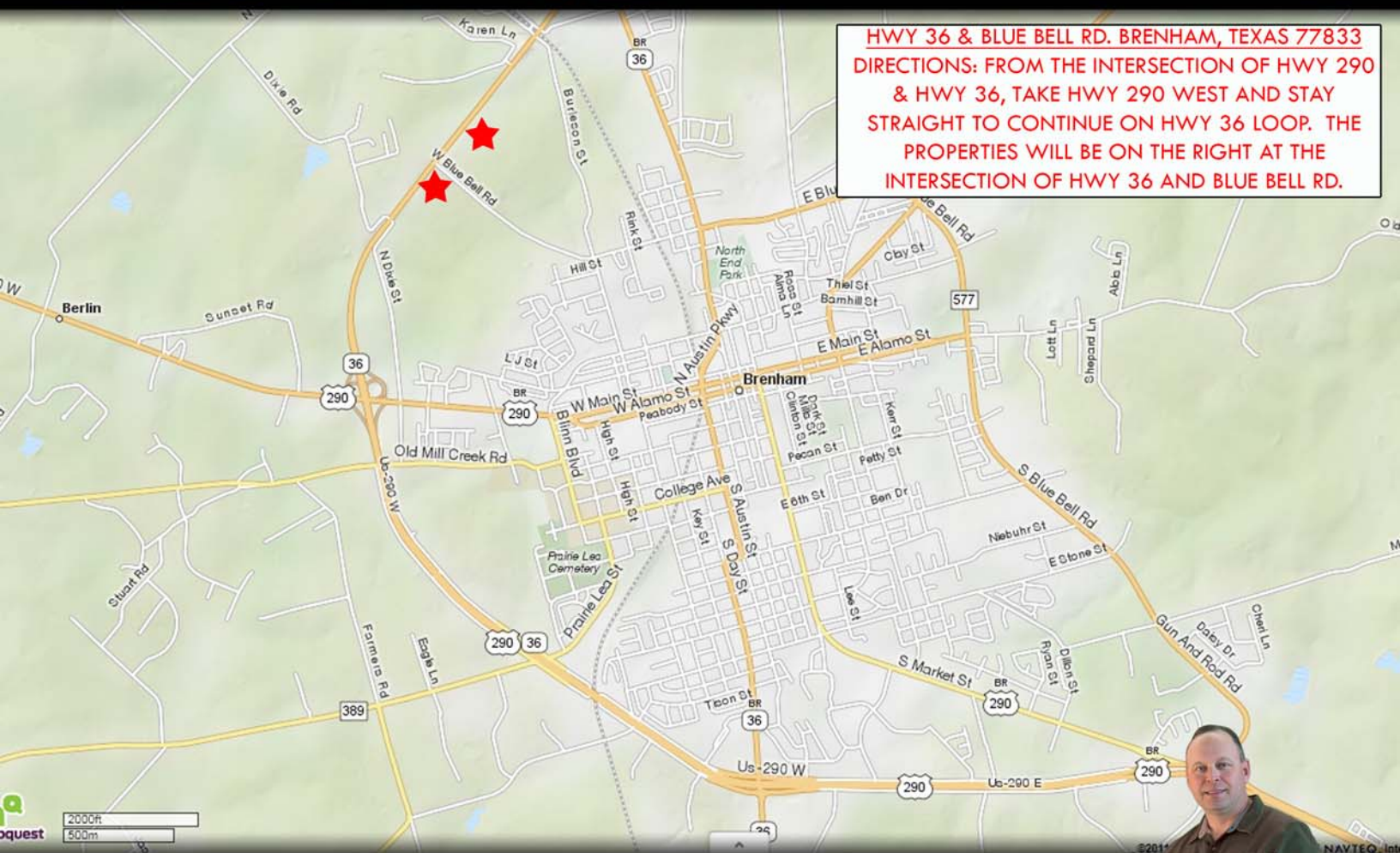


**HWY 36 & BLUE BELL RD.  
BRENHAM, TEXAS 77833**

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ TOTAL ACREAGE SIZE: ±19.196 AC.
- ★ EST. TAXES: TBD

- ★ ZONING: B2 - COMMERCIAL, RESEARCH AND TECHNOLOGY DISTRICT
- ★ RESTRICTIONS: CITY OF BRENHAM
- ★ WATER/SEWER: CITY OF BRENHAM
- ★ ELECTRIC: CITY OF BRENHAM
- ★ EASEMENTS: AS OF RECORD
- ★ MINERALS: NONE





**HWY 36 & BLUE BELL RD. BRENHAM, TEXAS 77833**  
**DIRECTIONS: FROM THE INTERSECTION OF HWY 290 & HWY 36, TAKE HWY 290 WEST AND STAY STRAIGHT TO CONTINUE ON HWY 36 LOOP. THE PROPERTIES WILL BE ON THE RIGHT AT THE INTERSECTION OF HWY 36 AND BLUE BELL RD.**

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.

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*Randy Hodde*