

112 West Main St.  
Brenham, TX 77833  
979-836-8532



203 N. Live Oak St.  
Round Top, TX 78954  
979-378-8778

HREC #2008

COMMERCIAL  
LAND/INVESTMENT  
APPROX. 15.34 AC.



1030 DIXIE RD. @ HWY 36  
BRENHAM, TEXAS

HODDERE.COM



**STYLECRAFT BUILDERS, INC.**  
**VINTAGE FARMS SUBDIVISION**

**D.R. HORTON**

**LIBERTY HILL SUBDIVISION**

Commercial development and investment opportunity of approximately ±15.34 acres located in the City of Brenham at the intersection of Hwy 36 and Dixie Rd. Approximately 1260 feet of State Hwy 36 road frontage. Additional access from Dixie Rd. Will subdivide into smaller Tracts 1 & 2. There is a ±1902sqft. log home and a 40'X 50' metal building on the property included in the sale of the sale of the ±15.34 acres. Across from StyleCraft Builders Vintage Farms Subdivision and very near D.R. Horton's Liberty Hill Subdivision. City of Brenham and Bluebonnet Electric Coop utilities available. Zoned B1 for Local Business Mixed Use.

**ASKING PRICE: \$2,500,000**

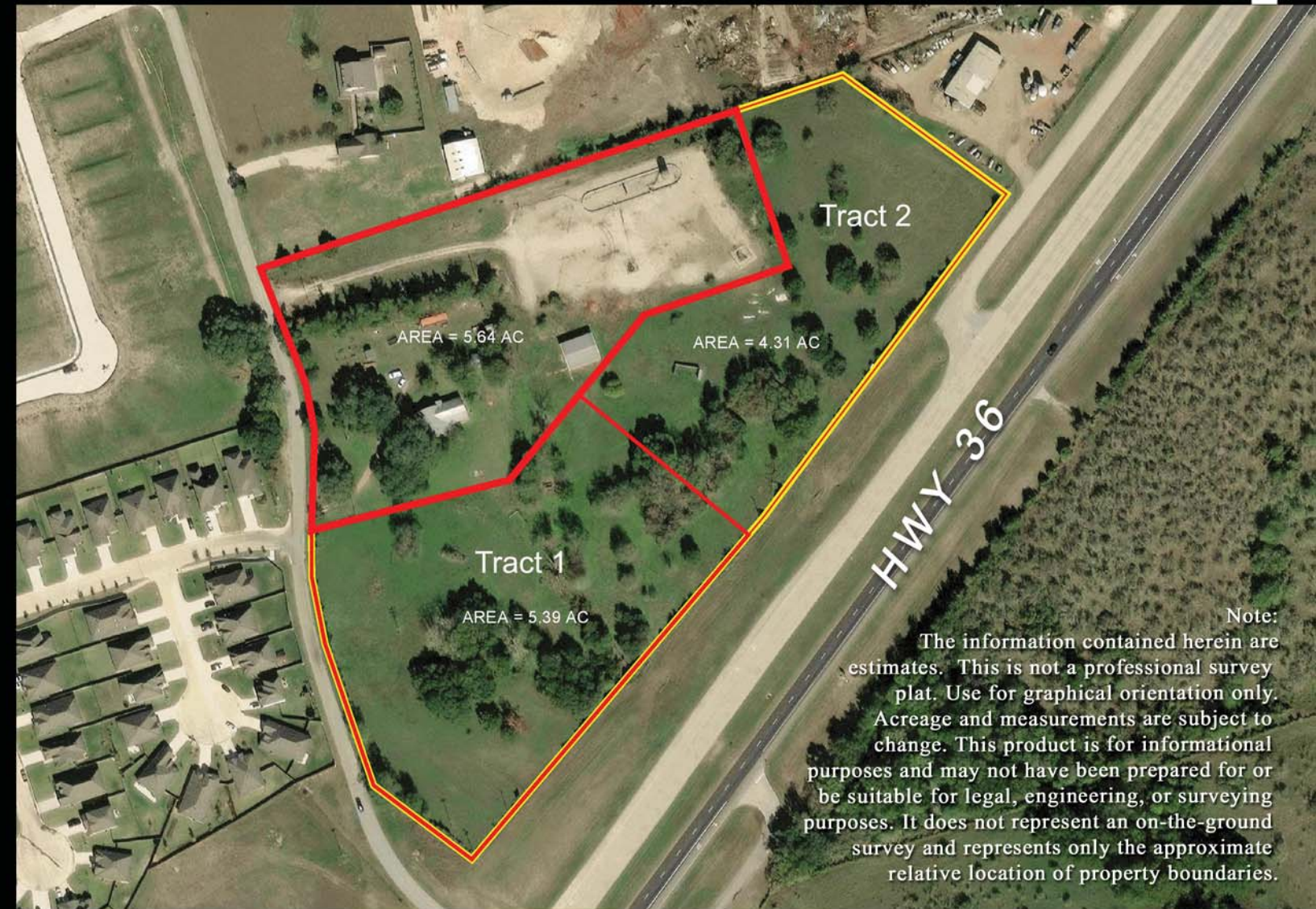
**TRACT 1 - ±5.39 AC. - \$1,116,000**

**TRACT 2 - ±4.32 AC. - \$862,000**

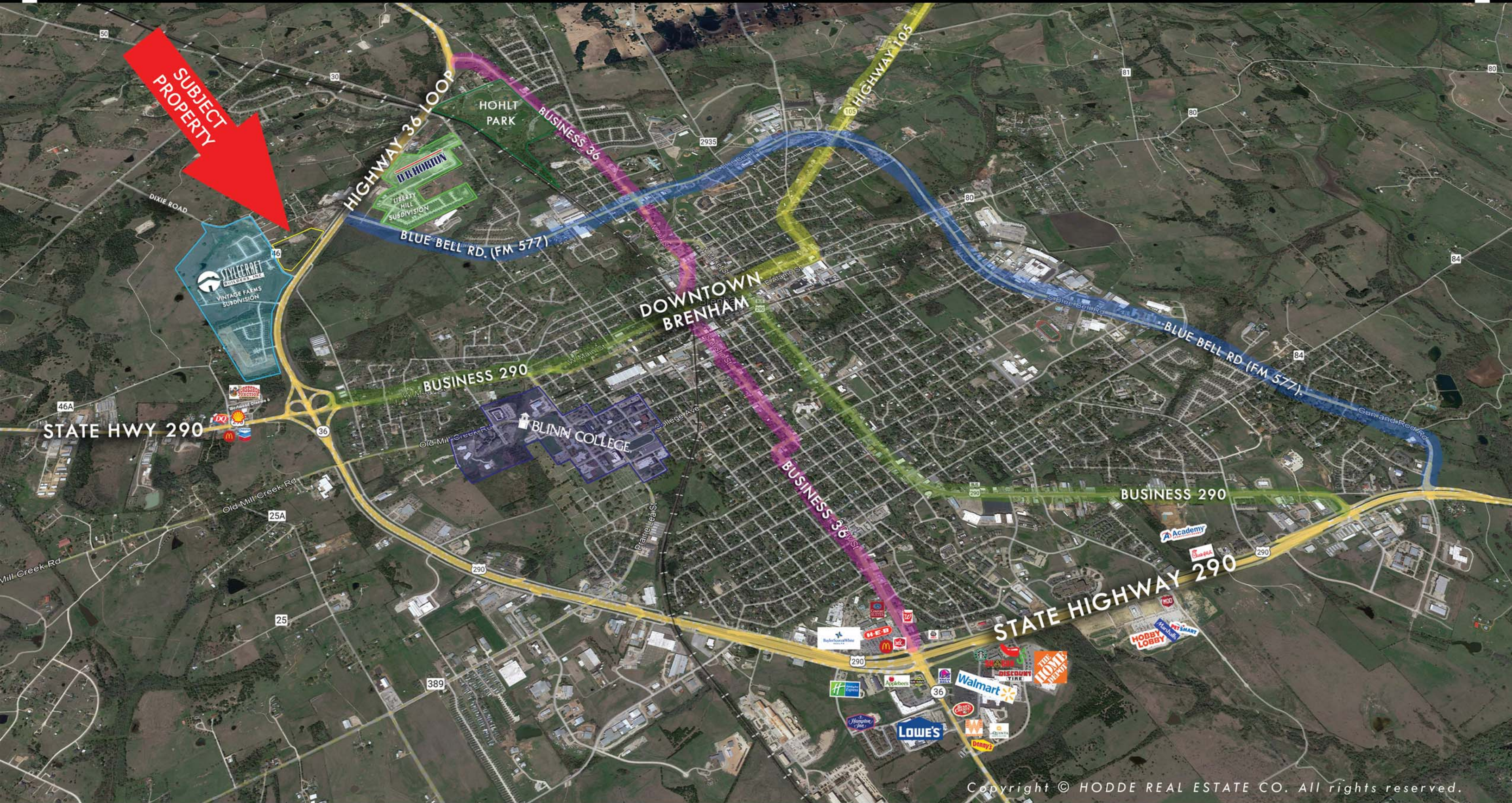


**1030 DIXIE RD. AT HWY 36  
 BRENHAM, TEXAS 77833**

- ★ WASHINGTON COUNTY
- ★ ZONING: B1-LOCAL BUSINESS MIXED USE
- ★ EASEMENTS: AS OF RECORD
- ★ BRENHAM ISD
- ★ RESTRICTIONS: CITY OF BRENHAM
- ★ MINERALS: NONE
- ★ ACREAGE SIZE: ±15.34 AC.
- ★ WATER/SEWER: TO BE PROVIDED BY CITY OF BRENHAM
- ★ ROAD FRONTAGE: PAVED, STATE HWY
- ★ EST. TAXES: TBD
- ★ ELECTRIC: BLUEBONNET ELECTRIC CO-OP
- ★ LOG HOME SQ. FT.: ±1902 SF



# OVERVIEW OF BRENHAM

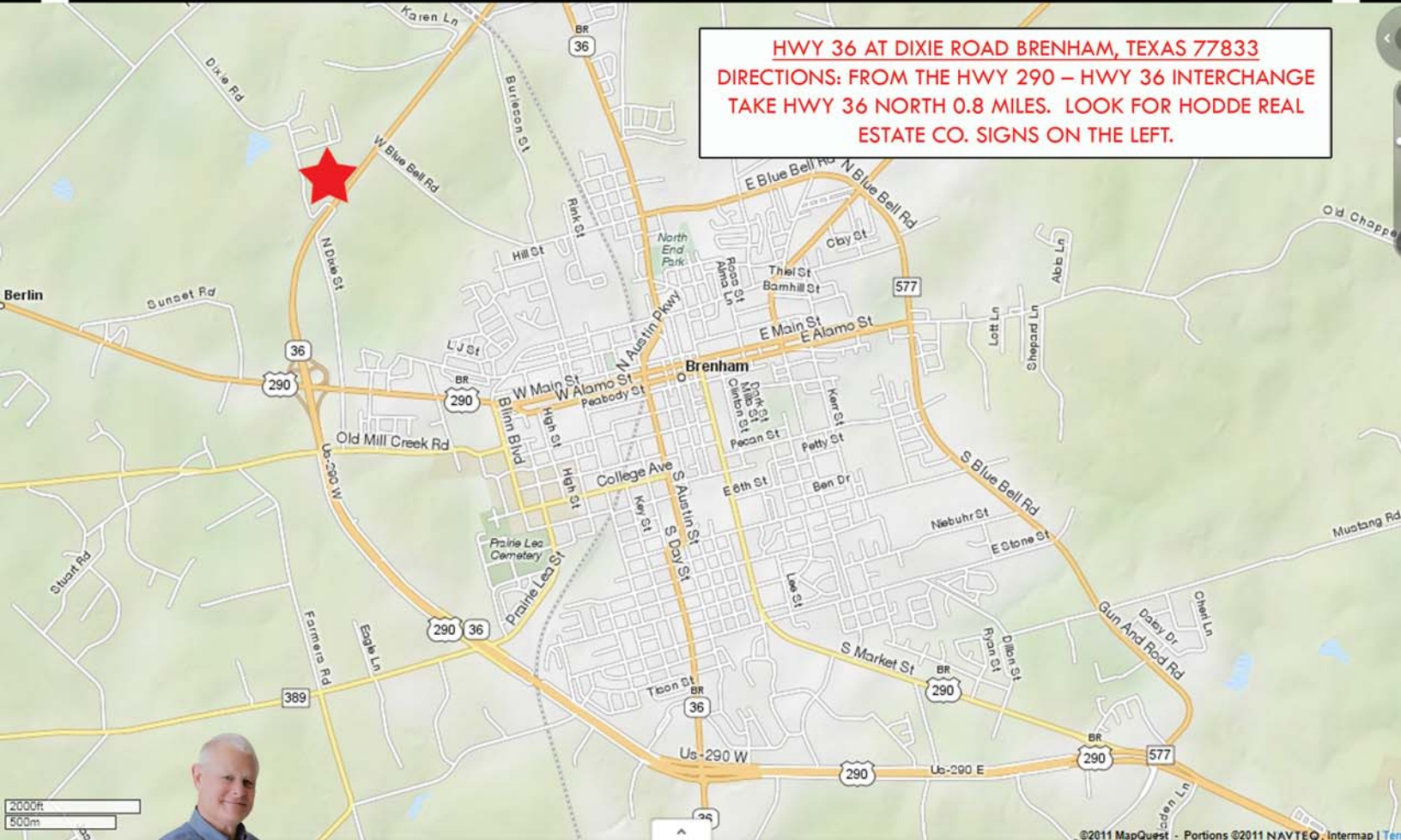


Copyright © HODDE REAL ESTATE CO. All rights reserved.

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



**HWY 36 AT DIXIE ROAD BRENHAM, TEXAS 77833**  
**DIRECTIONS: FROM THE HWY 290 – HWY 36 INTERCHANGE**  
**TAKE HWY 36 NORTH 0.8 MILES. LOOK FOR HODDE REAL**  
**ESTATE CO. SIGNS ON THE LEFT.**



**JIM RIPPLE**  
**979-451-2882**

**HODDE**  
 REAL ESTATE CO.  
**COMMERCIAL**

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.