

203 N. Live Oak St.  
Round Top, TX 78954

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

**H**ODDE



REAL ESTATE CO.

HREC #5330-11

ACREAGE  
APPROX. 2.356 AC.



**LOT 11 - CHAPPELL GROVE**  
WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M



**Corner lot featuring approx. 2.356 acres with wooded area and private homesite overlooking the wet-weather creek. Located just outside of downtown Chappell Hill with paved county spec road frontage, AT&T fiber internet and no timeline to build.**

**ASKING PRICE: \$159,500**



**CHAPPELL GROVE LANE  
CHAPPELL HILL, TX 77426**

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ APPROX. 2.356 AC.
- ★ EST. TAXES: \$1,205.19  
(PER WCAD)



- ★ EXCLUSIONS: NONE
- ★ RESTRICTIONS: YES
- ★ EASEMENTS: AS OF RECORD
- ★ MINERALS: NONE TO CONVEY

**ADDITIONAL INFORMATION**

- Residential use only
- No Manufactured, Mobile or Modular Homes
- Minimum of 2,500 SF
- HOA Dues - \$500 per lot
- Roads built to Washington County specs for future maintenance
- Underground Electrical Distribution

- ★ PAVED, COUNTY MAINTAINED ROAD FRONTAGE
- ★ LOCATED IN CHAPPELL GROVE SUBDIVISION



**CHAPPELL GROVE LANE CHAPPELL HILL, TX 77426**  
**DIRECTIONS: FROM THE INTERSECTION OF HWY 290 AND FM 1155 IN CHAPPELL HILL, GO NORTH ON FM 1155 APPROX. 2.5 MILES. CHAPPELL GROVE LANE WILL BE ON YOUR LEFT.**



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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REAL ESTATE CO.

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