

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778



REAL ESTATE CO.

HREC #2071

ACREAGE
APPROX. 3.463 AC.



3133 ROLLING RIDGE LN.
WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M



Note:

The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Last available lot in the highly desirable Rolling Ridge Estates! This exceptional ± 3.463 -acre homesite is the third-largest lot in the subdivision and offers a rare opportunity to build your dream home just minutes from downtown Brenham. Surrounded by quality custom-built homes, the property features rolling terrain, a prime building site, and attractive countryside views.

Located on a cul-de-sac on a paved, county-maintained road, the property provides convenient access to Hwy 290, schools, shopping, and local amenities. Underground electric service and community water are already in place. Don't miss this chance to own one of the finest remaining homesites in one of Brenham's most scenic and sought-after developments.

ASKING PRICE: \$315,000



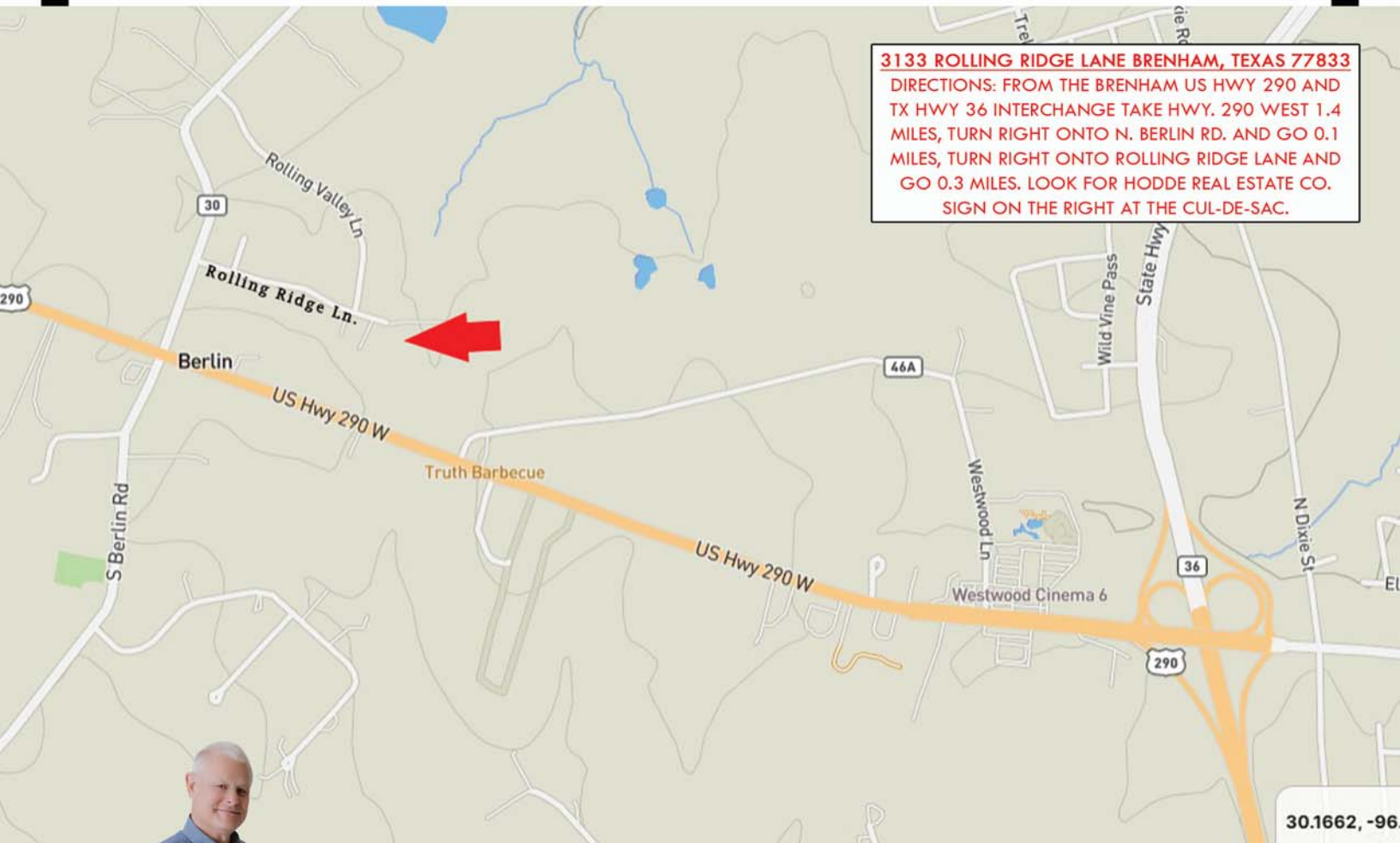
**3133 ROLLING RIDGE LN.
BRENHAM, TEXAS 77833**

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ APPROX. 3.463 AC.
- ★ EST. TAXES: \$2,693 (PER WCAD)

- ★ MINERALS: NONE WILL CONVEY
- ★ RESTRICTIONS: YES
- ★ EASEMENTS: AS OF RECORD
- ★ WELL/SEPTIC REQUIRED; PUBLIC WATER AVAILABLE

- ★ CUL-DE-SAC ON PAVED, COUNTY MAINTAINED ROAD
- ★ HOA: YES; \$150 ANNUALLY





HODDE

REAL ESTATE CO.

JIM RIPPLE
 979-451-2882



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.