

BRENHAM
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BELLVILLE
979-274-8484

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REAL ESTATE CO.

C O M M E R C I A L

HREC #25-003

COMMERCIAL
APPROX. 0.9425 AC.



2100 HWY 290 E.

BRENHAM, TEXAS

H O D D E R E . C O M



This property and building are located on a concrete corner lot with 70 parking spaces on ± 0.9425 acres on Hwy 290 in Brenham. This location is an excellent commercial site currently utilized as a restaurant and is being sold to include a complete inventory of all required equipment located in the restaurant. The building has ± 7173 SF with several dining areas, inside and outside bar areas, mens and ladies restrooms with a total of 6 stalls, kitchen, office and storage. The large dining areas can seat a maximum total of 240 customers. The entrance to the restaurant is located with easy access to bar and front dining areas. It also offers a large back room for dining with a buffet area. That room may be utilized for daily dining customers or for private parties that request access to the private outside bar. There is also an additional private room with restroom and bar access for smaller parties or meetings. It has an excellent large interior bar for customers and two outside bars for private parties. The two outside bars are arranged with one bar for drinks and one bar for food. There is ample room outside with a stage for a DJ or band and additional room with a covered dining and sitting area. This property has ± 154 feet of frontage on the south side of Hwy 290 and ± 267 feet of frontage on Hadley Street, located on the Hwy 290 east bound feeder road, across from the Tractor Supply location.

ASKING PRICE: \$1,500,000



2100 HWY 290 EAST
BRENHAM, TEXAS 77833

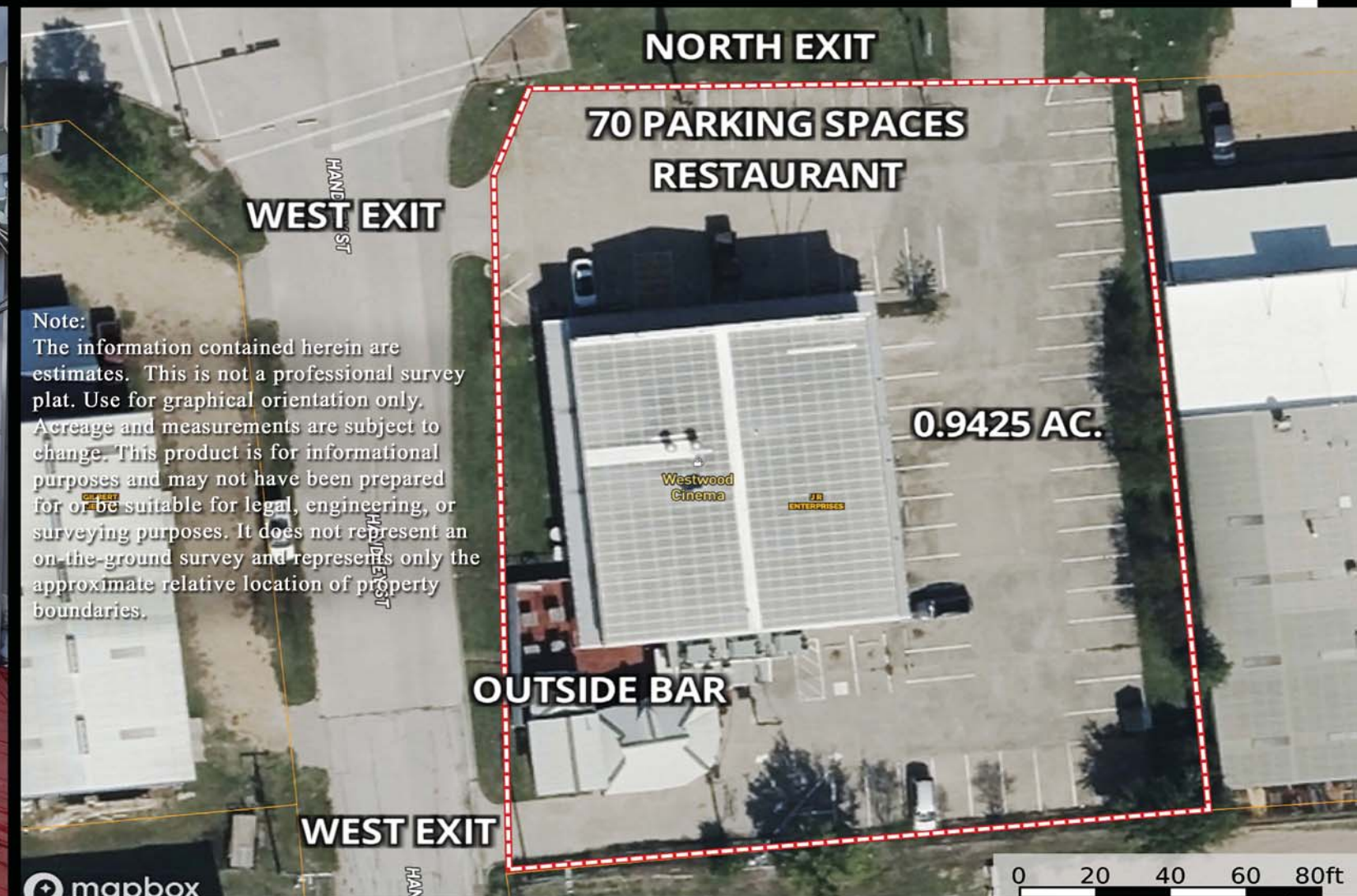
- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ ACREAGE SIZE: ± 0.9425 AC.
- ★ EST. TAXES: \$21,516.85 (PER WCAD WITH EXEMPTIONS)
- ★ ELECTRIC: CITY OF BRENHAM
- ★ SEWER: CITY OF BRENHAM
- ★ WATER: CITY OF BRENHAM
- ★ ZONING: INDUSTRIAL
- ★ EASEMENTS: AS OF RECORD
- ★ MINERALS: NONE
- ★ ONE PARKING LOT ENTRANCE ON HWY 290 ACCESS ROAD AND TWO ON HADLEY STREET

BUILDING INTERIOR

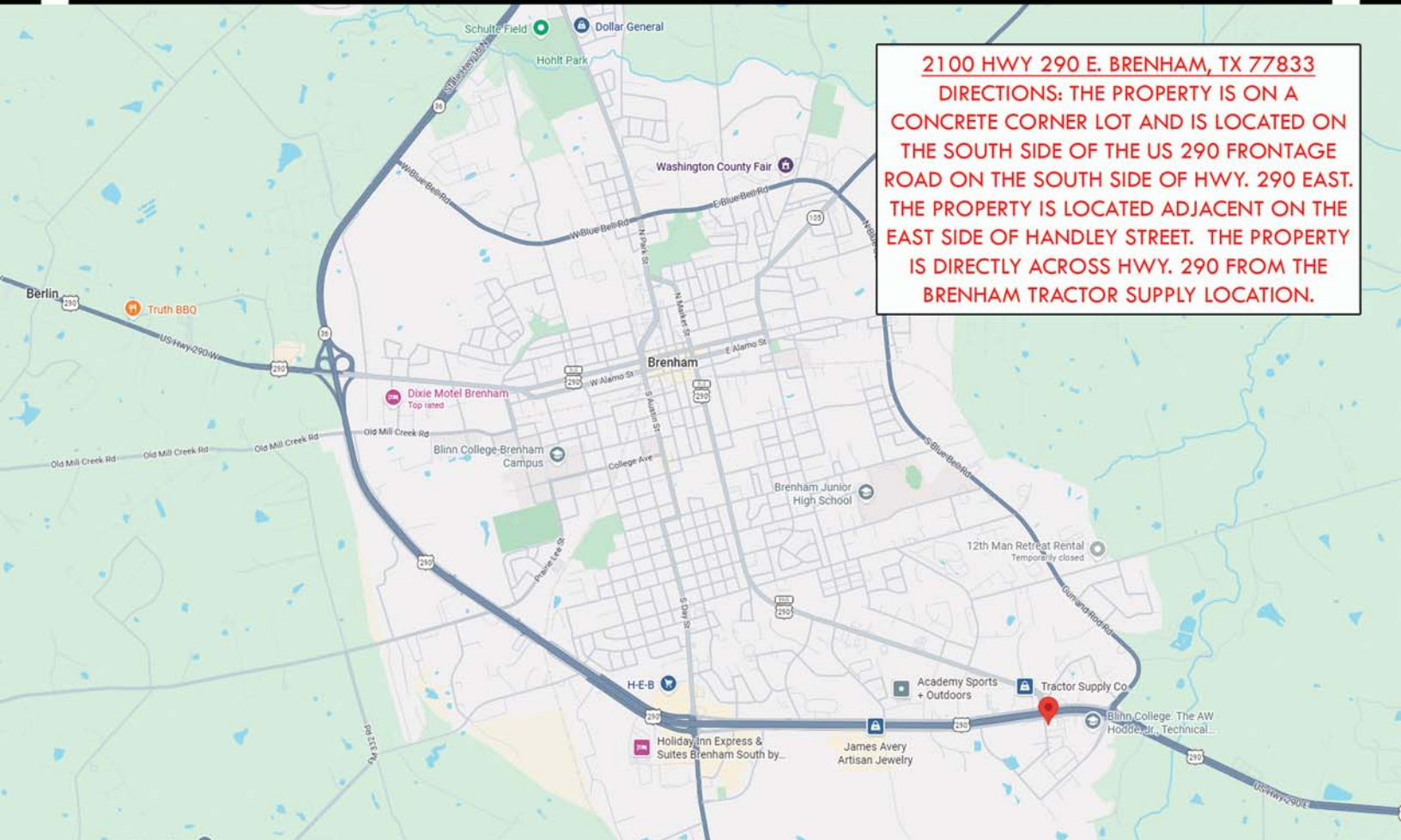


The information contained herein has been obtained from sources that Hodde Real Estate Co. deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

BUILDING EXTERIOR



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2100 HWY 290 E. BRENHAM, TX 77833
DIRECTIONS: THE PROPERTY IS ON A CONCRETE CORNER LOT AND IS LOCATED ON THE SOUTH SIDE OF THE US 290 FRONTAGE ROAD ON THE SOUTH SIDE OF HWY. 290 EAST. THE PROPERTY IS LOCATED ADJACENT ON THE EAST SIDE OF HANDLEY STREET. THE PROPERTY IS DIRECTLY ACROSS HWY. 290 FROM THE BRENHAM TRACTOR SUPPLY LOCATION.

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 REAL ESTATE CO.
COMMERCIAL

Cliff Mahon
 979-885-8577

