

EVENT/
CONCERT
HALL
FOR LEASE

209 S. Market St, Brenham, Texas

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CONCERT/ EVENT HALL FOR LEASE

PROJECT SCOPE

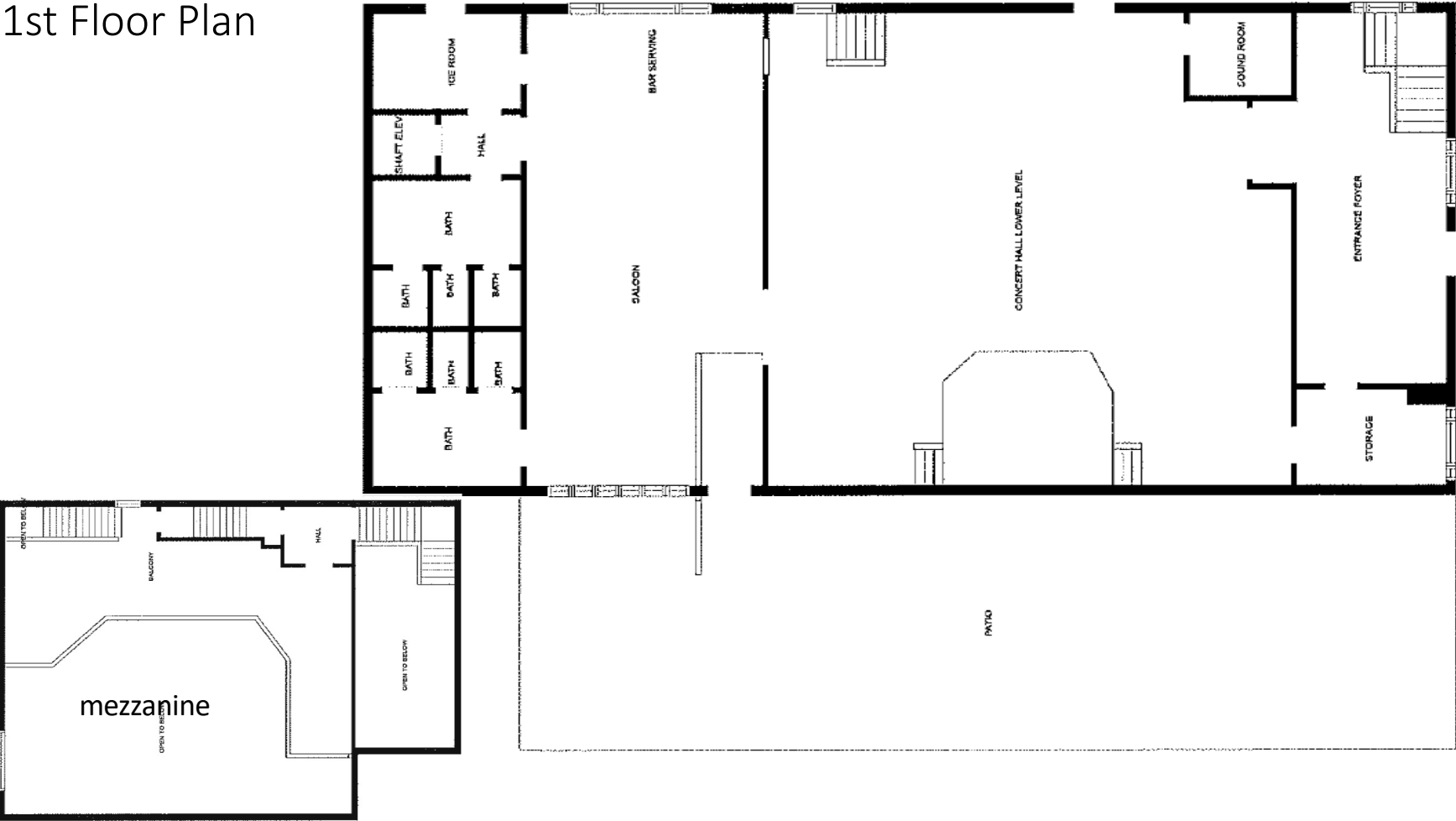
Rare opportunity to take over a turn-key event or concert venue and bar. Brenham is exploding in tourism and new retail establishments. This was a successful operation before the death of the previous operator and is ready to reopen.

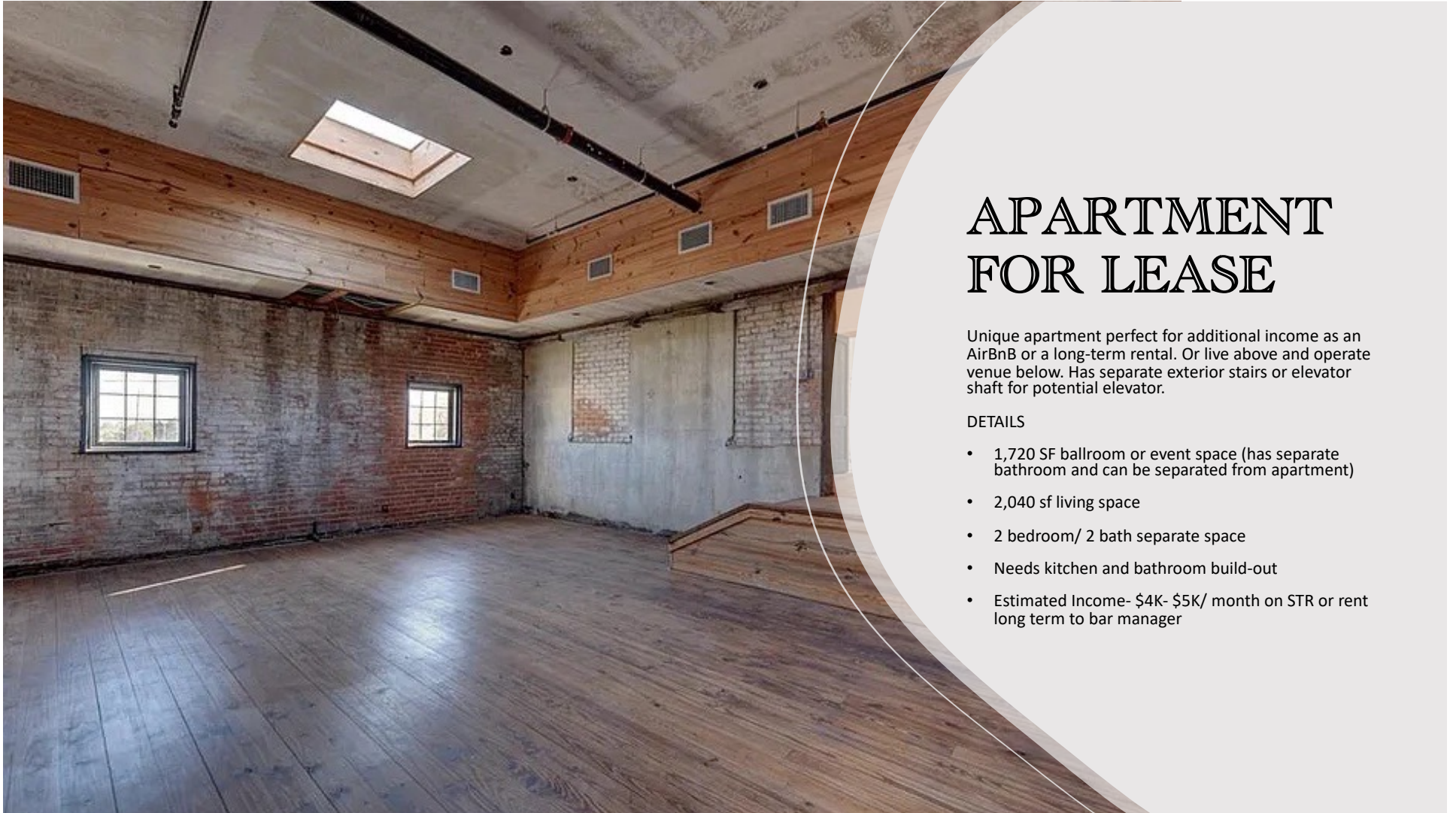
DETAILS

- TOTAL SF- 8,300 SF (1st and 2nd floors)
- 3,660 SF 1st floor + 780 SF mezzanine concert hall and bar
- 1,720 SF ballroom on 2nd floor for additional event space
- 2,000 SF outdoor patio area (part covered)
- Capacity - 260
- 3 stages for music
- All equipment and furniture included in lease
- Would be great wedding or live music venue



1st Floor Plan





APARTMENT FOR LEASE

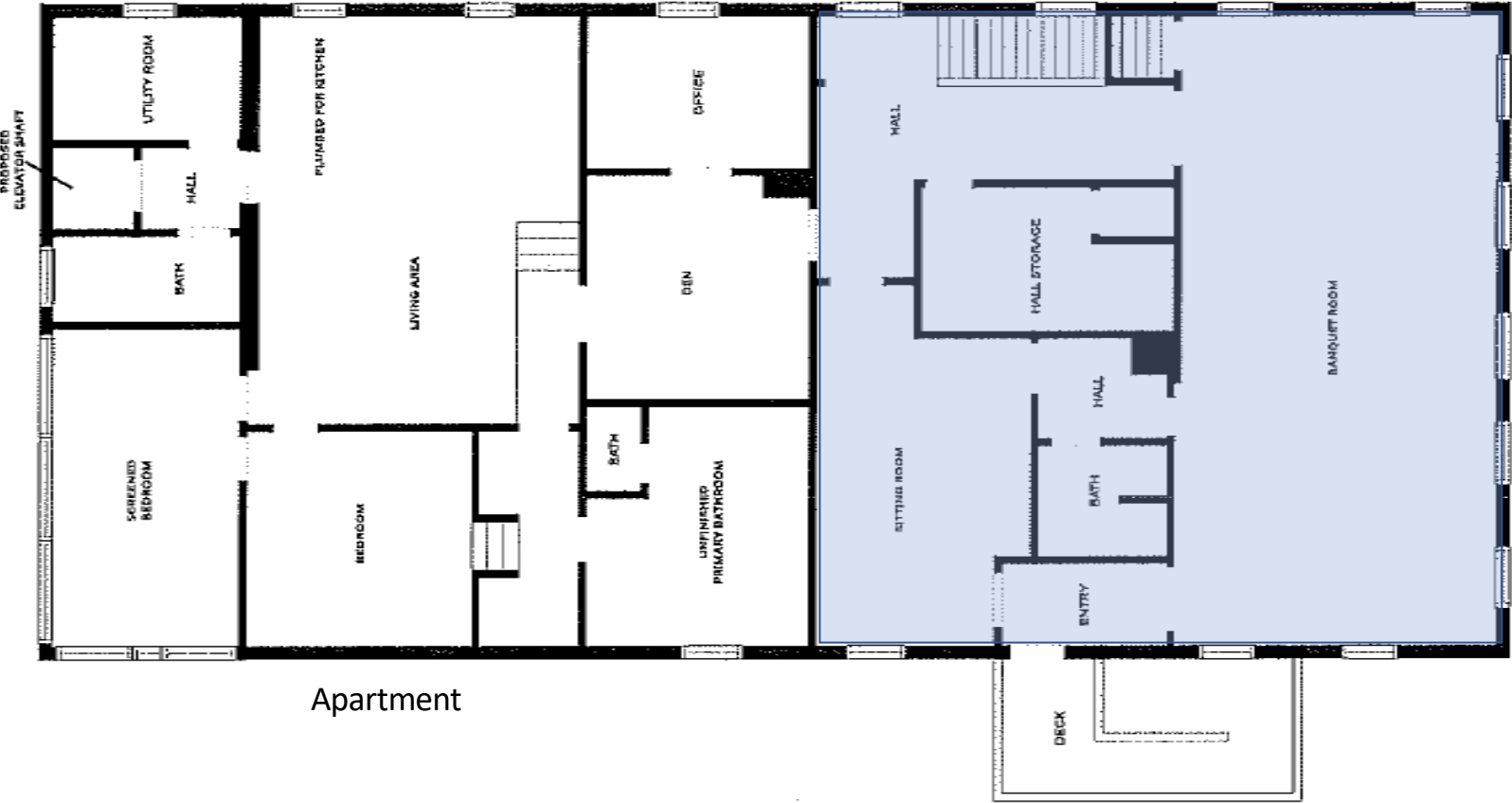
Unique apartment perfect for additional income as an AirBnB or a long-term rental. Or live above and operate venue below. Has separate exterior stairs or elevator shaft for potential elevator.

DETAILS

- 1,720 SF ballroom or event space (has separate bathroom and can be separated from apartment)
- 2,040 sf living space
- 2 bedroom/ 2 bath separate space
- Needs kitchen and bathroom build-out
- Estimated Income- \$4K- \$5K/ month on STR or rent long term to bar manager



2nd Floor Plan







Original building- awning could be brought back

Retail Profile Washington County

Retail Market Profile 2017



Contact Information

Susan S. Cates, PCED, Director of Economic Development
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February 2019. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions. Prepared by The Retail Coach, LLC, a national retail consulting and market research firm. 800.851.0962.

Population

	2000	2010	2017 ESTIMATE	2022 PROJECTION
Retail Trade Area	49,993	56,482	59,164	61,974

Income

	2017 ESTIMATE
Average Household	\$69,606
Median Household	\$52,300
Per Capita	\$28,640

Educational Attainment

	2017 ESTIMATE
Graduate or Professional	6.04%
Bachelor's Degree	13.77%
Associate Degree	7.87%
Some College, No Degree	23.02%
High School Graduate	31.55%
Some High School, No Degree	11.14%
Less than 9th Grade	6.61%

Race Distribution

	2017 ESTIMATE
White	71.48%
Black or African American	17.16%
American Indian/Alaskan	0.66%
Asian	1.30%
Native Hawaiian/Islander	0.03%
Other Race	7.45%
Two or More Races	1.93%
Hispanic or Latino (of any race)	18.53%

Age

GROUPS	2017 ESTIMATE
9 Years and Under	11.62%
10-17 Years	9.83%
18-24 Years	10.41%
25-34 Years	11.08%
35-44 Years	10.45%
45-54 Years	11.97%
55-64 Years	14.28%
65 Years and Over	20.35%
DISTRIBUTION	2017 ESTIMATE
Median Age	41.7
Average Age	41.6





Brenham Tourism

- 7.7 Mil people visited Washington County in 2022
- 400,000 visitors came to Downtown Brenham in 2022
- Multiple events throughout the year- First Friday Farmers Market, Downtown Wine Swirl, Summer Sip, Hot Town, Cool Nights, and more.



Location

Downtown Brenham is having a retail renaissance with new restaurants and interesting retail opening every month. Downtown Brenham also hosts several events throughout the year such as the Wine Swirl and Hot Town Cool Nights which brings hundreds of people to the area. Public lot and street parking is plentiful and the city is working on adding more near the venue.



PRESS

Has Brenham Become the Hamptons of Texas?

Come for the ice cream. Stay for the beauty and relaxation

Written by: Michael Corcoran Photos by: Tom McCarthy Jr

Published: October 22, 2018

There aren't enough synonyms for "quaint" in describing Brenham, that rare landlocked town that feels like it should have a lighthouse. Arranged around an Art Deco courthouse which, built in 1939, is one of the newer buildings downtown, Brenham keeps history in its place.

Halfway point between Austin and Houston on US 290, this town of 17,000 on the Brazos River has increasingly become a destination in its own right with restaurants, shopping, wineries, sightseeing, bed-and-breakfast inns, and a vibe that mixes progressive attitudes with small-town charm.

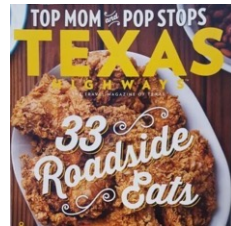
There's much more to Brenham than bluebonnets and Blue Bell ice cream, though the former makes Washington County a spectacular springtime drive; and the latter's creamery is still the favorite stop for tourists, who can watch dairy become an addictive dessert from an observation deck, then sample the product.

The streets are clean and the buildings well-kept, which 46-year resident Betsy Barnhill Newman, who sells old-fashioned playthings at the fabulous Barnhill House Toys and Books, attributes to "a heavy German influence. We like to take care of things." In the 2010 Census, a quarter of residents claimed German ancestry. Before Europeans started immigrating to the area en masse in the mid-1800s, Washington County became "the birthplace of Texas," with the declaration of independence from Mexico drafted here in March 1836 and signed by Sam Houston and the other delegates.

Brenham is also home to Blinn College, whose 2009 Buccaneers, led by quarterback Cam Newton, were the most recent Texas college team to win a national football championship—albeit on the junior college level. Home games are only \$5, which includes performances by the award-winning cheer and dance squads.

Add top-rated barbecue to Brenham's Killer B list (bluebonnets, Blue Bell, Brazos, Blinn, birthplace, bed-and-breakfasts). Newer smokehouses Truth and LI's have joined Nathan's BBQ to get 'cue heads coming from miles around to wait in lines for barked brisket, succulent sausage, and ribs barely clinging to the bone. Watch out, Lockhart.

Great barbecue is pretty much expected in a rural Central Texas county where cattle outnumber humans roughly 61,000 to 34,000, according to the 2012 USDA Census of Agriculture. What sets the Brenham culinary scene apart is the diversity of good restaurants in such a small downtown area. Tapas fusion eatery Ninety Six West has been the automatic "best place for dinner" in Brenham since opening on the town square in 2015, but there's been some heavy competition from a couple of new Brenhamians. The Chilean sea bass topped with shrimp from cool Latin joint Las Americas can't be beat; over at Roux Street, you can eat some gumbo and shrimp po-boys out in the open air and feel like you're on the border of Louisiana. Just as hot salsa music makes the food taste more authentic at Las Americas (which also serves a fantastic Cuban sandwich), Roux Street is down for that Cajun string music and N'awlins funk.



[Don't Pass By Brenham: Where to shop, eat
and drink](#)

[Jan 2019 Texas Montly Article](#)

For more info:

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Preston Cunningham Ventures LLC	590777	preston@cunninghamtx.com	(281)489-8800-
Designated Broker of Firm	License No.	Email	Phone
Preston Cunningham	505246	preston@cunninghamtx.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adrienne Schwartz	626403	adrienne@cunninghamtx.com	
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

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IABS 1-0 Date