REAL ESTATE CO.

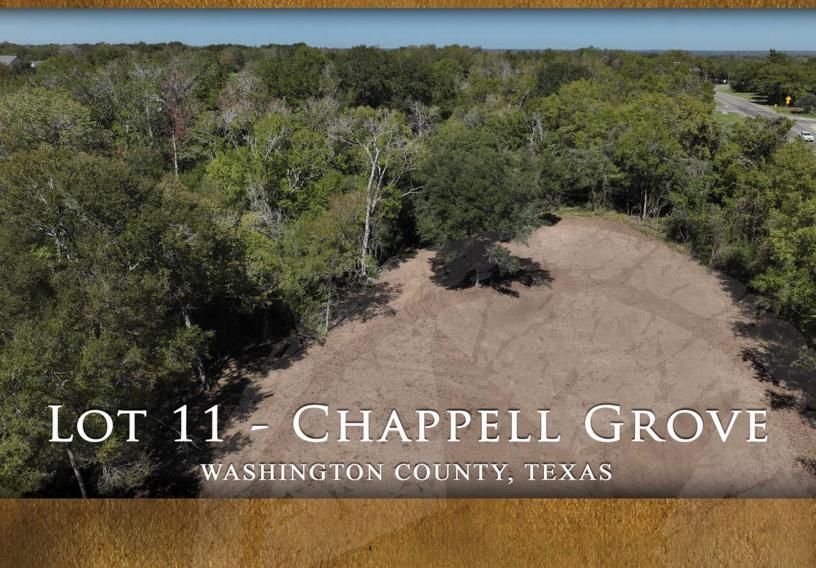
Office 979-836-8532

112 West Main St.

Brenham, TX 77833

1HREC #5330-11

ACREAGE APPROX. 2.356 AC.





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
- RESTRICTIONS: YES
- ACREAGE: ±2.356 AC.

- **☼** EST. TAXES: \$1,205.19 (PER WCAD)
- MINERALS: NONE TO CONVEY
- **WATER FEATURES: NONE**
- @ EASEMENTS: AS OF RECORD

- •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
- © ROAD FRONTAGE: PAVED,
  COUNTY MAINTAINED ROAD
  FRONTAGE
- © LOCATED IN CHAPPELL GROVE SUBDIVISION

