



**EDWARDS  
COMMERCIAL  
REAL ESTATE**

**2575 OLD MILL CREEK RD | BRENHAM, TX 78130**



**FOR SALE: \$3,189,850 | 40.09+/- ACRES**

Escape to Southern tranquility on this picturesque 40+/- acre ranch retreat nestled amidst quiet, rolling grasslands. This versatile country estate offers a unique blend of charm and functionality, featuring a vintage red barn currently operating as an event venue, a stocked fishing pond, a chicken coop, multiple storage barns, and a paved sport court. The inviting two-story residence boasts a three-car garage, a balcony perfect for enjoying the views, and two cozy wood-burning fireplaces in the living and dining rooms. The rustic island kitchen flows seamlessly into the naturally lit dining area, creating a warm and inviting space. Step outside to your private oasis with a covered porch, a complete outdoor kitchen and grill area, and a sparkling pool featuring a delightful water feature and waterslide - ideal for relaxation and entertaining. This ag exempt estate is currently being operated as Old Mill Creek Retreat offering event venue services and also short term rental lodging.



**D. LEE EDWARDS**

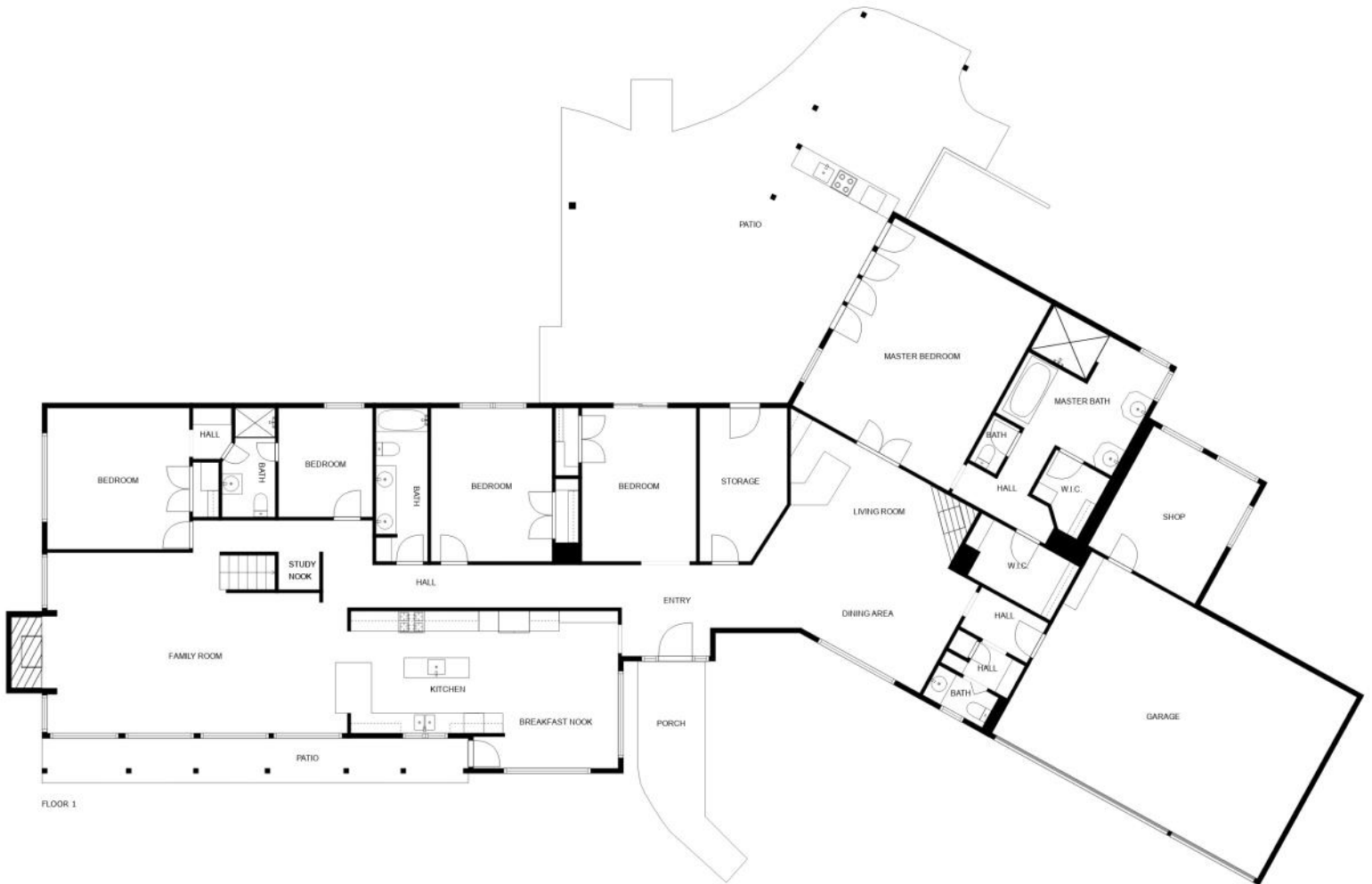
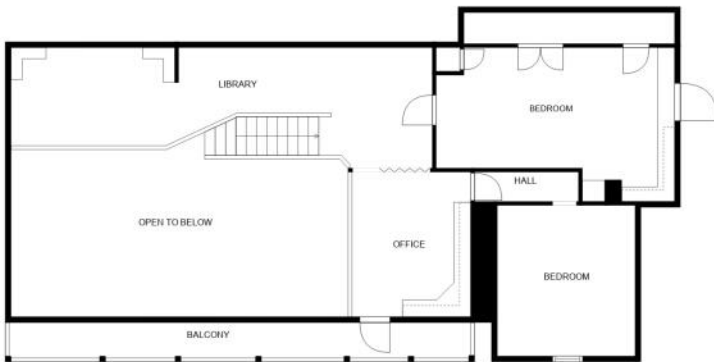
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Price and status subject to change without notice.



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# PROPERTY AMENITIES

2575 OLD MILL CREEK RD | BRENHAM, TX 78130





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AREA MAP

2575 OLD MILL CREEK RD | BRENHAM, TX 78130





# 2575 OLD MILL CREEK RD | BRENHAM, TX 78130

## Criteria Used for Analysis

**Median Household Income**  
**\$67,961**

**Median Age**  
**40.9**

**Total Population**  
**30,164**

**1st Dominant Segment**  
**The Great Outdoors**

## Consumer Segmentation

Life Mode

What are the people like that live in this area?

**Cozy Country Living**

Empty nesters in bucolic settings

Urbanization

Where do people like this usually live?

**Rural**

Country living featuring single-family homes with acreage, farms, and rural resort areas

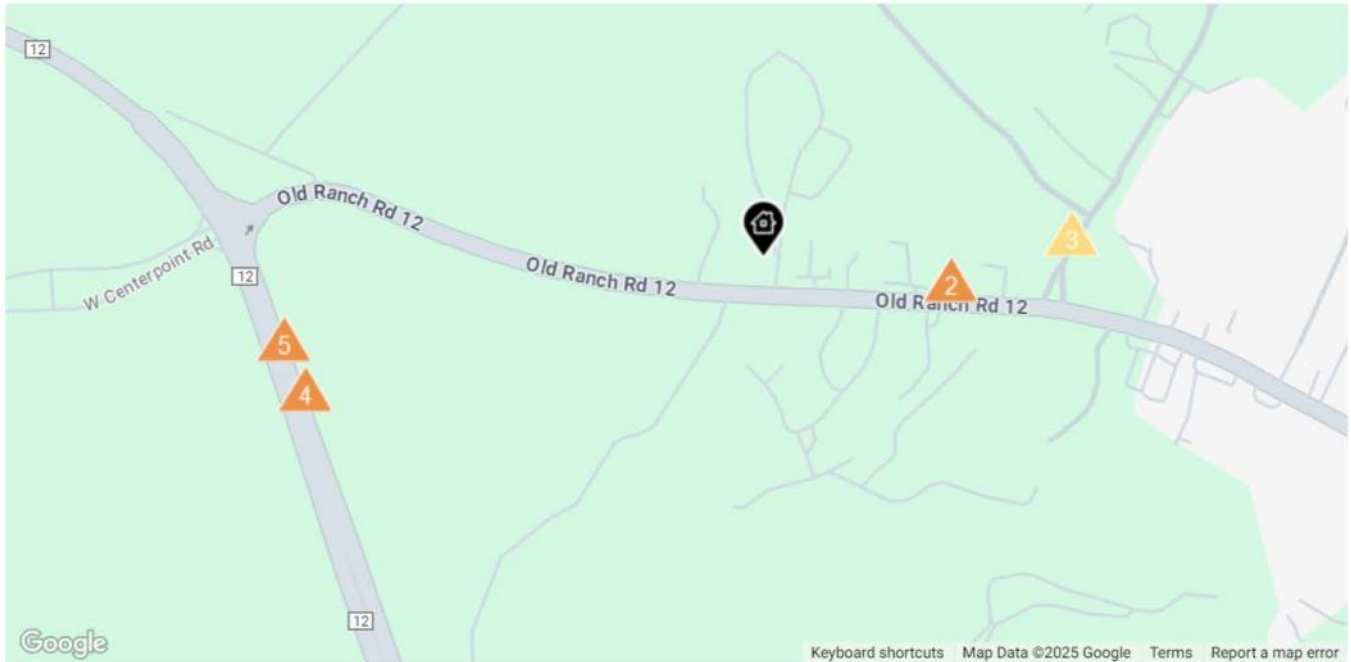
## Top Tapestry Segments

	<b>The Great Outdoors</b>	<b>Midlife Constants</b>	<b>Green Acres</b>	<b>Old and Newcomers</b>	<b>Rural Bypasses</b>
<b>% of Households</b>	1,625 (14.0%)	1,433 (12.3%)	1,357 (11.7%)	1,084 (9.3%)	1,017 (8.7%)
<b>% of Washington County</b>	2,435 (16.9%)	1,433 (9.9%)	1,379 (9.6%)	1,084 (7.5%)	1,034 (7.2%)
<b>Lifestyle Group</b>	Cozy Country Living	GenXurban	Cozy Country Living	Middle Ground	Rustic Outposts
<b>Urbanization Group</b>	Rural	Suburban Periphery	Rural	Metro Cities	Rural
<b>Residence Type</b>	Single Family	Single Family	Single Family	Single Family; Multi-Units	Single Family ; Mobile Homes
<b>Household Type</b>	Married Couples	Married Couples w/No Kids	Married Couples	Singles	Married Couples
<b>Average Household Size</b>	2.4	2.3	2.64	2.1	2.43
<b>Median Age</b>	48.1	45.8	43.8	39.7	42.7
<b>Diversity Index</b>	46	48.7	38.5	62.9	63.5
<b>Median Household Income</b>	\$80,800	\$71,500	\$103,400	\$60,300	\$45,300
<b>Median Net Worth</b>	\$357,300	\$262,000	\$537,400	\$93,900	\$115,100
<b>Median Home Value</b>	\$422,500	\$248,300	\$374,800	\$282,500	\$135,200
<b>Homeownership</b>	81.4 %	75 %	88 %	48.6 %	73.2 %
<b>Employment</b>	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services	Services or Professional
<b>Education</b>	High School Diploma	High School Diploma	High School Diploma	Some College No Degree	High School Diploma
<b>Preferred Activities</b>	Prefer domestic travel to trips abroad. Own pet dogs or cats.	Sociable, church-going residents. Enjoy movies at home, reading, fishing and golf.	Pursue physical fitness vigorously, Active in communities and social organizations.	Strong sense of community volunteer for charities. Food features convenience, frozen and fast food.	Religion and faith are central in their lives. Enjoy the outdoors, gardening, hunting and fishing.
<b>Financial</b>	Do-it-yourself oriented and cost conscious	42% receive Social Security, 27% also receive retirement income	Comfortable with debt, and investments.	Price aware and coupon clippers, but open to impulse buys	Income is supplemented with Social Security and SSI's
<b>Media</b>	Watch CMT, History Channel, Fox News	After TV, Radio and newspapers are medias of choice	Provided by satellite service, radio and television	Features the Internet, listening to country music and read the paper	Rely on television to stay informed
<b>Vehicle</b>	Own 4-wheel drive trucks	Own domestic SUVs, trucks	Late model trucks SUVs, ATVs and motorcycles	View car as transportation only	Prefer trucks to sedans





# 2575 OLD MILL CREEK RD | BRENHAM, TX 78130



Daily Traffic Counts:   
▲ Up 6,000 / day   
▲ 6,001 – 15,000   
▲ 15,001 – 30,000   
▲ 30,001 – 50,000   
▲ 50,001 – 100,000   
▲ Over 100,000 / day



**5,859**

2024 Est. daily traffic counts

Street: I 20-N Business  
 Cross: Country Estates Dr  
 Cross Dir: E  
 Dist: -

Historical counts

Year	Count	Type



**7,325**

2022 Est. daily traffic counts

Street: Old Ranch Road 12  
 Cross: Country Estates Dr  
 Cross Dir: E  
 Dist: 0.16 miles

Historical counts

Year	Count	Type
2021	▲ 6,451	AA DT
2020	▲ 3,005	AA DT
2019	▲ 6,387	AA DT
2018	▲ 4,170	AA DT



**1,818**

2024 Est. daily traffic counts

Street: Country Estates Dr  
 Cross: Ranch Rd 12  
 Cross Dir: S  
 Dist: -

Historical counts

Year	Count	Type
2010	▲ 1,690	AD T
2005	▲ 1,990	AD T



**12,080**

2024 Est. daily traffic counts

Street: -  
 Cross: -  
 Cross Dir: -  
 Dist: -

Historical counts

Year	Count	Type
2018	▲ 12,971	AA DT
2013	▲ 10,358	AA DT



**13,641**

2022 Est. daily traffic counts

Street: West Wonder World Drive  
 Cross: State Hwy 80  
 Cross Dir: NW  
 Dist: 0.12 miles

Historical counts

Year	Count	Type
2021	▲ 14,267	AA DT
2020	▲ 9,890	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)





# Information About Brokerage Services

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

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

D. Lee Edwards Realty, Inc.	467649	leedwards1109@msn.com	830-620-7653
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
D. Lee Edwards	435290	leedwards1109@msn.com	830-620-7653
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
D. Lee Edwards	435290	leedwards1109@msn.com	830-620-7653
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date