

Churchill Corner
4723 FM 2611
Brazoria, TX 77422

\$225,000
4± Acres
Brazoria County



Churchill Corner
Brazoria, TX / Brazoria County

SUMMARY

Address

4723 FM 2611

City, State Zip

Brazoria, TX 77422

County

Brazoria County

Type

Undeveloped Land, Commercial

Latitude / Longitude

28.9407872 / -95.5669888

Acreage

4

Price

\$225,000

Property Website

<https://ranchrealestate.com/property/churchill-corner-brazoria-texas/60654/>



PROPERTY DESCRIPTION

Welcome to an exceptional commercial opportunity in Brazoria, Texas. This expansive 4-acre parcel of prime land presents an incredible chance for investors and developers alike. With convenient access to FM 2611 and FM 2918, this property boasts unparalleled visibility and promising accessibility for any commercial venture. Offered for sale as whole or two different tracks of highway frontage \$175,000.00 or back lot for \$75,000.00. Priced below CAD value to move quick!

Situated just 13 miles from the historic city of Brazoria, this excellently positioned land opens up a world of possibilities for those looking to establish a thriving business. The location's proximity to major roadways ensures a steady flow of both local and through-traffic, amplifying the potential for business success and visibility within the community.

The generous acreage offers ample space for the construction of a variety of commercial ventures, from retail establishments, corner stores, or RV Park, providing a blank canvas for your entrepreneurial aspirations.

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

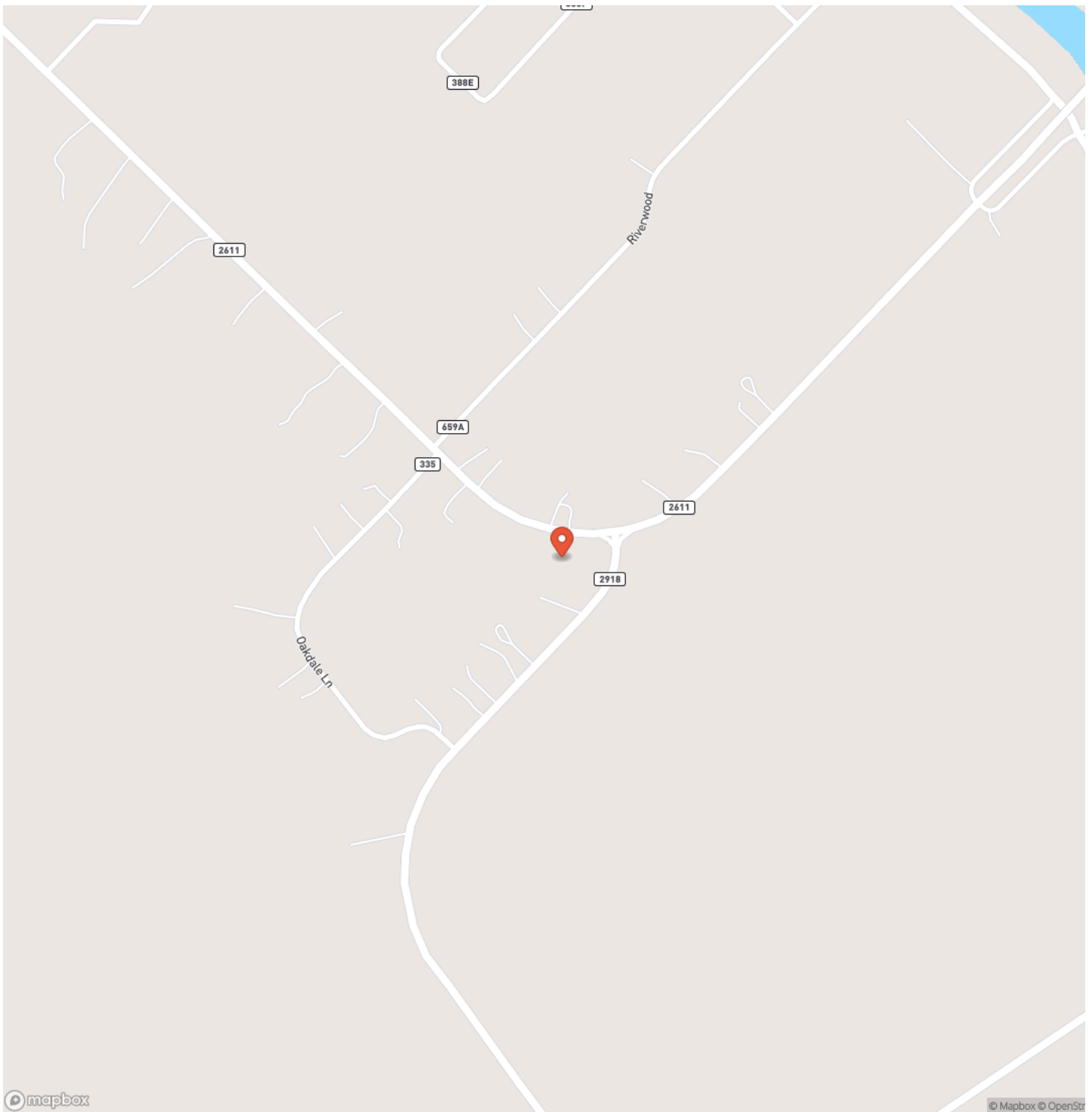
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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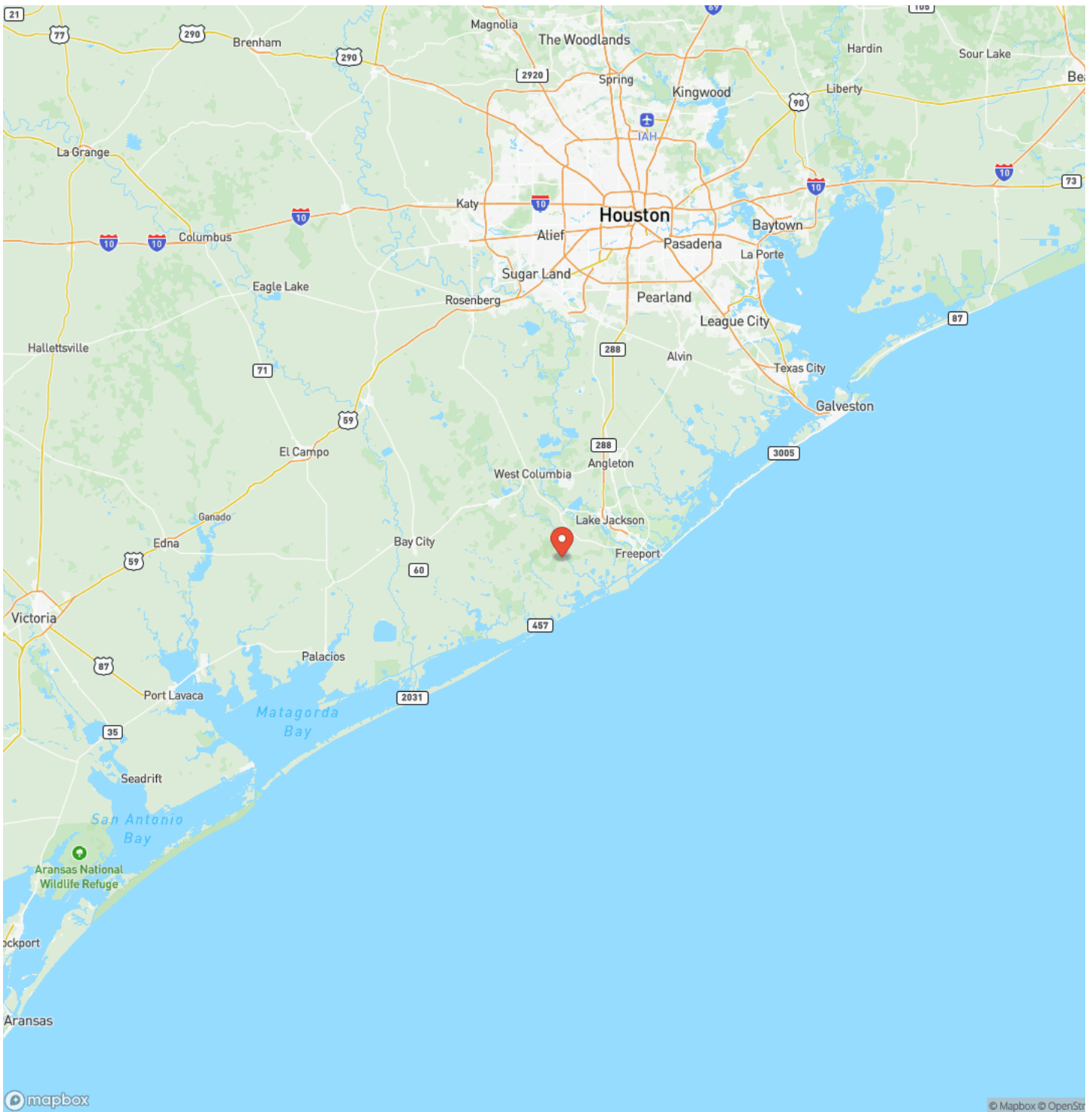
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Brazoria, TX / Brazoria County



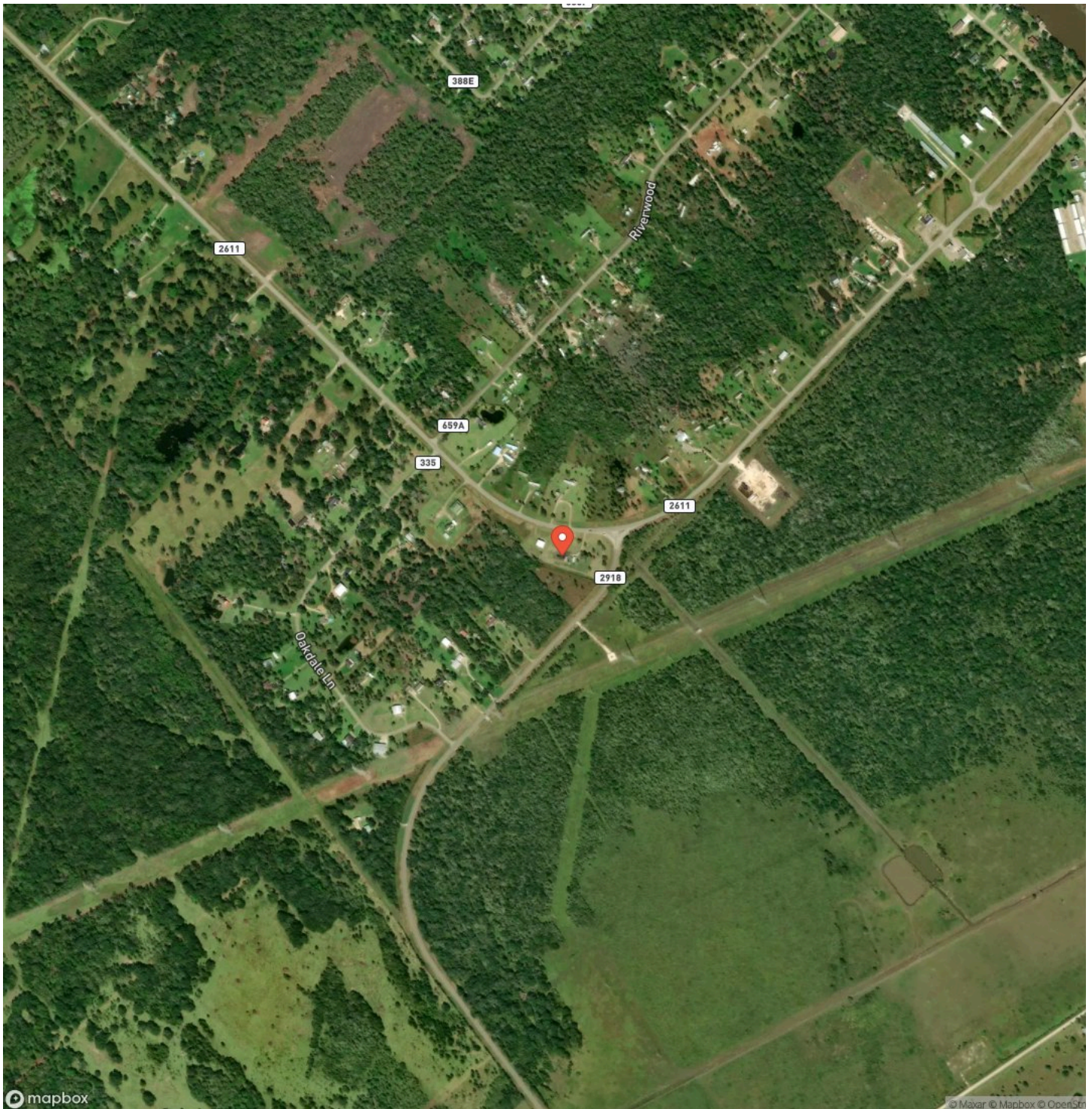
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Madeleine Kutach

Mobile

(832) 833-3656

Email

Madeleine@CapitolRanch.com

Address

City / State / Zip

Houston, TX 77001

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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