



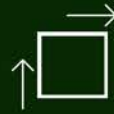
4150 HWY 36S
BRENHAM, TX 77833





\$9,000,000
REAL ESTATE

\$5,000,000
BUSINESS



304,920 Sq. Ft



14
BUILDINGS

This multi-building property is the current home of Bluebonnet Haven, a residential treatment center, located in Brenham, TX.

The facility as well as the treatment center are for sale and can be purchased together or separately.

Seated on 7 acres, this property has immediate access to State Highway 36 and boasts 320 feet of highway frontage.

This property boasts twelve buildings including 2 administration, 4 housing units, 3 school buildings, a gymnasium, a maintenance shop, and a social building that features a cafeteria, restaurant-style kitchen, movie theater, and salon.

The profitable Bluebonnet Haven is a residential treatment center that serves girls ages 12-17 who require treatment services for emotional disorders, intellectual disabilities, and autism spectrum disorders and/or are sex trafficking victims. Bluebonnet Haven also retains young ladies ages 18-22 who meet eligibility criteria and voluntarily agree to participate in the Extended Foster Care program.*



*MLS and NON-MLS MEMBERS MUST BE PRESENT AT ALL SHOWINGS
IN ORDER TO RECEIVE ANY PORTION OF THE COMMISSION FEE.



LICENSE

Currently licensed by Texas Health and Human Services to treat girls ages 12-17 who require treatment services for the following:

- emotional disorders
- mental retardation
- pervasive development disorder
- sex trafficking.

This permit/license is renewed every two years.

Bluebonnet Haven was last renewed on 10/2/2023 and is due again for renewal on 10/2/2025.

The Application process to obtain a 24-Hour Residential Provider License can be found on the Health and Human Services Website. The Steps are listed below:

1. Go to hhs.texas.gov
2. Click on the **Providers** tab in the Menu
3. Scroll down and click on **Protective Services Providers**
4. Click on **Child Care Regulation**
5. Click on the **24-hour Residential Child Care Provider** link
6. All the steps to become licensed will be located on this page.



REVENUES

Where do referrals come from?

Referrals come from DFPS (Department of Family and Protective Services) and all of the SSCCs (Single Source Continuum Contractors) that we contract with. These SSCCs currently include: St Francis, 2 Ingage, Belong, Empower, Our Community Our Kids, 4 Kids 4 Families, Texas Family Care Network

What percentage of revenue is private pay? None

What percentage of revenue is private insurance reimbursement? None

What percentage of revenue is State money?

100% of our funding is from State money - either directly through DFPS or paid to the SSCCs who then pay us.

Is there a high demand for bed capacity?

Yes, bed capacity is in high demand in Texas! There are not enough beds, especially for the high-acuity female population that we serve.

What is the length of time that someone stays at the facility?

The average length of time for our girls to stay with us is 6-9 months. However, some may be less and others have been over a year even. As soon as we know that a client will be discharged, we are immediately looking to fill her bed with the applications we receive daily. Our current census generally stays around 36-40 girls.

Employment/Staff Turnover?

Right now it doesn't seem to matter what field you work in, good help is challenging to find. It is no different for us, but we manage to stay fully staffed most of the time for the current census. We do new hire training as often as needed to maintain our childcare ratio.



PLAT



- 1** Front Office/Admin Building
- 2** Housing Unit
- 3** Housing Unit
- 4** Back Office/Admin Building
- 5** Large Classroom
- 6** Social Building
- 7** Large Classroom

- 8** Maintenance Building
- 9** Small Classroom
- 10** Pump House
- 11** Housing Unit
- 12** Housing Unit
- 13** Gymnasium
- 14** Covered Pavilion



Exterior *grounds*

The exterior grounds of 4150 Hwy 36 is well-maintained and landscaped. The twelve buildings on the property include two admin offices, four housing units, 3 school buildings, a gymnasium, a maintenance building, and a social building. A pump house features a water well which is used for irrigation purposes. Recreation areas include a large fenced yard, swing areas, covered pavilion with basketball hoops. The grounds are handicap accessible.



Admin *building 1*

The Admin/Front office building is the first building attached to the property and faces Hwy 36. The circular driveway flows under a covered patio entrance and exits into a parking lot that hosts over 50 parking spots. This large front office comes in at 2,640± Sq. Ft. and features a waiting room with a window that connects to the reception office which is perfect for receiving clients and guests, as well as 8 offices, 2 conference rooms, a kitchen, and two restrooms.



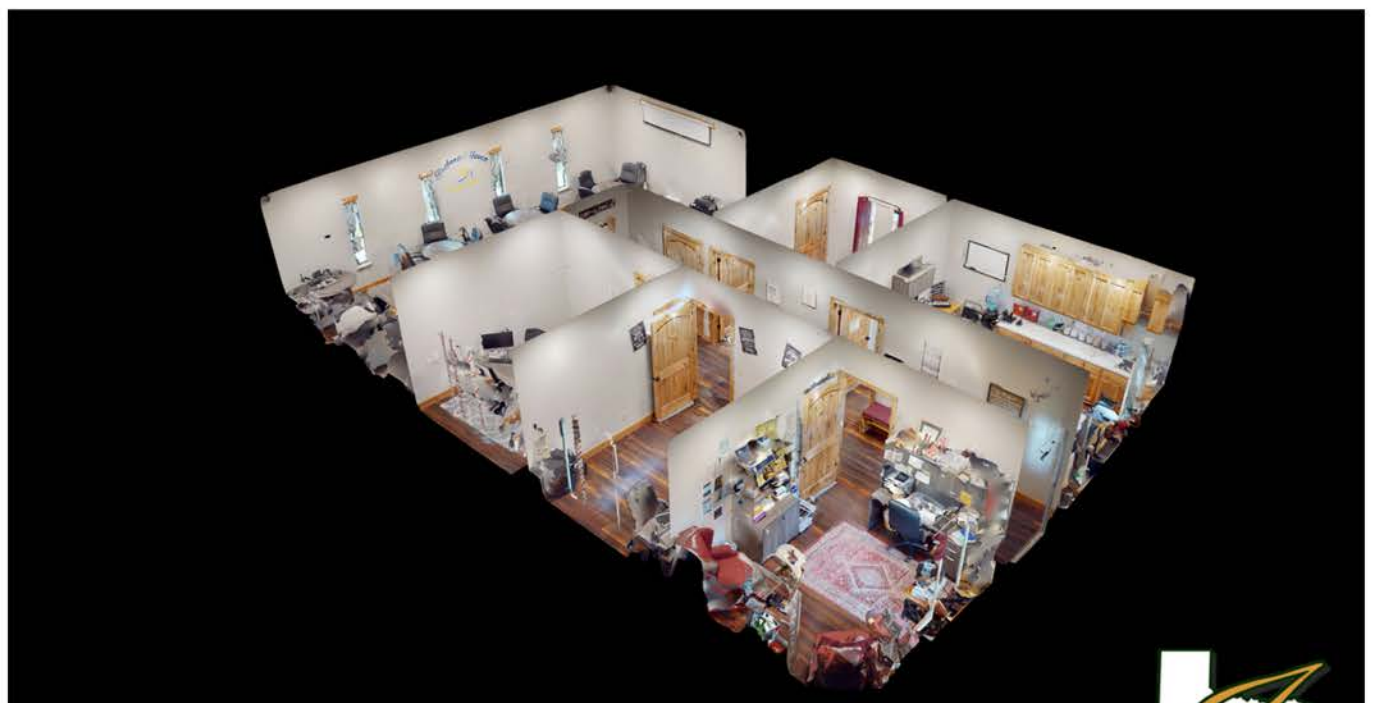
Admin building 1

- 2,640 Sq. Ft
- 85.6' x 30'
- 9-ft Ceilings
- Insulated metal roof
- High impact sheetrock
- High-impact and unbreakable windows
- Stained concrete flooring
- LED lighting and camera system
- Waiting Area at entrance
- Check-in window connected to large office
- 8 Additional Offices
- 2 Conference Rooms
- Kitchen/Break room
- 2 Restrooms



Admin *building 2*

The second office building is located in the back left corner of the property. This building can serve a variety of functions and features a conference room, 3 offices, a kitchen, and a restroom.



Admin *building 2*

- 1,500 Sq. Ft
- 48.6 x 30.4'
- 9-ft Ceilings
- Insulated metal roof
- High impact sheetrock
- High-impact and unbreakable windows
- Stained concrete flooring
- LED lighting and camera system
- 4 Additional Offices
- Conference Room
- Kitchen/Break room
- 1 Restroom



Housing *units*

There are four housing units on the property. Each unit has identical layouts with two seating areas, a large kitchen, laundry area, storage closet, four bedrooms and three bathrooms, a staff bedroom, and private bath as well.



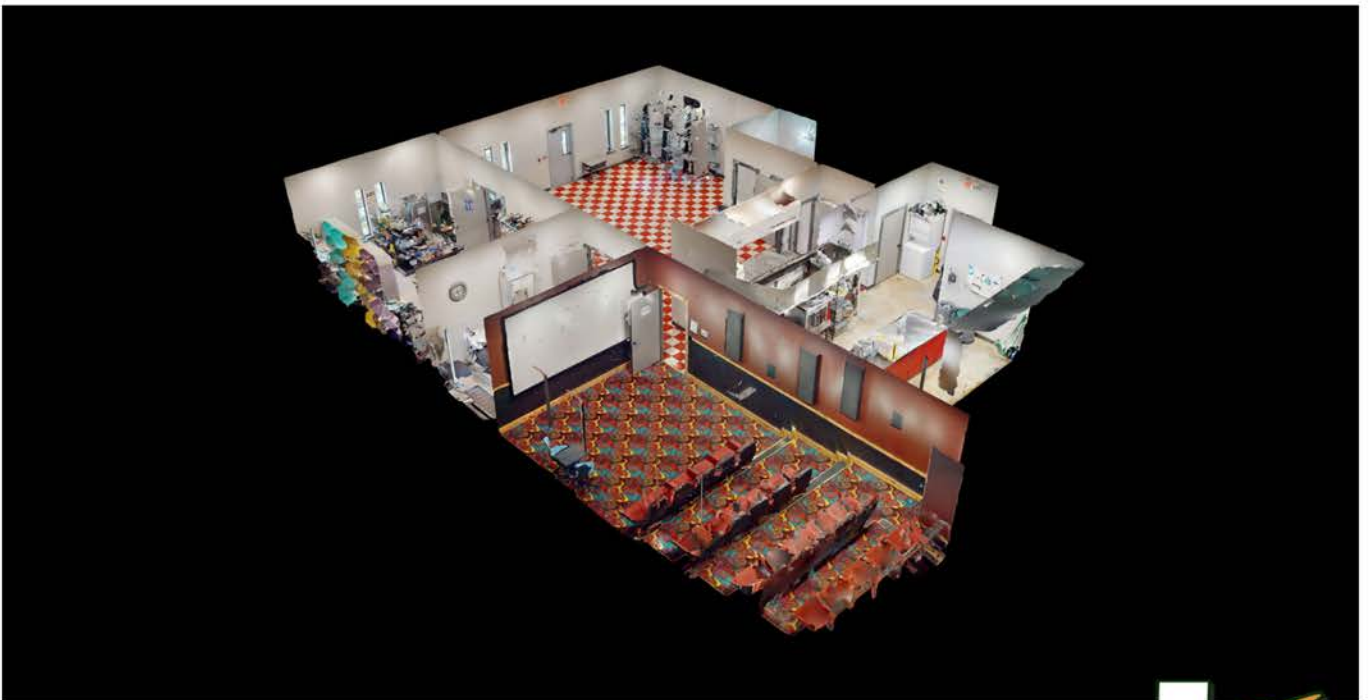
Housing *units*

- 3,339 Sq. Ft
- 91" x 36.5'
- 10-ft Ceilings
- Insulated metal roof
- High impact sheetrock
- High-impact and unbreakable windows
- 2 units have stained concrete floors
- 2 units have waterproof life lock laminate flooring
- 2 sitting rooms
- 4 dorms
- 3 bathrooms
- Staff bedroom with private bath
- Storage closet & Locked medical closet
- Kitchen
 - Black Granite Countertops
 - Knotty Alder Cabinets and Trim
 - Pantry



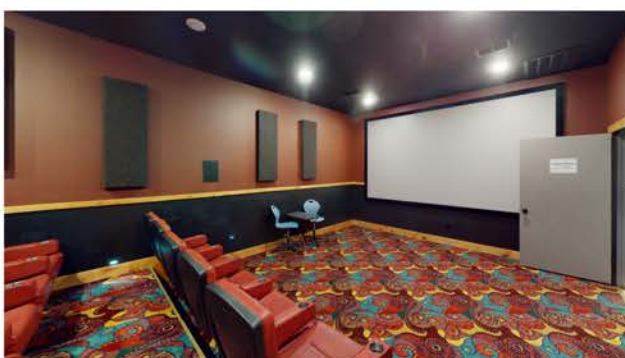
Social *building*

The social building houses the cafeteria, large restaurant-style kitchen, salon, restroom, movie theater and large room currently used as a store.



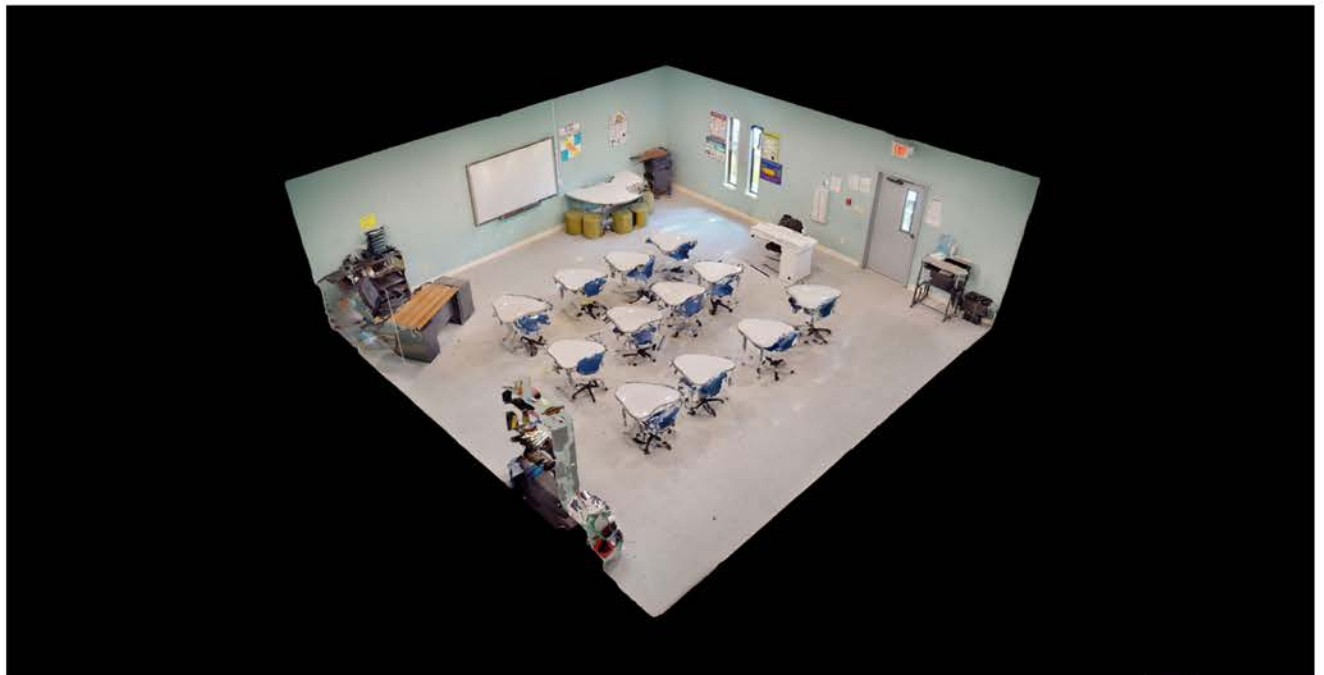
Social *building*

- 2,700 Sq. Ft.
- 62.5' X 45.10'
- 10-ft ceilings
- Insulated metal roof
- High impact sheetrock
- High-impact and unbreakable windows
- LED lighting and camera systems
- Vinyl composite tile (VCT) flooring
- Cafeteria
- Movie theater
- Restaurant style kitchen
- Salon
- Large room (currently used as a store)
- Storage closet
- 3 Restrooms (2 up front | 1 in back)



Classrooms *large building*

The large classrooms occupy 2 buildings to the back of the property. They feature two classrooms and a bathroom.



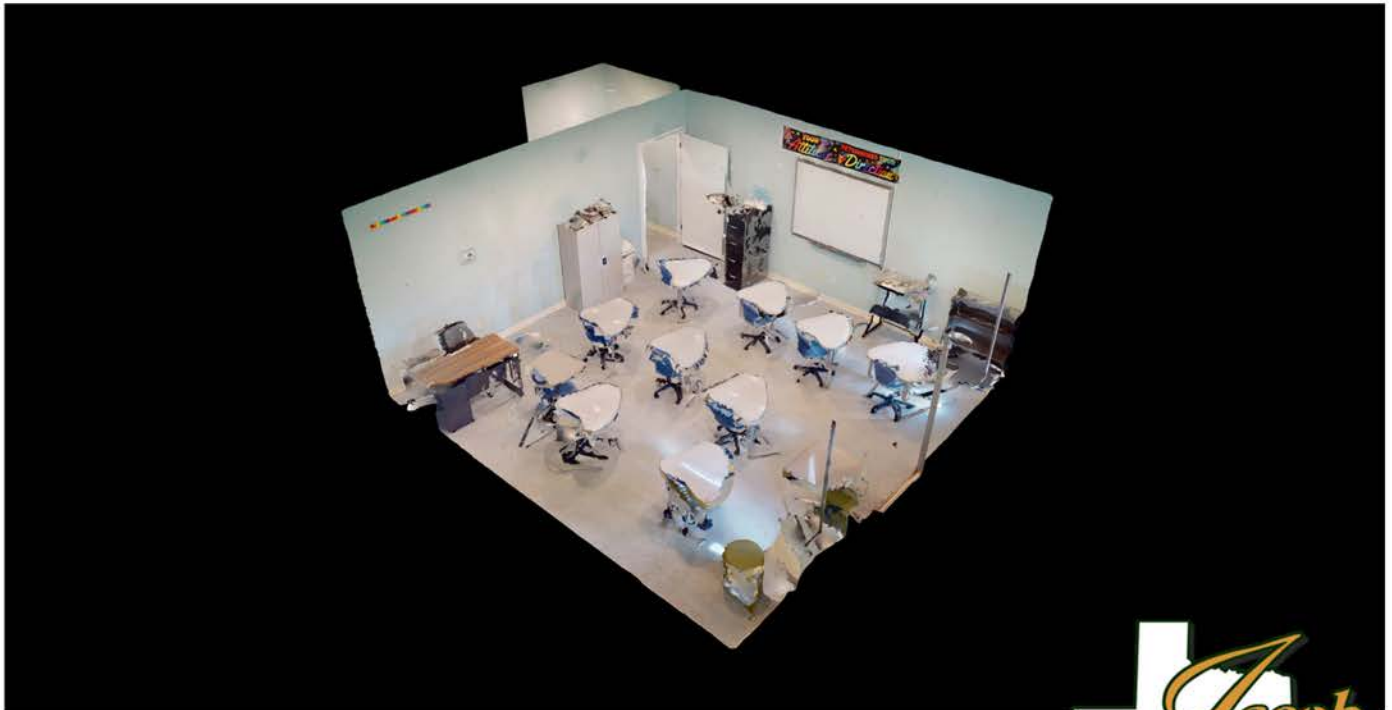
Classrooms *large building*

- 2 Buildings
- 1,798± Sq. ft
- 63' x 28.4'
- 2 Buildings
- Insulated metal roof
- High impact sheet rock
- High-impact and unbreakable windows
- LED lighting and camera system
- Smart Whiteboard
- Each classroom – 27' x 27'
- 10-ft ceilings
- 2 Classrooms per building
- 1 Restroom
- Storage Closet



Classrooms *small building*

The small classrooms sits to the back right of the property. This building has one classroom and a bathroom



Classrooms *small building*

- 35.6' x 20.8'
- 9-ft ceilings
- Insulated metal roof
- High impact sheetrock
- High-impact and unbreakable windows
- LED lighting and camera system
- Large Storage closet
- Smart Whiteboard
- 20 x 20 Classroom
- 1 Restroom
- Storage Closet



Gymnasium

Situated on the back corner of the property, this large gymnasium is fully insulated with air conditioning and heat for every season. Features include sealed concrete flooring, an insulated metal roof and 4 roll-up shop doors. Additional features include goals for basketball and a volleyball net, boxing bag stands, and plenty of room for activities, as well as a storage room and two restrooms.



Gymnasium

- 100' x 60'
- Concrete flooring
- Insulated metal roof
- Air & Heat
- 4 roll-up garage doors
- Basketball goals
- Volleyball poles
- Boxing bag stands
- 2 Restrooms
- Storage room



Additional Features

- Insulated metal roofing
- High-impact and unbreakable windows
- Flooring is LifeLock laminate or stained concrete
- High impact sheetrock
- Handicap accessible
- Driveway around property
- 50+ parking spaces
- 10 ft tall security fencing
- LED lighting and camera system
- 9 to 10 ft ceilings in each building
- Utilities are ran up to the courtyards for additional buildings

Utilities

ELECTRICITY

Bluebonnet Electric Cooperative
bluebonnet.coop

INTERNET

Peerless
broadbandnow.com/peerless-network

NATURAL GAS

City of Brenham
cityofbrenham.org

IT & TELECOMMUNICATIONS

Goss Communications
gosscom.com

WATER | SEWER | TRASH

City of Brenham
cityofbrenham.org

Map | Traffic Count

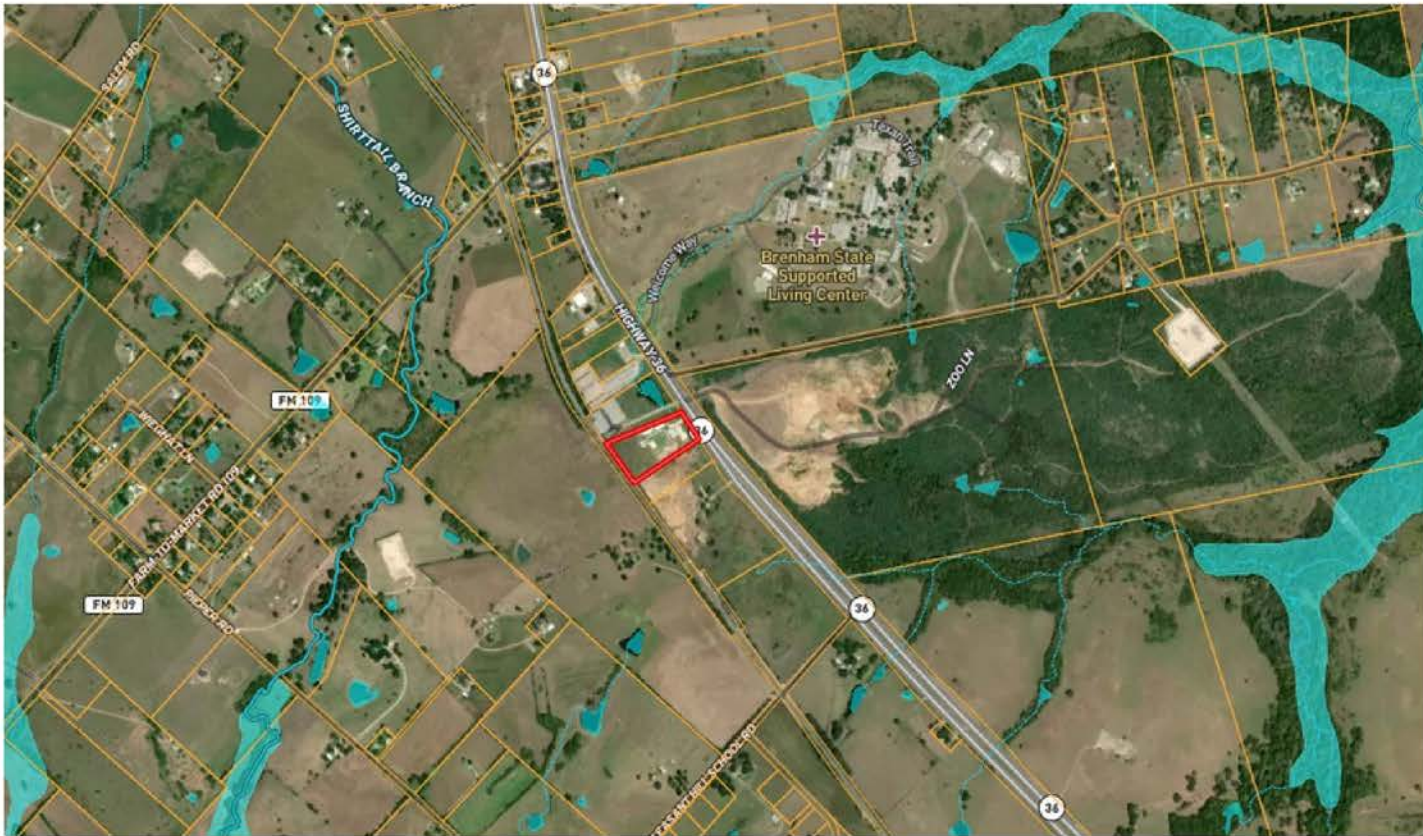
- 10 minutes from downtown Brenham.
- High traffic highway
- 11,929 Annual Average Daily traffic count as of 2022*
 - AADT_2022 = 11,929
 - AADT_2021 = 10,687
 - AADT_2020 = 9,988



*Traffic count information is provided by the TPP District Traffic Web Viewer and displays the TxDOT TPP Statewide Annual Average Daily Traffic (AADT) through year 2022.

[CLICK to view the TPP District Traffic Web Viewer](#)

Flood Plain



*Flood maps show how likely it is for an area to flood. Any place with a 1% chance or higher chance of experiencing a flood each year is considered to have a high risk. Those areas have at least a one-in-four chance of flooding during a 30-year mortgage.

[CLICK to view the interactive map](#)



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