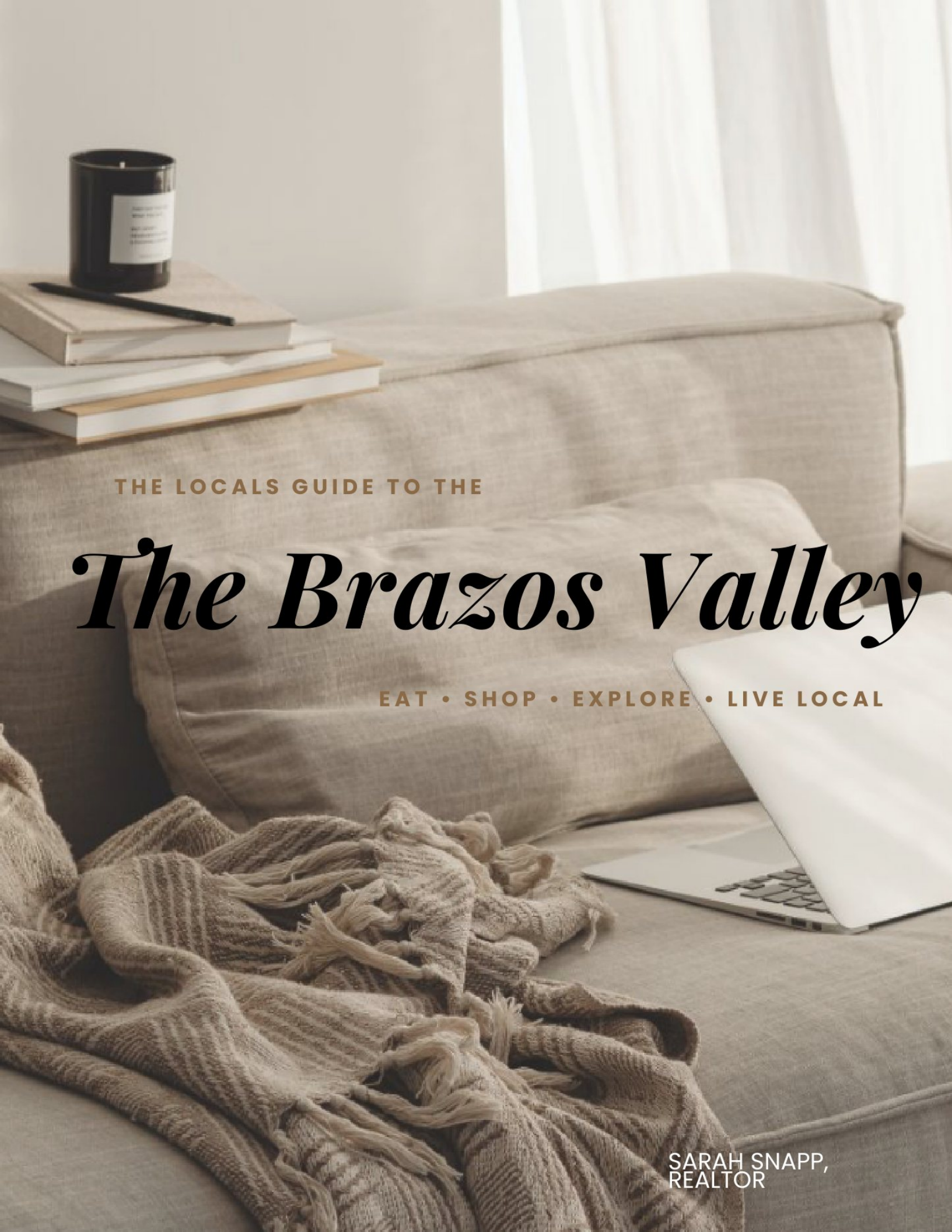


A warm, minimalist living room scene. In the foreground, a beige sofa is draped with a thick, textured, light-colored knit blanket. To the left, a stack of three books sits on the sofa, with a black candle and a pen resting on top. To the right, a silver laptop is open on the sofa. The background features a window with white curtains, letting in soft, natural light.

THE LOCALS GUIDE TO THE

The Brazos Valley

EAT • SHOP • EXPLORE • LIVE LOCAL

SARAH SNAPP,
REALTOR



welcome

hi, I'm Sarah

I'm Sarah Snapp, Broker/Owner of Cedar & Stone Real Estate Co. and a local Realtor serving the Brazos Valley.

I created this guide to share some of the places and little things that make me love living here. Because there's so much more to the Brazos Valley than what you'll find from a quick Google search.

Whether you've lived here for years, just moved to the area, or you're simply looking for somewhere new to explore, I hope you find a few new favorites inside.

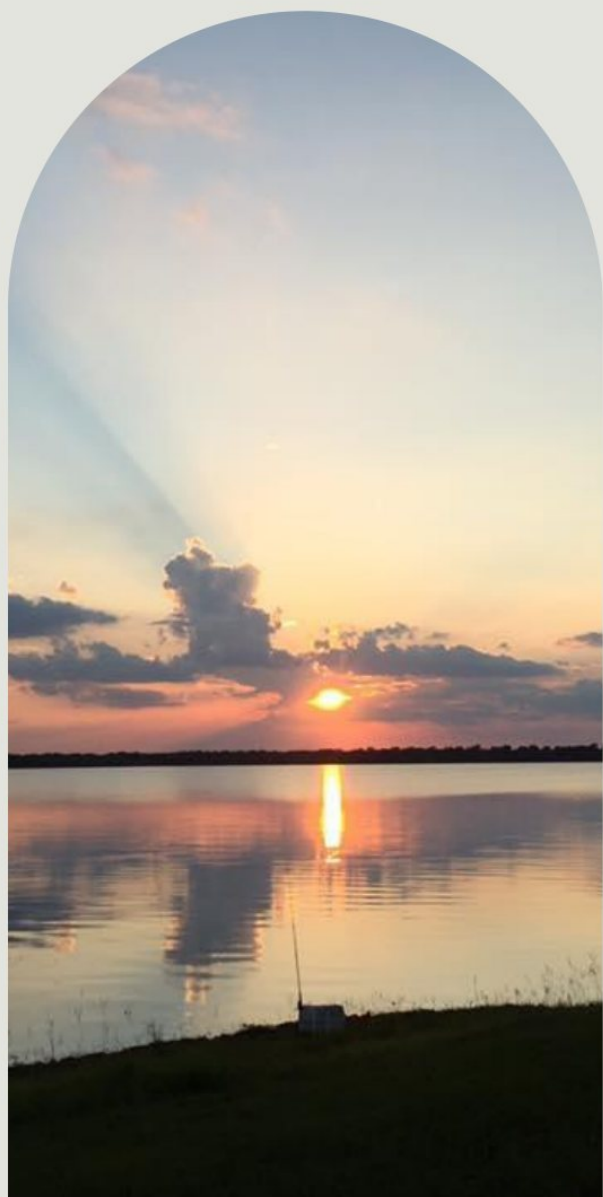
From Bryan/College Station to Somerville, Snook, Brenham and the small towns in between, there are so many good places to eat, shop, explore and spend a Saturday.

Inside, I'm sharing some of my favorite local spots, things to do, places to explore and a few hidden gems worth knowing about.

Consider this your little cheat sheet to living local in the Brazos Valley. And if you ever need a home to go along with it, well... I happen to know a Realtor. ❤️

-Sarah

there's a lot to love about **THE BRAZOS VALLEY**



There's something special about living in the Brazos Valley. Bryan/College Station gives you restaurants, shopping, events and everyday conveniences, while just outside of town you'll find small communities, country roads, wide-open land and a much slower pace of life.

One of my favorite things about this area is how many different lifestyles you can find within a relatively small radius. You can live close to everything happening in Bryan/College Station, spend your weekends at Lake Somerville, enjoy the charm of Brenham, settle into a small town like Snook or Caldwell, or find acreage where your closest neighbors just might be cows.

Whether you've lived here forever, you're new to the area, or you're thinking about making the Brazos Valley home, this guide will give you a peek at some of the communities, local favorites and little things that make this area special.

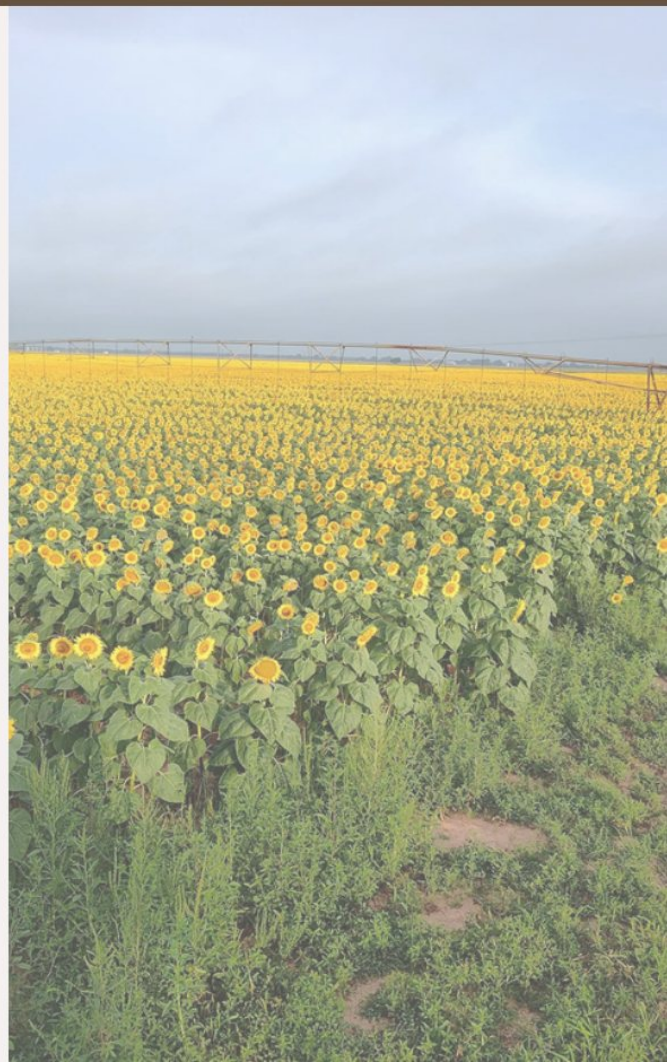


Somerville

Small-town living meets lake life in Somerville. Home to Lake Somerville and surrounded by country roads, acreage and rural properties, it's a great option if you're looking for a slower pace and a little more room to spread out. You'll be within driving distance of both Brenham and Bryan/College Station while still getting that quiet, small-town feel.

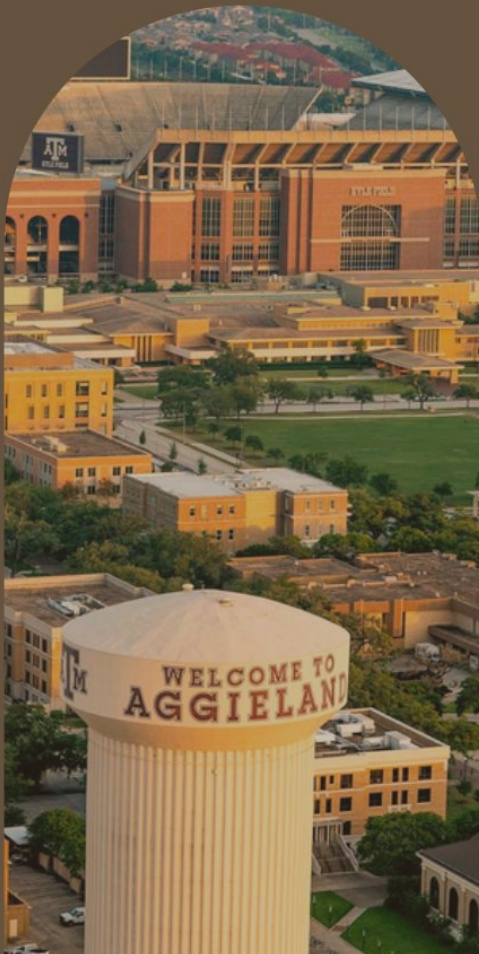
Snook

If quiet country living is what you're after, Snook is worth a look. This small Burleson County community offers a rural feel with plenty of acreage and country properties, while still keeping you close enough to Bryan/College Station for work, shopping, dining and everyday conveniences.



Caldwell

Caldwell gives you the charm of a small Texas town with a little more going on day to day. You'll find an established downtown, local restaurants and businesses, neighborhoods in town, new construction and plenty of rural and acreage properties surrounding the community—all with convenient access to Bryan/College Station.



Bryan/ College Station

For buyers who want to be close to the action, Bryan/College Station offers the largest selection of shopping, dining, entertainment and everyday conveniences in the area. You'll find everything from established neighborhoods and new construction to properties on the outskirts with more space—all centered around the energy of Texas A&M.

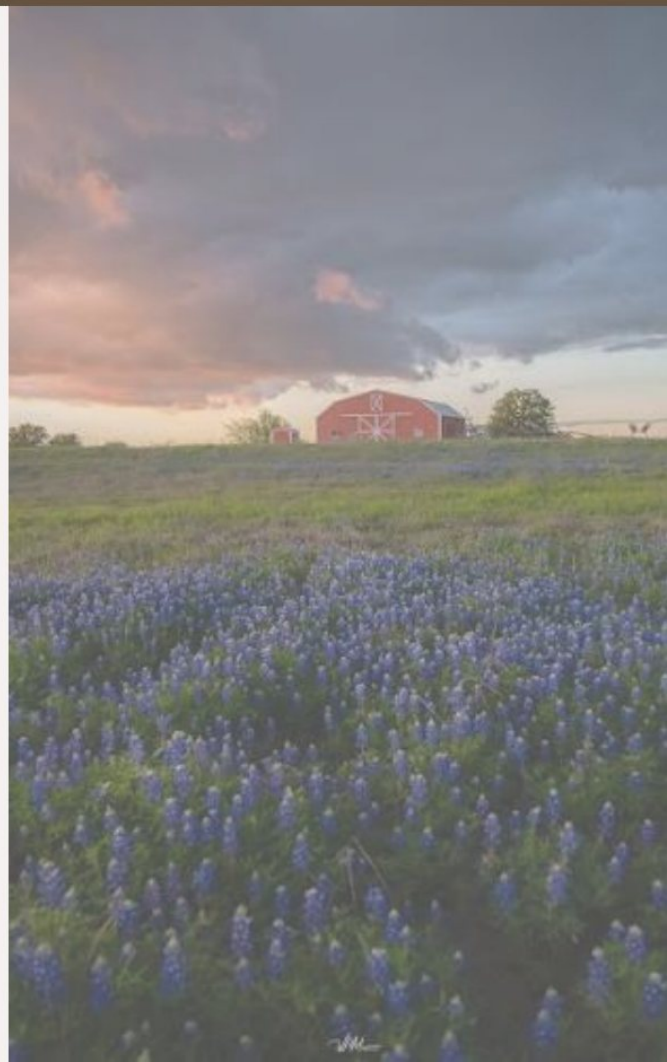


Brenham

Brenham blends small-town charm with plenty to do. Its historic downtown is filled with local shops, restaurants and events, while the surrounding Washington County countryside offers beautiful acreage and rural properties. Its location also makes it convenient for those who want access toward both Houston and Austin.

Chappell Hill

Chappell Hill is all about Texas country charm. Located among the rolling countryside of Washington County, this historic community offers a quieter, rural lifestyle with beautiful land and acreage nearby. You're close to Brenham while also having convenient access toward the Houston area.



Let's grab a bite

FROM CASUAL SPOTS AND COFFEE RUNS TO DATE NIGHTS AND LOCAL FAVORITES, THERE ARE PLENTY OF GOOD PLACES TO EAT AROUND HERE. THESE ARE A FEW SPOTS I THINK ARE WORTH ADDING TO YOUR LIST.

SOMERVILLE

- **THE CRAZY CHICKEN LADY — COFFEE, SANDWICHES AND PASTERIES**
- **LAS FUENTES — CASUAL MEXICAN**

BRENHAM

- **NINETY-SIX WEST — WINE + DINING**
- **FLOYD'S LOUNGE — DRINKS + BITES**

CHAPPELL HILL

- **CHAPPELL HILL BAKERY & DELI — BAKERY + TEXAS CLASSICS**
- **CHAPPELL HILL COFFEE CO. — COFFEE**

CALDWELL

- **LISSA'S — LOCAL EATS**
- **CONNECT COFFEE — COFFEE**
- **GOODIES COUNTRY KITCHEN — HOMESTYLE COOKING**

BRYAN

- **3RD ON MAIN — BRUNCH**

COLLEGE STATION

- **JUANITA'S — TEX-MEX + MARGARITAS**
- **PORTERS — STEAKHOUSE + DATE NIGHT**



Go have some fun

Local favorites, day trips & things worth doing around the Brazos Valley

SOMERVILLE

- **Lake Somerville State Park & Trailway — Hiking, camping, kayaking + getting outside**

CALDWELL

- **Shop Downtown Caldwell — The Heirloom Haus, Inspired Willow, Zesty Mellow + other local boutiques**

BRENHAM

- **Blue Bell Creameries — Grab a scoop + check out the observation deck**
- **Historic Downtown Brenham — Local shopping, restaurants, murals + events**

CHAPPELL HILL

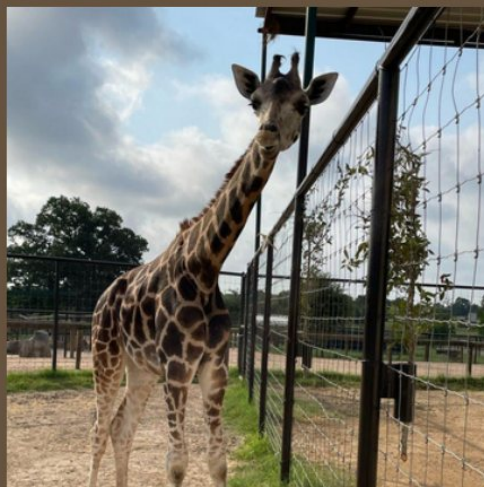
- **Chappell Hill Lavender Farm — Lavender, country views + seasonal picking**
- **Texas Star Winery — Wine tasting in the countryside**
- **Bluebonnet Festival + Scarecrow Festival — Two fun times to visit Chappell Hill**

INDEPENDENCE + WASHINGTON

- **Antique Rose Emporium - Gardens, antique roses + plant shopping**
- **Old Baylor Park — Historic ruins + a pretty little stop in Independence**
- **Washington-on-the-Brazos State Historic Site — Texas history, museums + beautiful grounds**

BRYAN/COLLEGE STATION

- **Historic Downtown Bryan — Boutiques, restaurants, murals + First Friday**
- **Aggieland Safari — Drive-through safari + animal encounters**



the steps to making THE BRAZOS VALLEY *home*

01

CONNECT WITH ME

Working with the right agent from the very beginning means you'll have a trusted guide, a local expert, and a fierce advocate in your corner every step of the way. I'm SO excited to be working with you!

02

LENDER RECOMMENDATION

Getting pre-approved is one of the first steps in your home search. I can connect you with trusted local lenders who know the Brazos Valley market and can walk you through your loan options, estimated monthly payment, and what price range makes sense for you. Having this in place means when the right home comes along, you're ready to make a move.

03

SHOWING HOUSES

Now this will vary if you're out-of-state or not. ALL of my out-of-state buyers usually have me doing video showings for them and some of the time they buy a house sight unseen. We can do neighborhood videos too. Also if you are flying into town we can coordinate and map out your whole trip!

04

UNDER CONTRACT

This means we have found you the perfect house and you've officially gotten it under contract. We will work together to handle all inspections and negotiations throughout the entire process. Typically you will be in your dream home within 30 days.

05

INSPECTIONS

You are welcome to any and all inspections. We will chat about what inspections you want on the house and we want to get these inspections scheduled as soon as possible to ensure we have the most time to get any/all repairs made to the home before closing.

06

CLOSING DAY

This is everyone's favorite day!! You to sign on the dotted line and officially own your dream home. We will handle a final walk through the morning of closing typically to make sure the home is in great condition and all repairs have been made.

I I hope this guide gave you a little taste of what makes the Brazos Valley such a special place to call home. Whether you're already local, new to the area, or just starting to think about making a move here, I hope you found a few new places to explore along the way.

And if you're thinking about making the Brazos Valley home, I'd love to help you find your place here.

Have questions about an area, buying a home, finding land, or just want a local recommendation? Reach out anytime. I'm always happy to help.



SARAH SNAPP

REAL ESTATE BROKER

📞 713-828-9027

📷 *sarahsnapprealtor*