



Oldham  
Goodwin

# SUBURBAN LAND | FOR SALE

## 2.79 ACRES IN BRYAN, TX

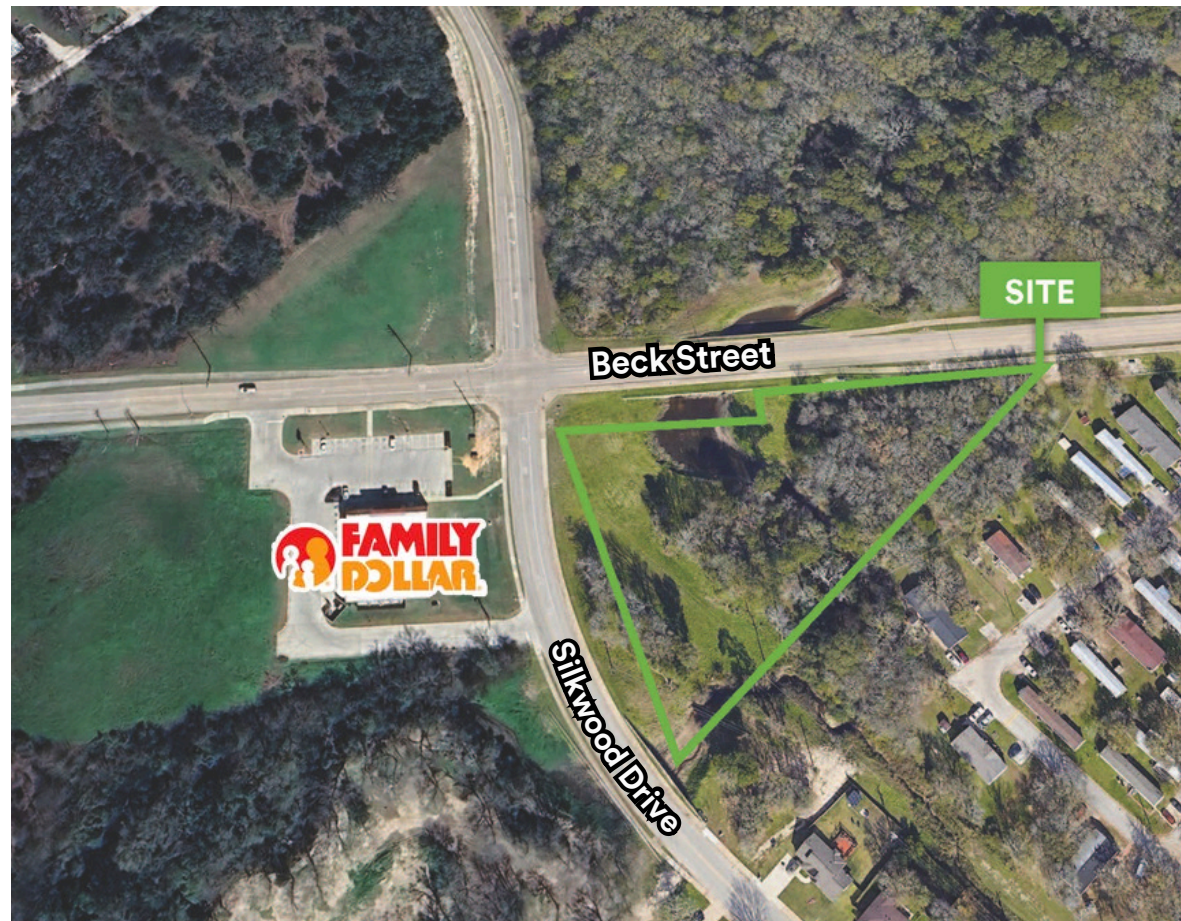
SEC of Beck Street & Silkwood Drive | Bryan, Texas 77803





## PROPERTY HIGHLIGHTS

- Near downtown Bryan, Brazos Industrial Park, and major employment centers
- Located at intersection of Beck Street & Silkwood Drive
- Proximate to Bryan ISD middle schools and elementaries
- Expanding residential development within the immediate area
- Stable economy lifted by Texas A&M University and Texas A&M RELIS
- Preliminarily engineered for 4-5 duplex lots, city will support rezoning
- Easy access to Harvey Mitchell Parkway and State Highway 21



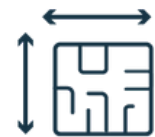
ASKING PRICE

**\$185,000**



PRICE/SF

**\$1.52/SF**



LAND SIZE

**2.79 AC**



## PROPERTY INFORMATION

Size 2.79 AC

Legal Description SFA #9, Block 32, Lot 18, Acres 2.7911

ID Number 355461

Access Beck Street, Silkwood Drive

Frontage 567' along Beck Street, 412' along Silkwood Drive

Zoning Agricultural Open

Utilities  
Electric: BTU  
Water: City of Bryan  
Sewer: City of Bryan  
Telephone: Various  
Gas: Atmos

Traffic Counts  
3,433 AADT on Beck Street  
1,381 AADT on Silkwood Drive

Flood Plain This property is encumbered by floodplain





## PROPERTY PHOTOS





## DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

6K

HOUSEHOLD  
INCOME

\$52K

CONSUMER  
SPENDING

\$46K

3 MILE

ESTIMATED  
POPULATION

55K

HOUSEHOLD  
INCOME

\$48K

CONSUMER  
SPENDING

\$458K

5 MILE

ESTIMATED  
POPULATION

124K

HOUSEHOLD  
INCOME

\$47K

CONSUMER  
SPENDING

\$980K



**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

**80%** OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



**BEST STATE**  
FOR BUSINESS



**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

# TEXAS OVERVIEW



## Fort Worth

TOP CITY FOR SALES  
GROWTH IN 2018

## Dallas

TOP MSA FOR POPULATION  
GROWTH IN 2020

## Bryan/College Station

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

## Houston

4TH LARGEST POPULATION IN  
THE U.S.

## Austin

NAMED BEST CITY TO START A  
BUSINESS IN 2020

## San Antonio

2ND FASTEST GROWING CITY  
IN THE NATION

# 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.*

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

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

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Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date





FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Managing Director | Land Services  
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**Bryan**

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**OLDHAMGOODWIN.COM**

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.