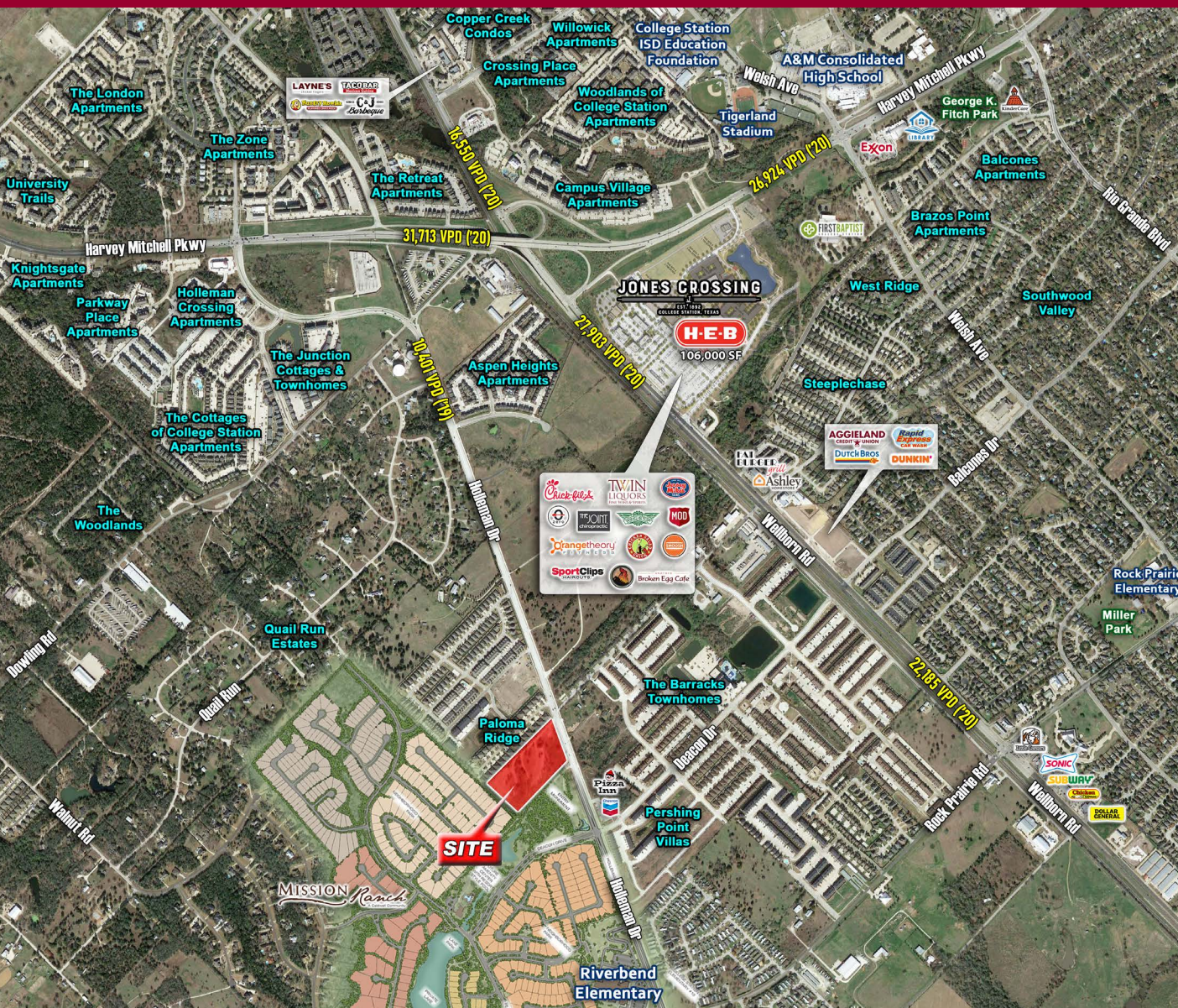




# 0 Holleman Drive S.

10.432 Acres For Sale | College Station, Texas



**SIZE:** 10.432 Acres

**PRICE:** Call for Price

**LOCATION:** NWQ of Holleman Dr & Deacon Dr in College Station, Texas

**USE:** Condo / Townhome / Multi-Family

## PROPERTY HIGHLIGHTS:

- Less than 3 miles from Kyle Field - Texas A&M University
- Zoned R-4 Multi-Family (Max 20 units per acre)
- Utilities and off-site detention
- College Station ISD
- Adjacent to College Station's newest MPC, Mission Ranch - Homes starting from the 400's
- Adjacent to CSISD's Riverbend Elementary School

For more information, contact:

**MARK TERPSTRA** | 281.664.6634 | [MTerpstra@CaldwellCos.com](mailto:MTerpstra@CaldwellCos.com)

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



Doing it right. Right now.®

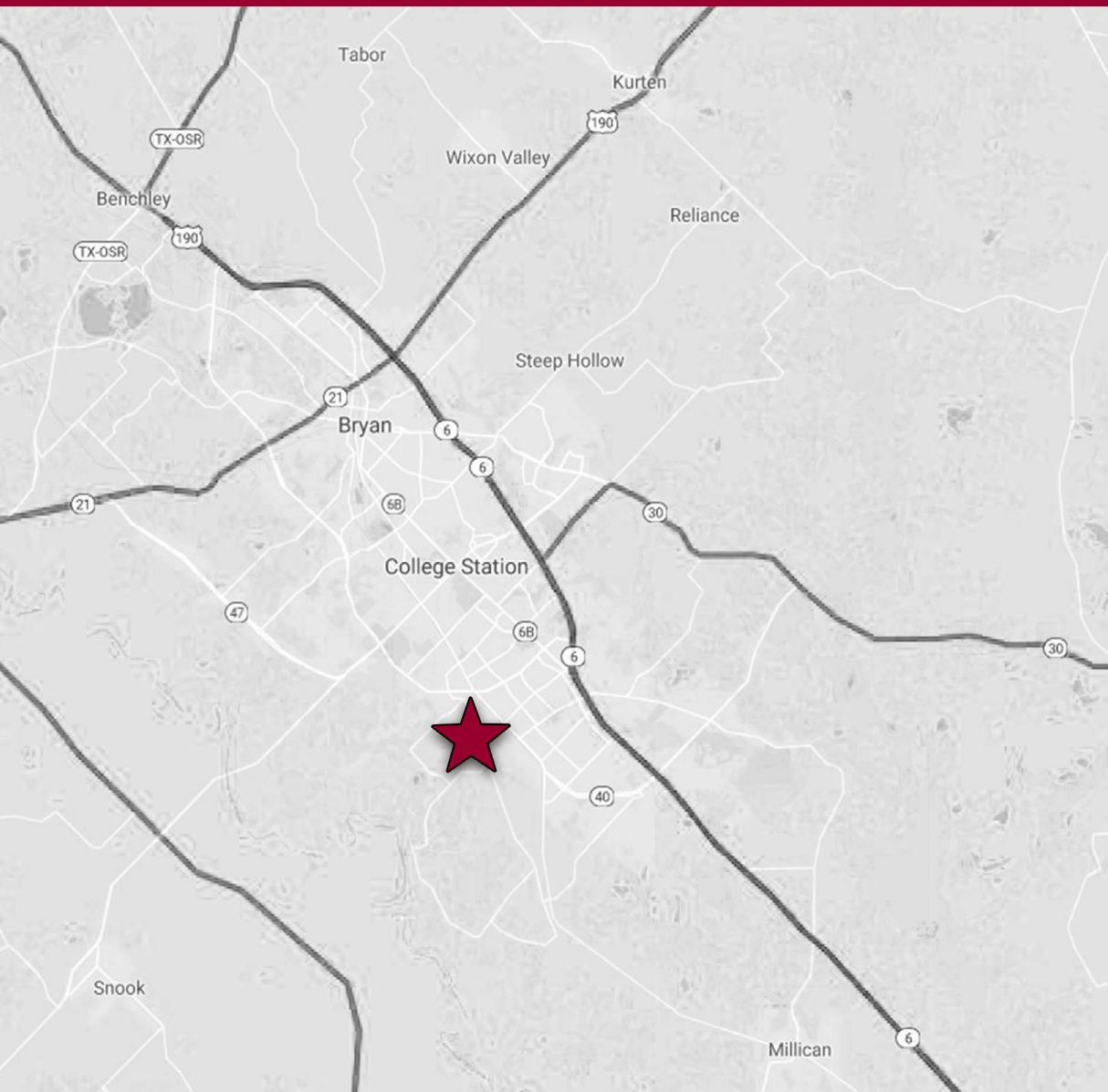
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## 10.432 Acres For Sale | College Station, Texas



### LOCATION:

At the entrance to Mission Ranch, close to all things College Station and just five minutes from shopping destinations, schools, emergency services, & Kyle Field.

### ABOUT MISSION RANCH:

Mission Ranch Master-Planned Community offers an unprecedented lifestyle. From its sparkling lake – perfect for fishing and kayaking – to the scenic trails and resort-style amenities, Mission Ranch fosters fun at every turn.

### NEARBY SCHOOLS:

Zoned to the highly acclaimed College Station ISD. Along with being a part of CSISD, the area is home to outstanding private school options. Texas A&M University and Blinn College are just around the corner.

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>2021 Population</b>	5,505	68,062	133,372
<b>2026 Proj. Population</b>	6,160	73,545	144,835
<b>Avg. HH Income</b>	\$63,240	\$61,717	\$69,233

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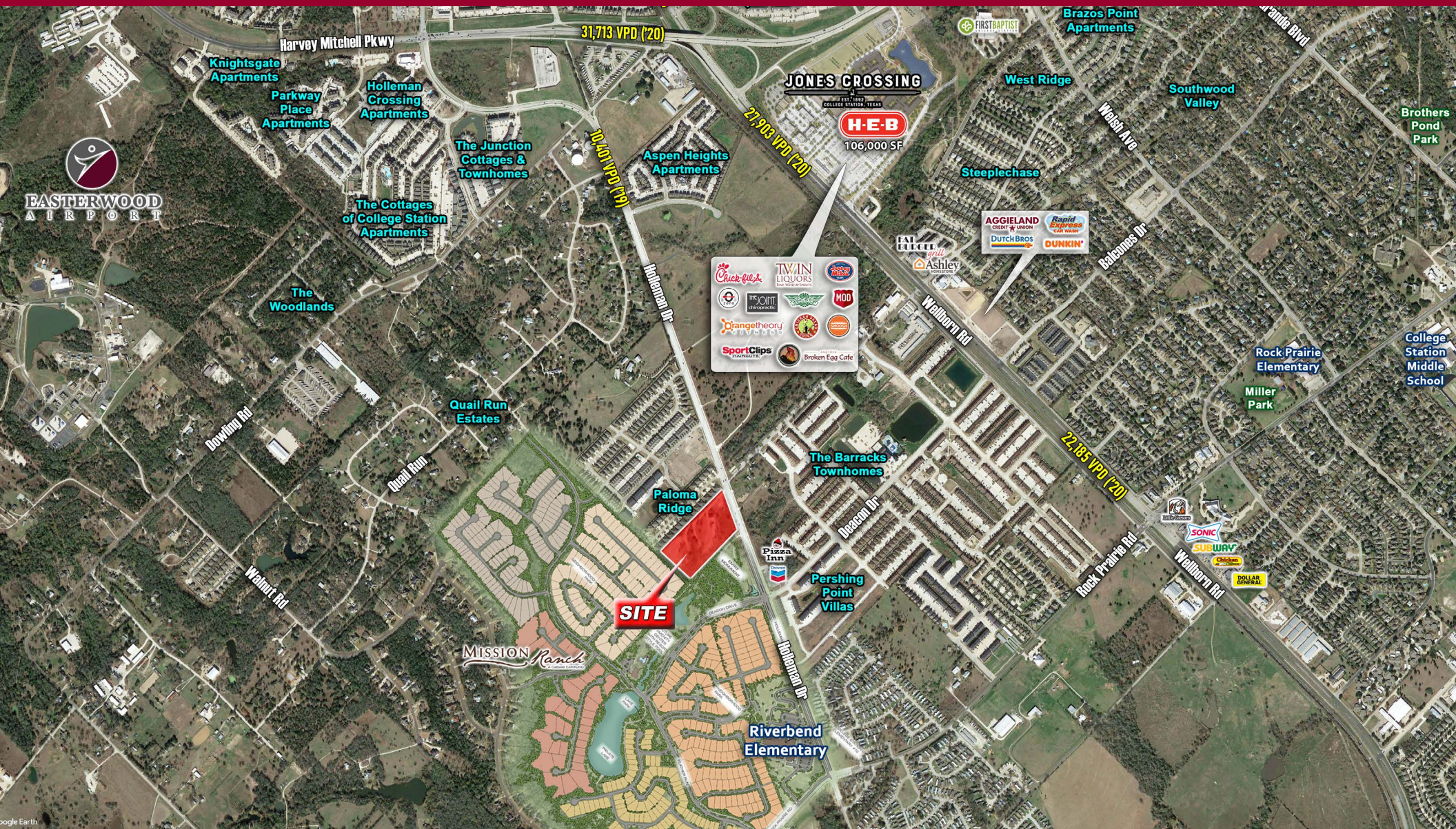
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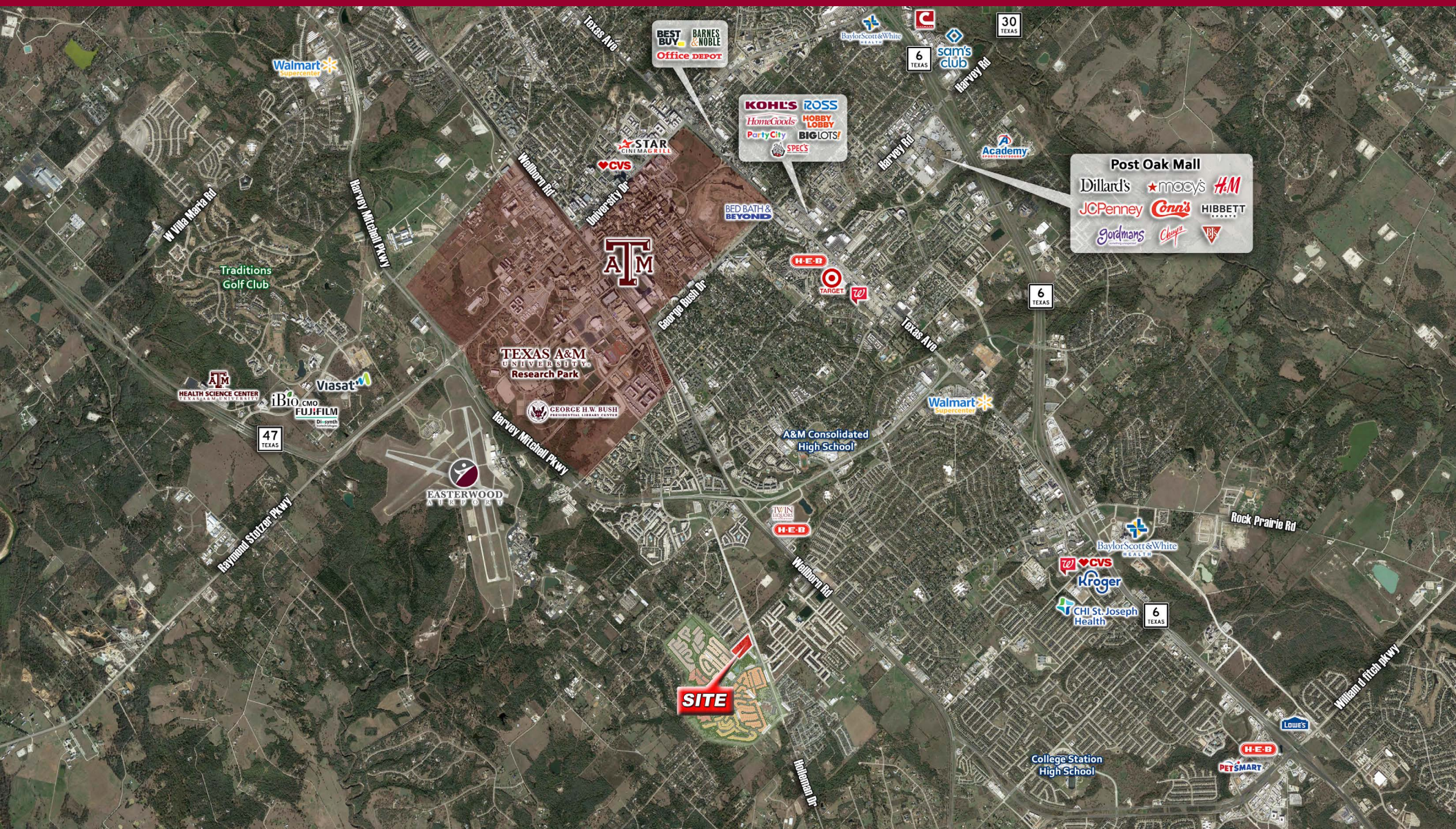
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### Information About Brokerage Services

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

11-2-2015



#### 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.

#### 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.

**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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

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