

FOR LEASE

HIGHWAY 30 BUSINESS PARK

11400 HIGHWAY 30
COLLEGE STATION, TEXAS 77845

Oldham
Goodwin **OG**



YEAR BUILT

2016-2023



BUILDING CLASS

A



RENTAL RATE

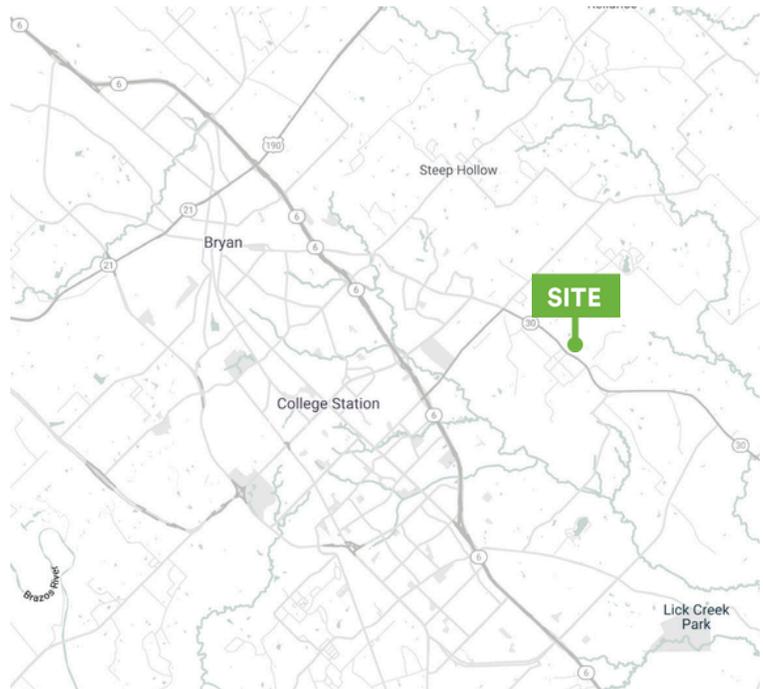
\$12.00-\$13.00/SF/YR + NNN

BUILDING FEATURES

- 3-Phase, 208 volts
- Reinforced concrete slab
- Metal frame with metal/brick exterior walls
- 16' eave height
- Suites come with one 12'x14' overhead door
- Grade-level loading
- HVAC'd warehouse space available

AVAILABLE SPACE

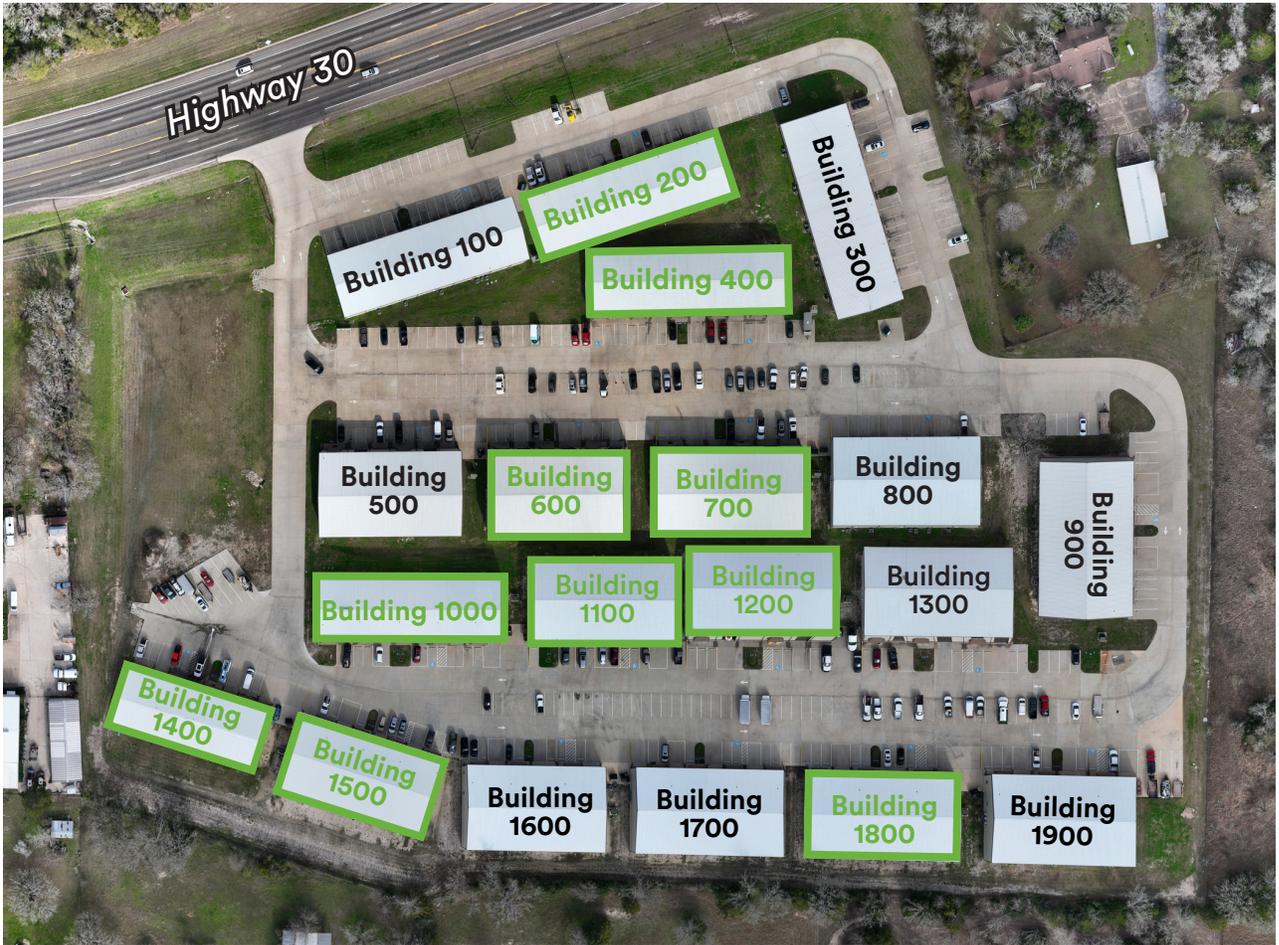
- Building 200 - 2,000 SF
- Building 400 - 2,000 SF
- Building 600 - 3,000 SF
- Building 700 - 4,875 SF
- Building 1000 - 2,000 SF
- Building 1100 - 3,000 SF
- Building 1200 - 4,875 SF
- Building 1400 - 2,000 SF
- Building 1500 - 2,625 SF
- Building 1800 - 3,750 SF



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SITE PLAN



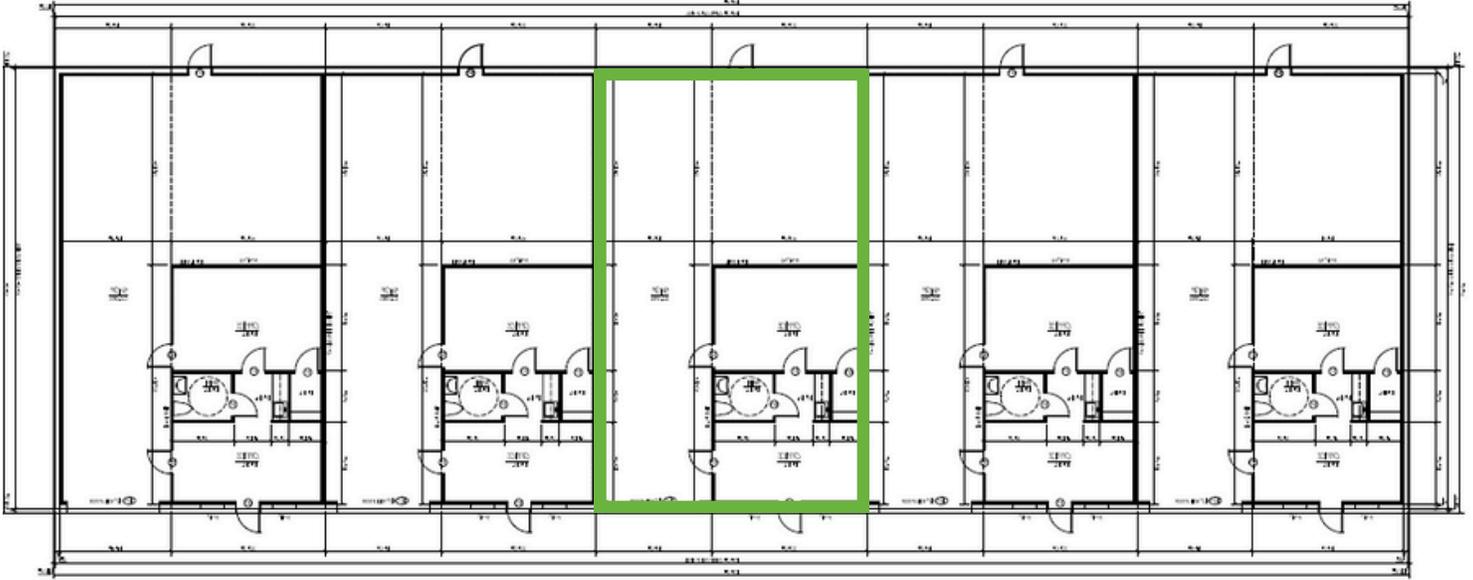
BUILDING	AVAILABILITY	RSF	BUILDING	AVAILABILITY	RSF
100	Leased	9,750	1100	Available	3,000
200	Available	2,000	1200	Available	4,875
300	Leased	10,000	1300	Leased	9,750
400	Available	2,000	1400	Available	2,000
500	Leased	9,750	1500	Available	2,625
600	Available	3,000	1600	Leased	9,975
700	Available	4,875	1700	Leased	10,500
800	Leased	9,750	1800	Available	3,750
900	Leased	9,750	1900	Leased	9,750
1000	Available	2,000			

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BUILDING #200



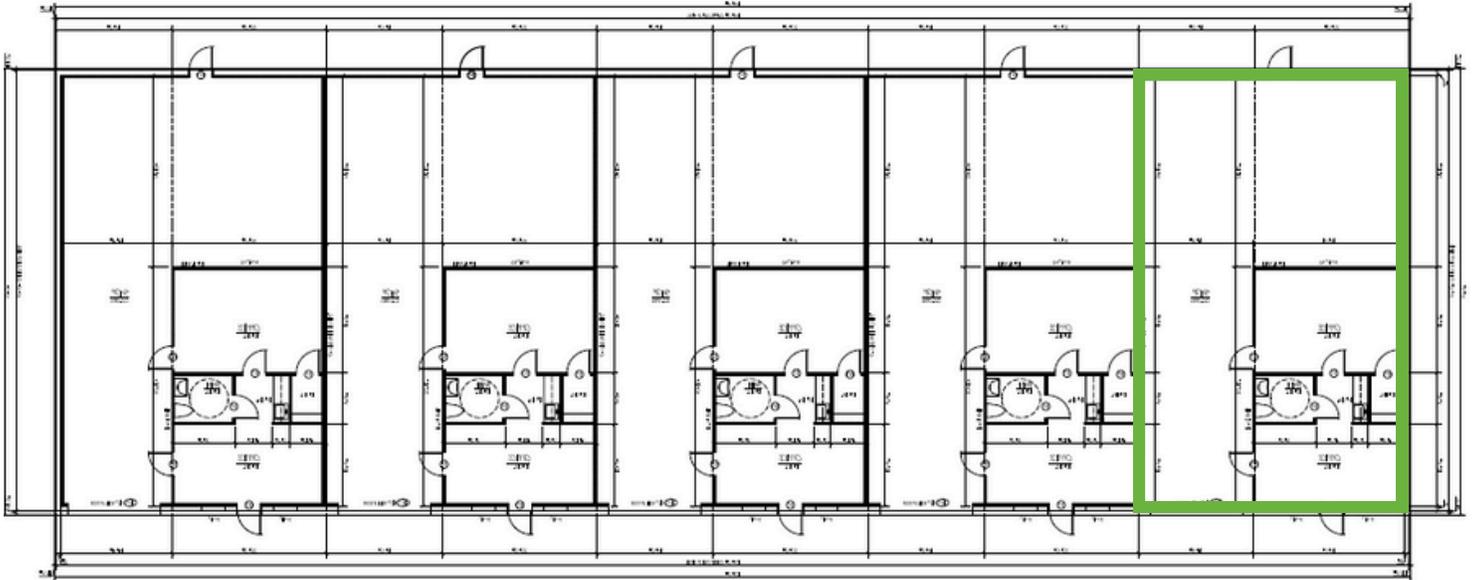
SUITE	AVAILABILITY	RSF
201	Leased	2,000 SF
202	Leased	2,000 SF
203	Available	2,000 SF
204	Leased	2,000 SF
205	Leased	2,000 SF

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BUILDING #400



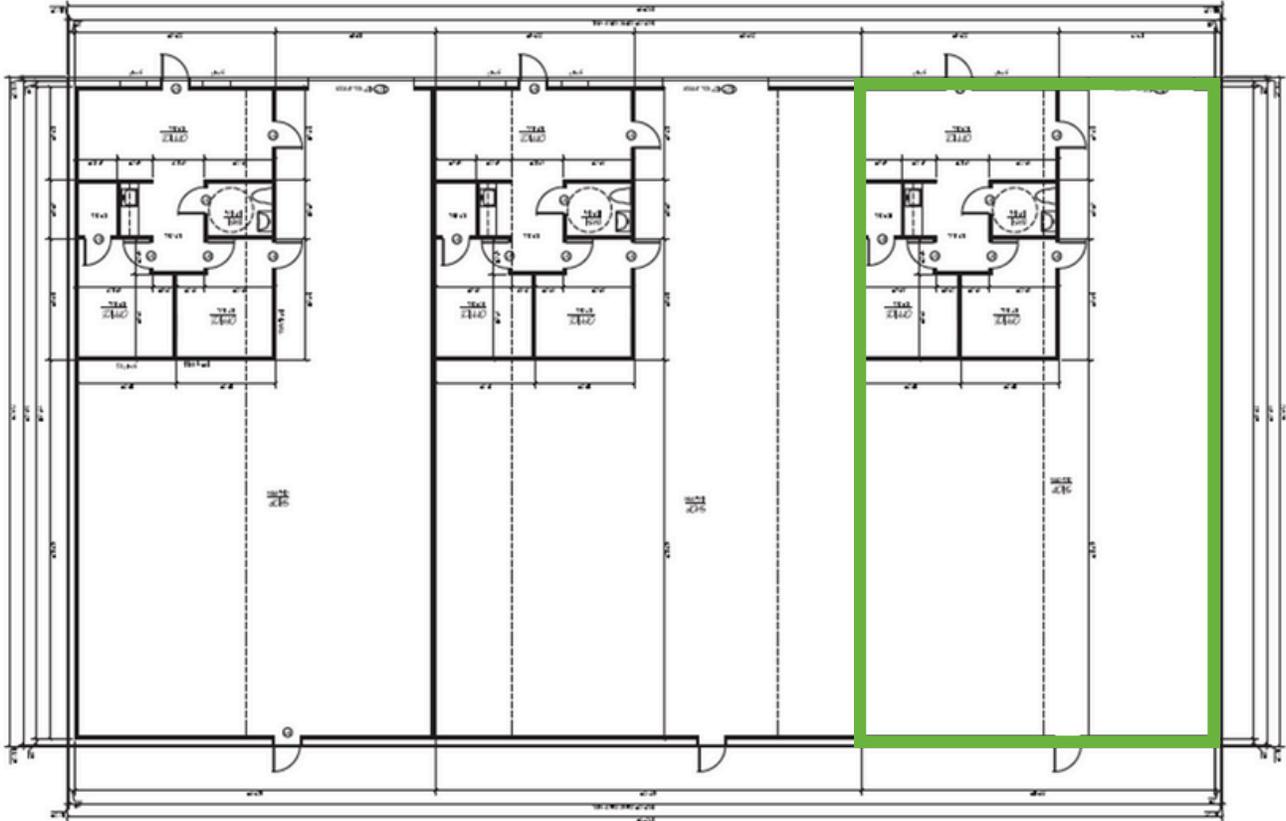
SUITE	AVAILABILITY	RSF
401	Available	2,000 SF
402	Leased	2,000 SF
403	Leased	2,000 SF
404	Leased	2,000 SF
405	Leased	2,000 SF

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BUILDING #600



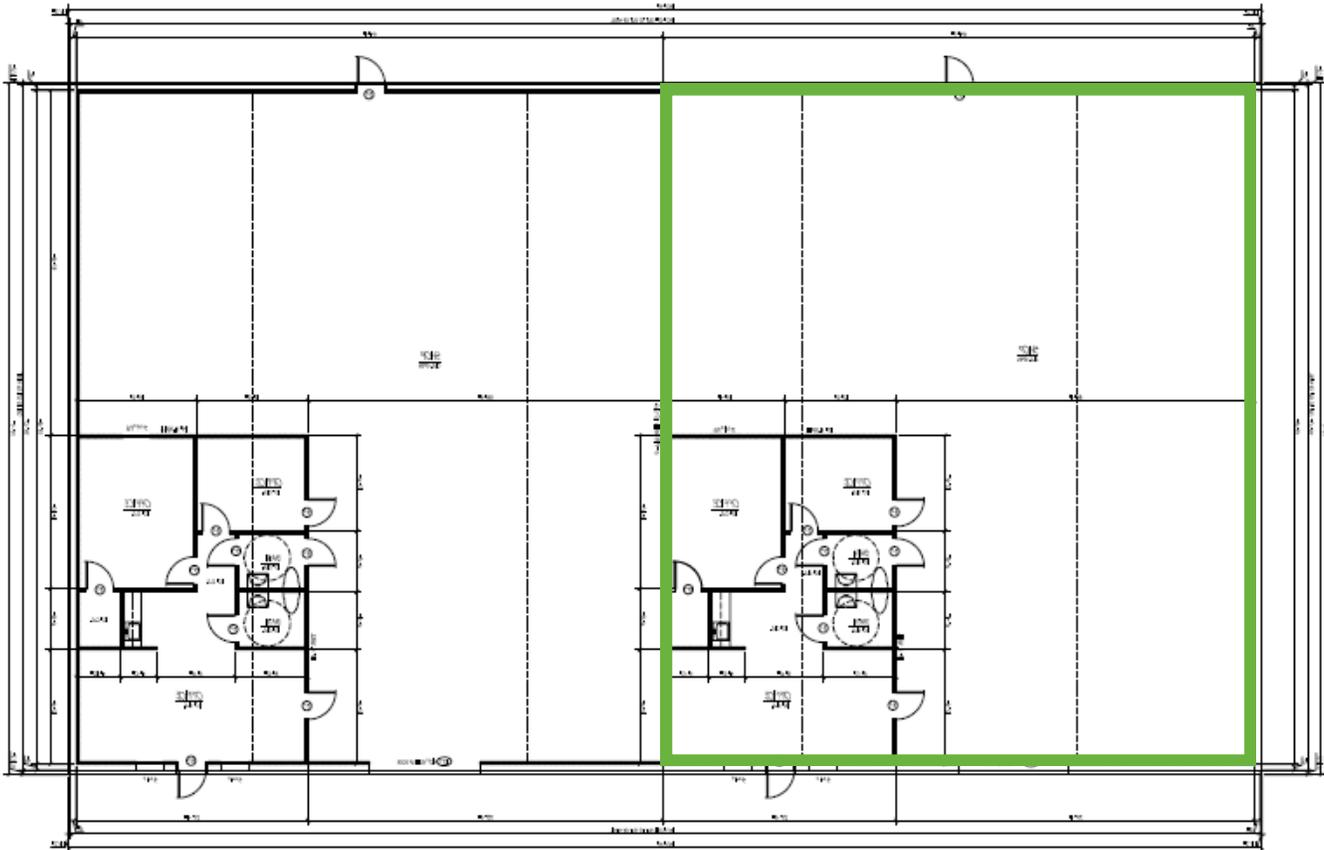
SUITE	AVAILABILITY	RSF
601	Leased	3,000 SF
602	Leased	3,750 SF
603	Available	3,000 SF

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BUILDING #700



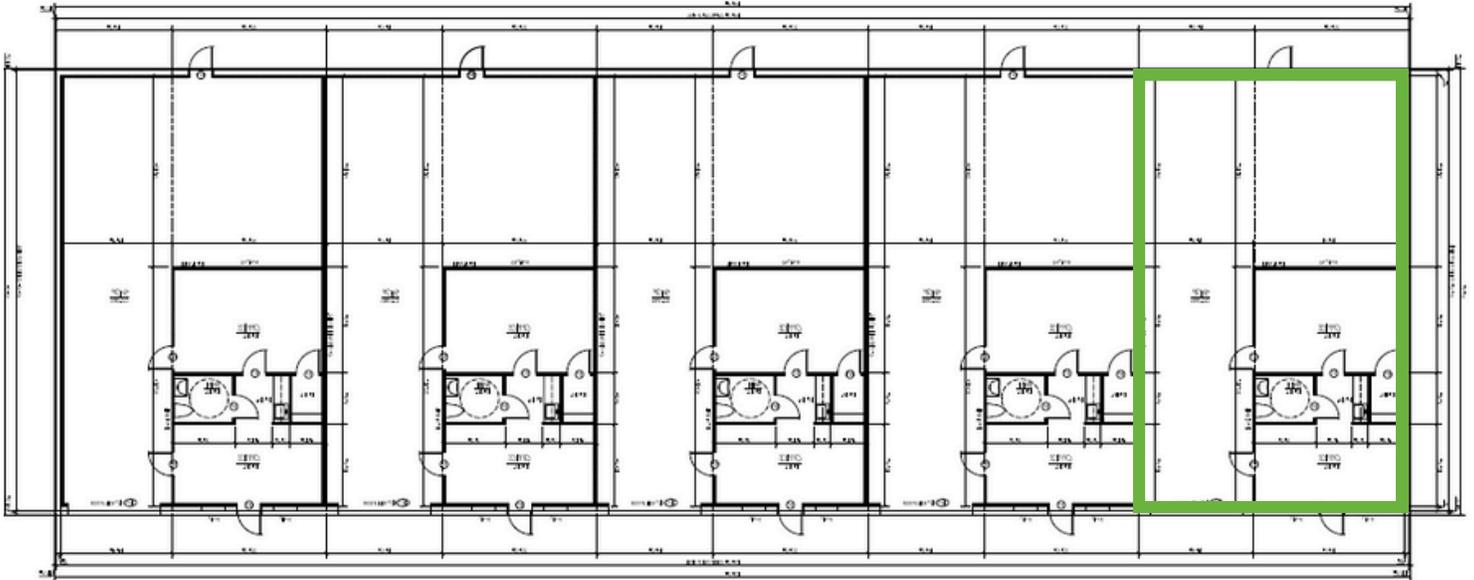
SUITE	AVAILABILITY	RSF
701	Available	4,875 SF
702	Leased	4,875 SF

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BUILDING #1000



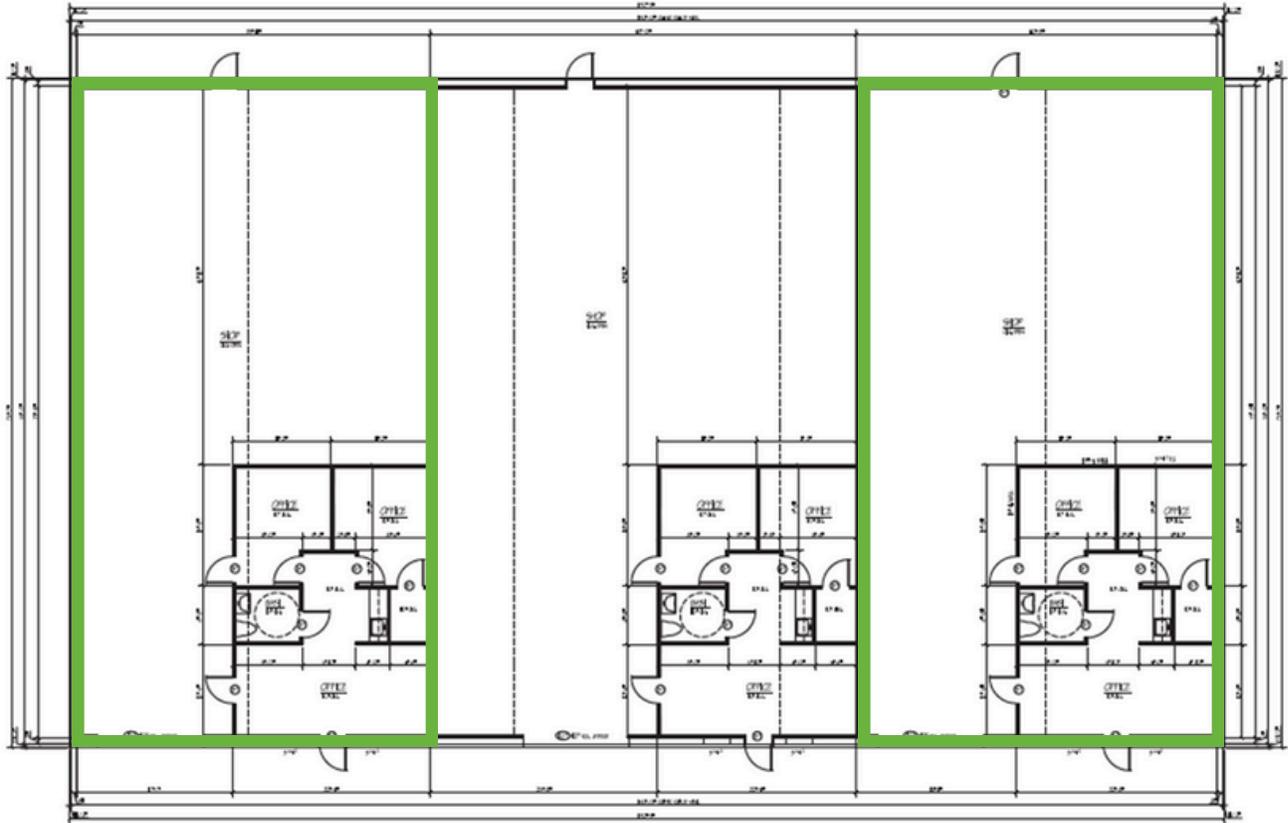
SUITE	AVAILABILITY	RSF
1001	Available	2,000 SF
1002	Leased	2,000 SF
1003	Leased	2,000 SF
1004	Leased	2,000 SF
1005	Leased	2,000 SF

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BUILDING #1100



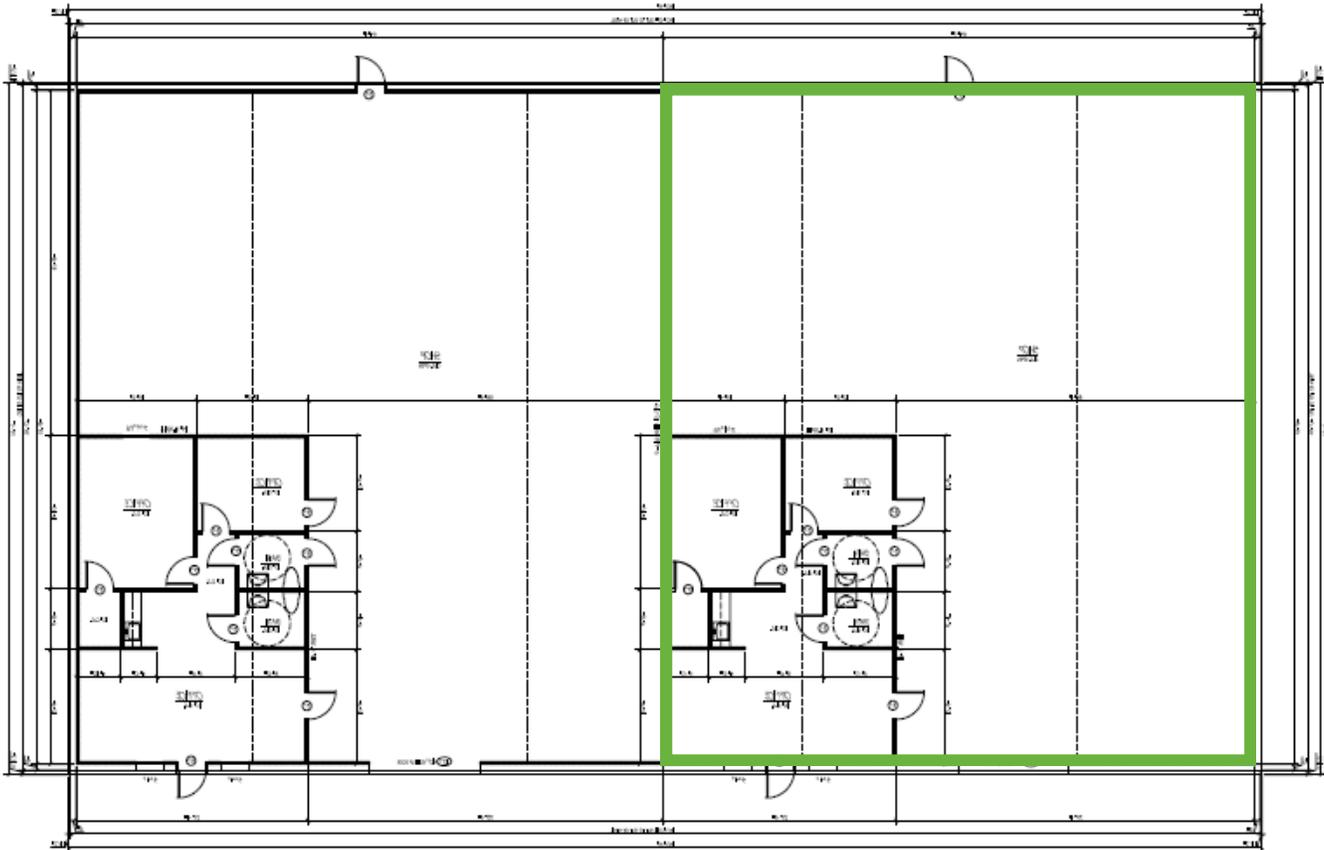
SUITE	AVAILABILITY	RSF
1101	Available	3,000 SF
1102	Leased	3,750 SF
1103	Available	3,000 SF

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BUILDING #1200



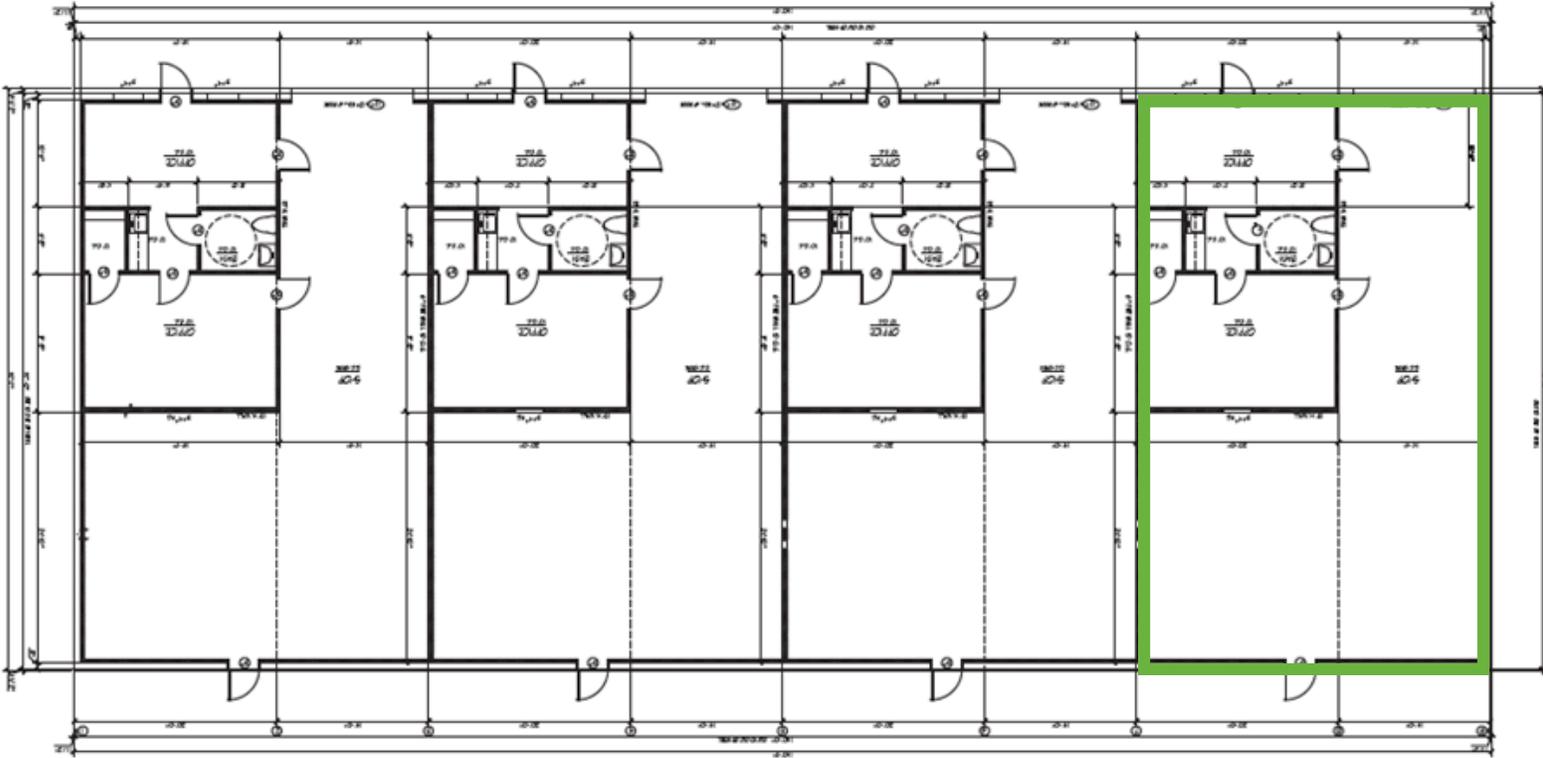
SUITE	AVAILABILITY	RSF
1201	Available	4,875 SF
1202	Leased	4,875 SF

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BUILDING #1400



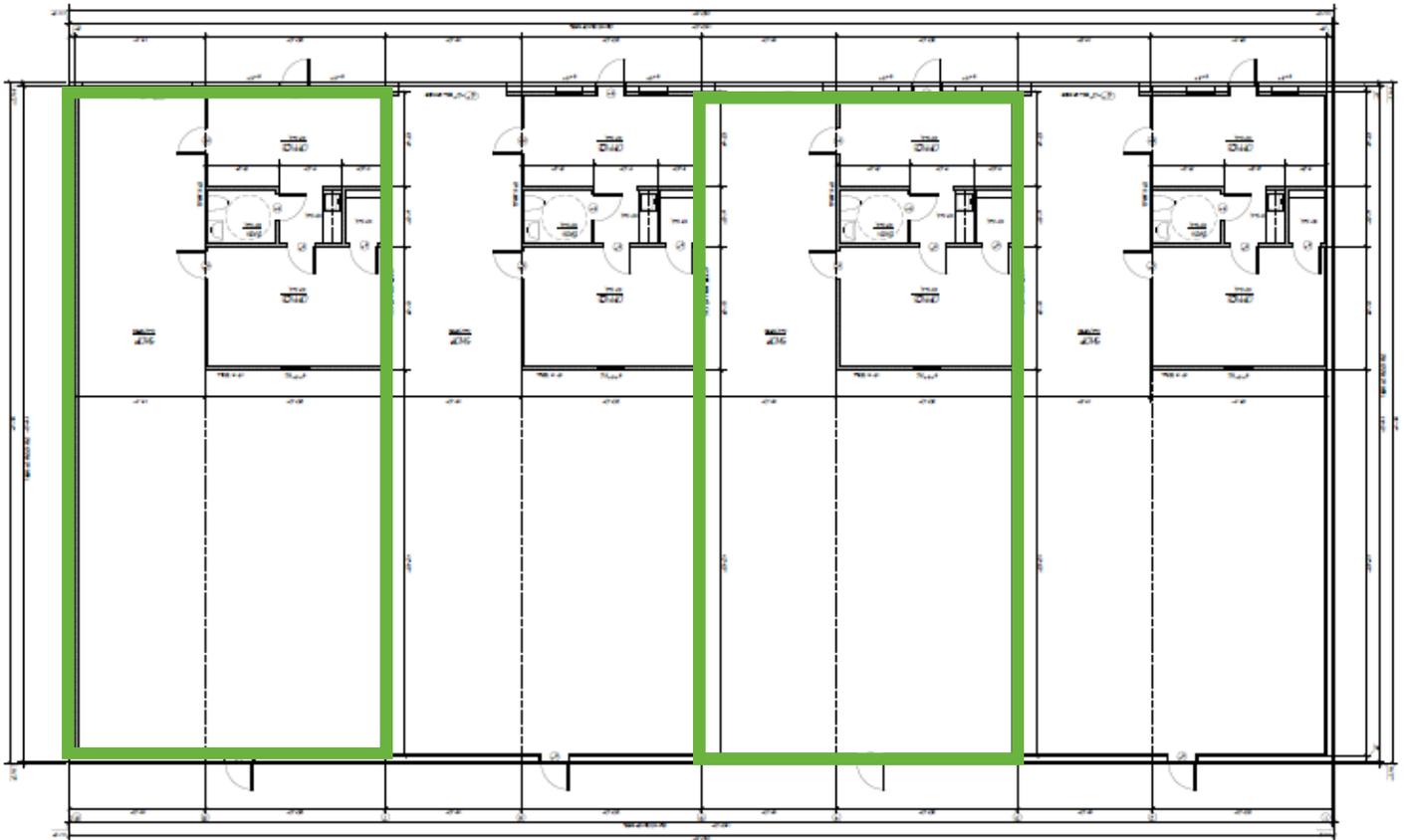
SUITE	AVAILABILITY	RSF
1401	Leased	2,000 SF
1402	Leased	2,000 SF
1403	Leased	2,000 SF
1404	Available	2,000 SF

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BUILDING #1500



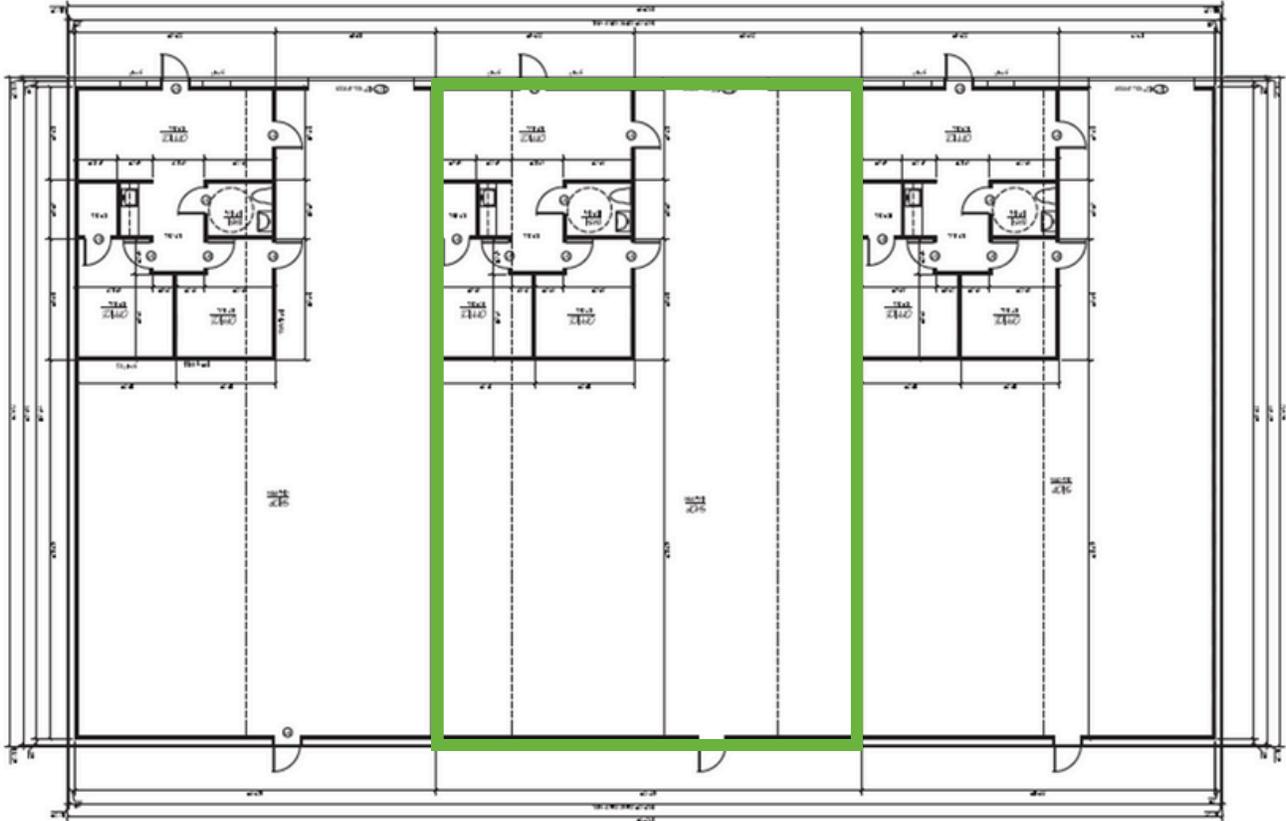
SUITE	AVAILABILITY	RSF
1501	Available	2,625 SF
1502	Leased	2,625 SF
1503	Available	2,625 SF
1504	Leased	2,625 SF

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BUILDING #1800



SUITE	AVAILABILITY	RSF
1801	Leased	3,000 SF
1802	Available	3,750 SF
1803	Leased	3,000 SF

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11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License 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:



Jody Slaughter

Managing Director | Corporate Services

D: 979.977.6097 **C:** 713.927.1157

Jody.Slaughter@OldhamGoodwin.com

Bryan

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