



Oldham
Goodwin

FUTURE MULTIFAMILY SITE | COLLEGE STATION, TX

11.75 AC AT PROVIDENCE PARK - SHOVEL READY FOR DEVELOPMENT
Earl Rudder Freeway | College Station, TX 77845



- Westinghouse Building -



LABOY

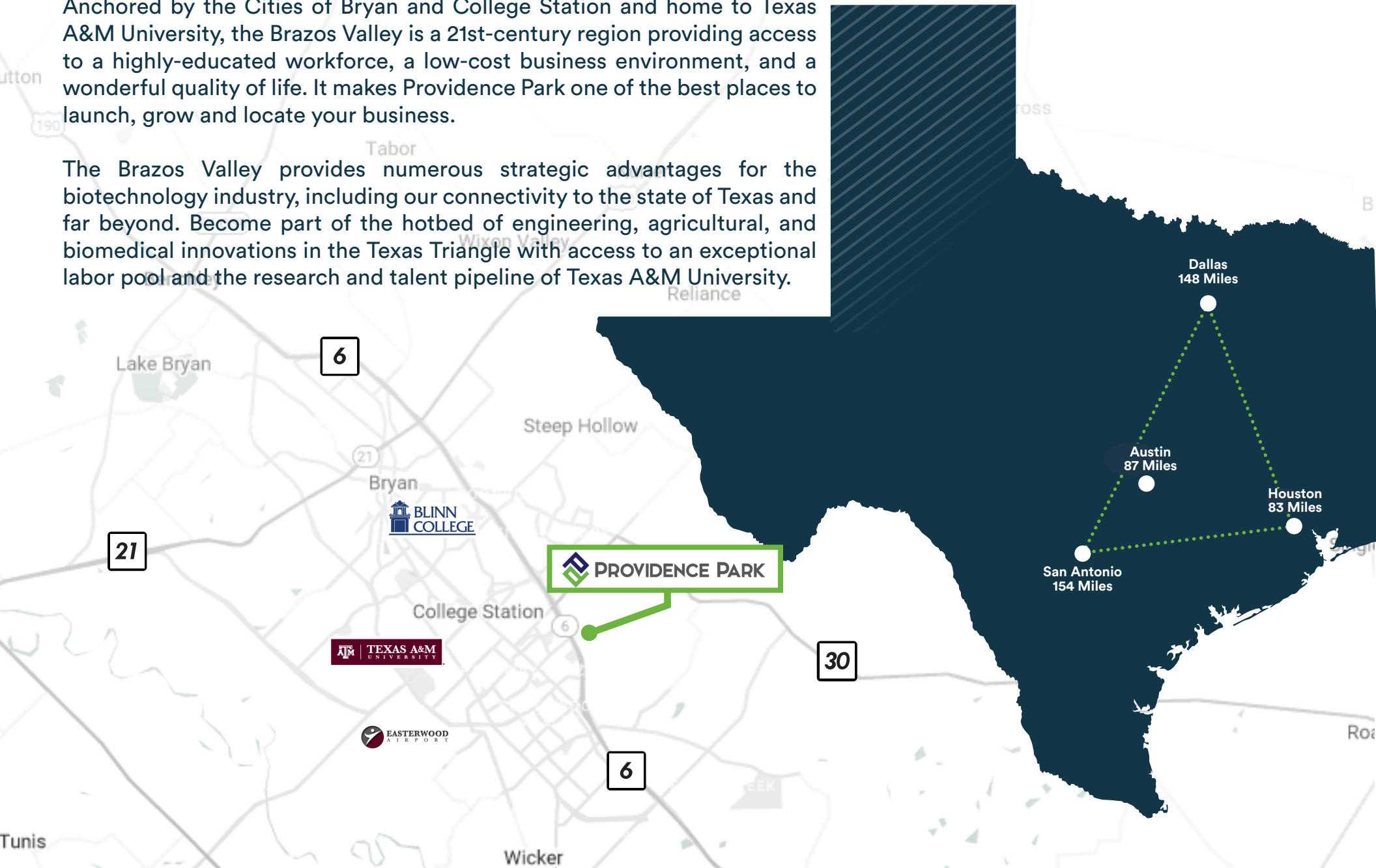


92,847 AADT

AT THE CENTER OF TEXAS' EMERGING BIOTECHNOLOGY INDUSTRY CLUSTER

Anchored by the Cities of Bryan and College Station and home to Texas A&M University, the Brazos Valley is a 21st-century region providing access to a highly-educated workforce, a low-cost business environment, and a wonderful quality of life. It makes Providence Park one of the best places to launch, grow and locate your business.

The Brazos Valley provides numerous strategic advantages for the biotechnology industry, including our connectivity to the state of Texas and far beyond. Become part of the hotbed of engineering, agricultural, and biomedical innovations in the Texas Triangle with access to an exceptional labor pool and the research and talent pipeline of Texas A&M University.



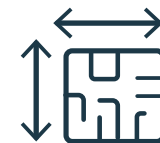
PROPERTY HIGHLIGHTS

- 11.75 - acre tract to be zoned for MF, Multifamily Use - a very rare district in the College Station market.
- Adjacent to life science campus in the heart of Bryan-College Station directly off State Highway 6, in the middle of the “Texas Triangle” with access to major markets and millions of people.
- Land will be delivered fully entitled and shovel-ready with all utilities and off-site detention.
- Positioned next to established and leading innovation, research, and technology companies, many specializing in bioscience and related manufacturing.
- Convenient to major retailers such as Academy Sports + Outdoors, national and regional restaurants, banks, and medical services.
- Central to the entire Bryan-College Station region, Texas A&M University, Post Oak Mall, Baylor Scott & White, and St. Joseph healthcare.
- Anchored by the Cities of Bryan and College Station and home to Texas A&M University, the Brazos Valley is a 21st century region providing access to a highly-educated workforce, a low cost business environment, and a wonderful quality of life. It makes this location one of the best places to launch, grow and locate your business.



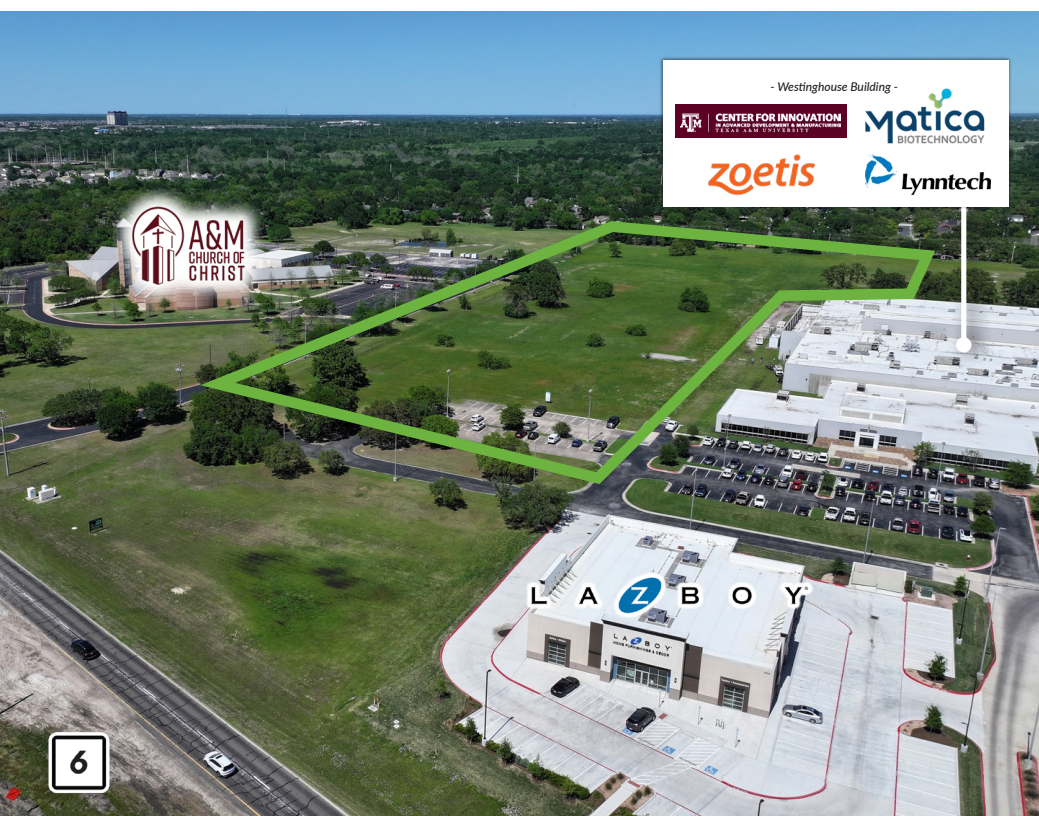
SALES PRICE

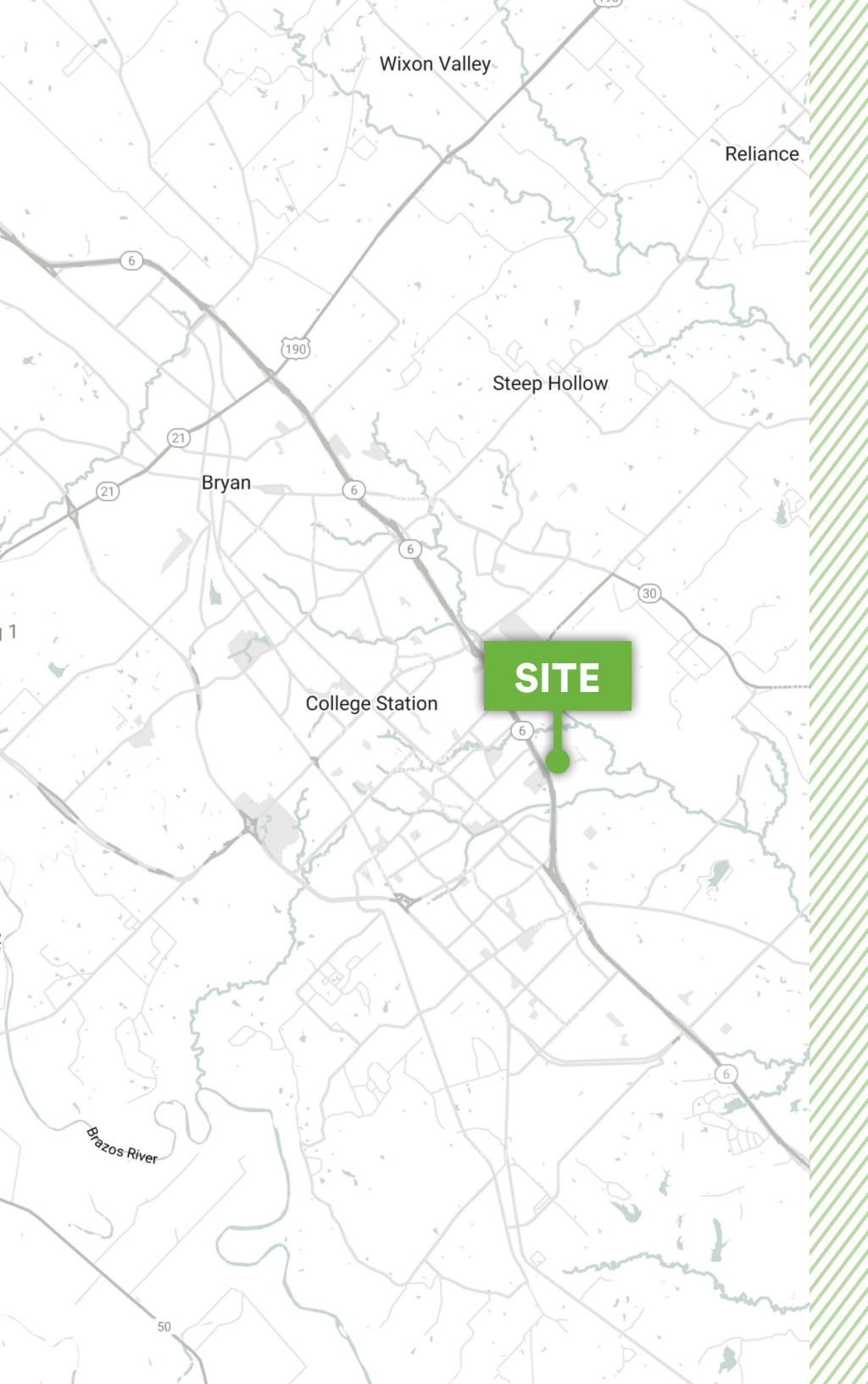
Contact
Broker



LAND SIZE

11.75 AC



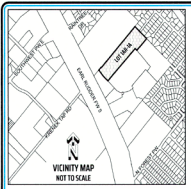


PROPERTY INFORMATION

Size	11.75 AC
Legal Description	THE SCIENCE PARK, BLOCK 1, LOT 1AR-1A, ACRES 11.752
ID Number	405856
Access	Shared ingress/egress along State Highway 6 and cross access within Providence Park
Zoning	To be zoned MF, Multifamily
Utilities	All utilities available: on-site access to water, wastewater, gas, electric and fiber. Electricity is provided by underground transmission lines. Fiber is supported by several different underground Fiber Optic Cable providers
Flood Plain	None
Traffic Counts	SH-6 (Earl Rudder Freeway): 92,874 AADT



PROPERTY SURVEY



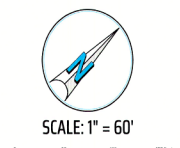
ZONING SETBACK NOTES
 ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP REFERENCED ON 06-15-2022, THIS TRACT IS ZONED LIGHT INDUSTRIAL (LI-1) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (2) AS SHOWN HEREON:
 FRONT SETBACK - 25'
 SIDE SETBACK (INTERIOR) - 7.5'
 REAR SETBACK - 15'

- LEGEND:**
- EE - ELECTRICAL EASEMENT
 - HW - WATER VALVE
 - WM - WATER METER
 - FP - FIRE HYDRANT
 - SM - SANITARY SEWER MANHOLE
 - CS - CLEAN OUT
 - SS - STORM SEWER MANHOLE
 - GS - GAS METER
 - UP - UTILITY POLE
 - LS - LIGHT POLE/STANDARD
 - AC - AIR COND.
 - ES - ELECTRIC SERVICE TRANSFORMER
 - EV - ELECTRIC VALVE
 - TP - TELEPHONE pedestal
 - FO - FIBER OPTIC VAULT
 - HP - HANDICAP PARKING SPACE
 - WM - WATERLINE MANHOLE
 - PM - PIPELINE MARKER
 - WF - WOOD FENCE
 - CF - CHAIN LINK FENCE
 - PR - PRIVATE UTILITY EASEMENT
 - PE - PRIVATE EIRIAGE EASEMENT
 - PA - PRIVATE ACCESS EASEMENT
 - EA - EMERGENCY ACCESS EASEMENT

TITLE REPORT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY OF BRAZOS COUNTY, OF NO. M2095, DATED: 06-12-2022. EXCEPTIONS LISTED ON SAID REPORT ARE ADDRESSED AS FOLLOWS:

- EASEMENTS SHOWN ON THE PAST AND CURRENT SUBDIVISION PLATS OF THE SCIENCE PARK SUBDIVISION (0603292; MAGAL; 1447229; 1525204 AND 1525203) DOES AFFECT THIS TRACT AS SHOWN HEREON. BUILDING SETBACKS TO BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION UDO (USE ZONING) NOTES.
- COVENANTS, CONDITIONS AND RESTRICTIONS (17526100) DOES AFFECT THIS TRACT. THERE ARE NO PLOTTABLE ITEMS CROSSING THIS TRACT AND THE SIGN EASEMENT AREA LOCATED ON LOT 4 WAS CREATED BY SAID RESTRICTIONS. ALL OTHER EASEMENTS/LOTES IN THE RESTRICTIONS REFER THE CURRENT SUBDIVISION PLAT AND NO ADDITIONAL BUILDING SETBACKS WERE CREATED.
- EASEMENT TO CITY OF BRYAN (201255) DOES NOT CROSS THIS TRACT.
- ELECTRICAL EASEMENT TO CITY OF BRYAN (234149) CROSSES LOTS 1AR-1A & 5R AS SHOWN HEREON.
- BLANKET EASEMENT TO THE CITY OF COLLEGE STATION (23016) NO LONGER AFFECTS THIS TRACT AS RELEASED (051297) (OPBCT).
- ELECTRICAL AND WATER LINE EASEMENT TO THE CITY OF COLLEGE STATION (2302) CROSSES LOTS 1AR-X & G COMMON AREA, AND DOES NOT CROSS LOTS 1AR-1A OR 5R.
- EASEMENT TO THE CITY OF COLLEGE STATION (251500) NO LONGER AFFECTS THIS TRACT AS ABANDONED (14457107) (OPBCT).
- EASEMENT TO THE CITY OF COLLEGE STATION (1074170) DOES NOT CROSS THIS TRACT.
- EASEMENT TO THE CITY OF COLLEGE STATION (1074179) DOES NOT CROSS THIS TRACT.
- UTILITY EASEMENT RECEIVED IN ORDINANCE (1737292) (OPBCT) CROSSES LOTS 1AR-1A & 5R AS SHOWN HEREON.
- TELEPHONE EASEMENT TO CITY OF COLLEGE STATION (1391520) CROSSES LOT 5R AS SHOWN HEREON.
- EASEMENT TO THE CITY OF COLLEGE STATION (231297) ONLY CROSSES LOT 1AR-1B AS PARTIALLY ABANDONED (1732199) (OPBCT) AND AS SHOWN HEREON.
- EMERGENCY ACCESS EASEMENT CREATED IN CRITICAL ACCESS DRIVE AGREEMENT (13669107) (OPBCT) CROSSES LOTS 1AR-1B, LOT 5R AND ADDS THE SOUTHWEST SIDE OF LOT 1AR-X AS SHOWN HEREON.
- DETENTION EASEMENT AGREEMENT (0364220) (OPBCT), AS AMENDED (1518758 & 17526104) (OPBCT), DOES AFFECT THIS TRACT. THIS AGREEMENT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.
- EASEMENT TO CITY OF COLLEGE STATION (1436275) (OPBCT) DOES NOT CROSS THIS TRACT.
- BLANKET ACCESS AND RIGHT TO CREATE ADDITIONAL EASEMENTS RECEIVED IN DEED (17256102) (OPBCT) AFFECTS THE COMMON AREA ONLY.
- ALL OTHER ITEMS DO NOT CROSS/AFFECT THIS TRACT OR ARE NOT SURVEY ITEMS AND ARE NOT ADDRESSED BY THIS PLAT.



SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6824, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 1, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

7/6/2022

NATHAN PAUL KERR
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6824

LAND TITLE SURVEY PLAT
 OF
LOT 1AR-1A, BLOCK ONE
 THE SCIENCE PARK SUBDIVISION
 VOLUME 17353, PAGE 274 (OPBCT)
 MORGAN RECTOR LEAGUE SURVEY, ABSTRACT 46
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

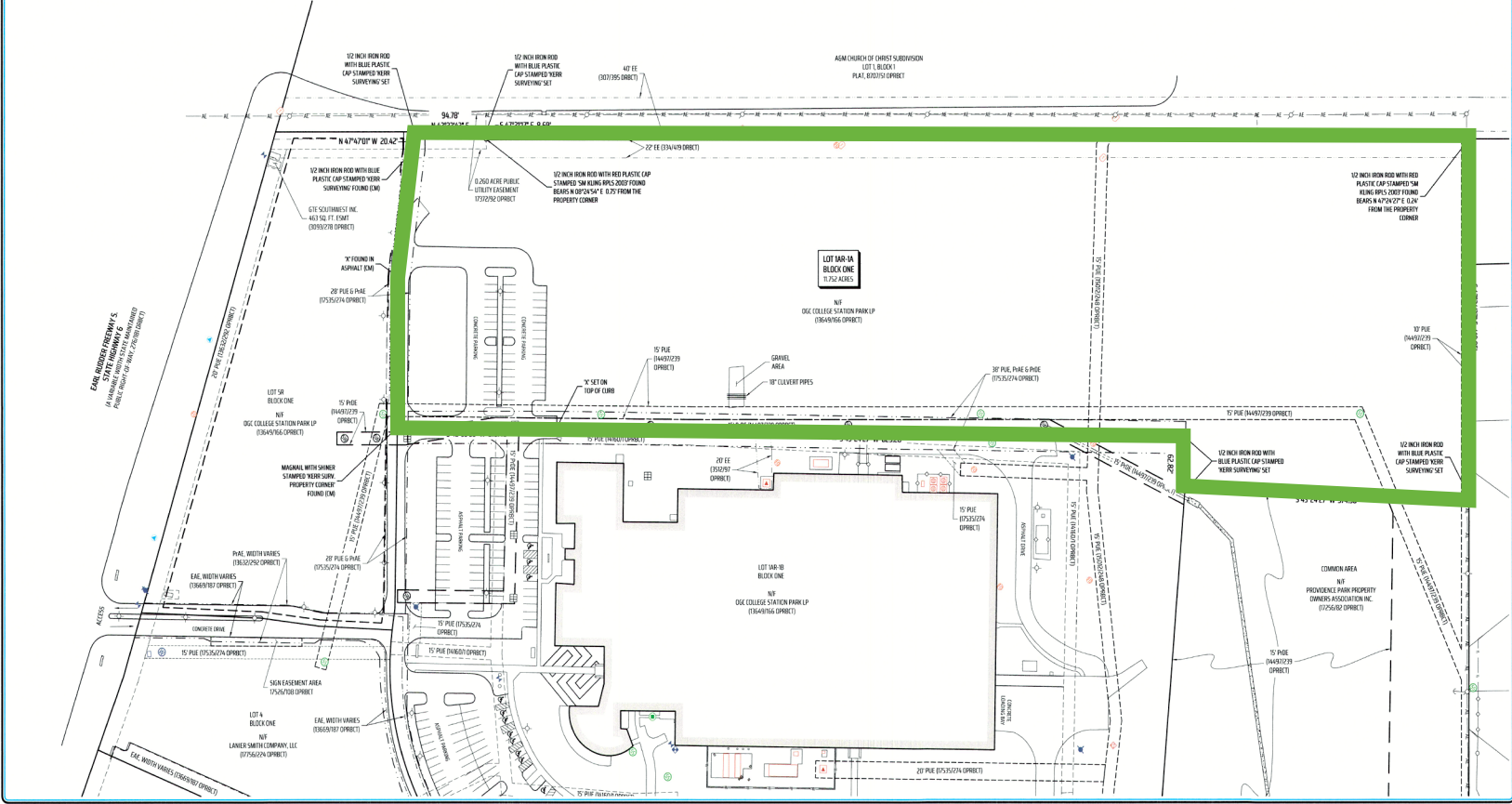
SCALE: 1 INCH = 40 FEET
 SURVEY DATE: 06-16-2022 (PLAT DATE: 07-06-2022)
 JOB NUMBER: 22-516 (LAI NAME: 22-516-5)
 FRONT FILE: 22-271 (LAI NO: 22-516 (5th))
 DRAWN BY: WIE CHECKED BY: WPK
 PREPARED BY: KERR SURVEYING, LLC
 TOPICS SHOWN: 000000
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77883
 PHONE: (979) 268-3965
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

KERR SURVEYING

"When one person stands to gain over another, the facts must be uncovered"

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTREX NA1030 (EPOCH) 2000 MULTI-BEAM CORS SOLUTION 2 (INCHES). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00004100776 (CALCULATED USING GEODIS03).
2. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
3. PROPERTY LINE DIMENSIONS SHOWN HEREON ARE PLAT CALL AND MEASURED (175351274) (OPBCT).



ZONING/RESTRICTIONS

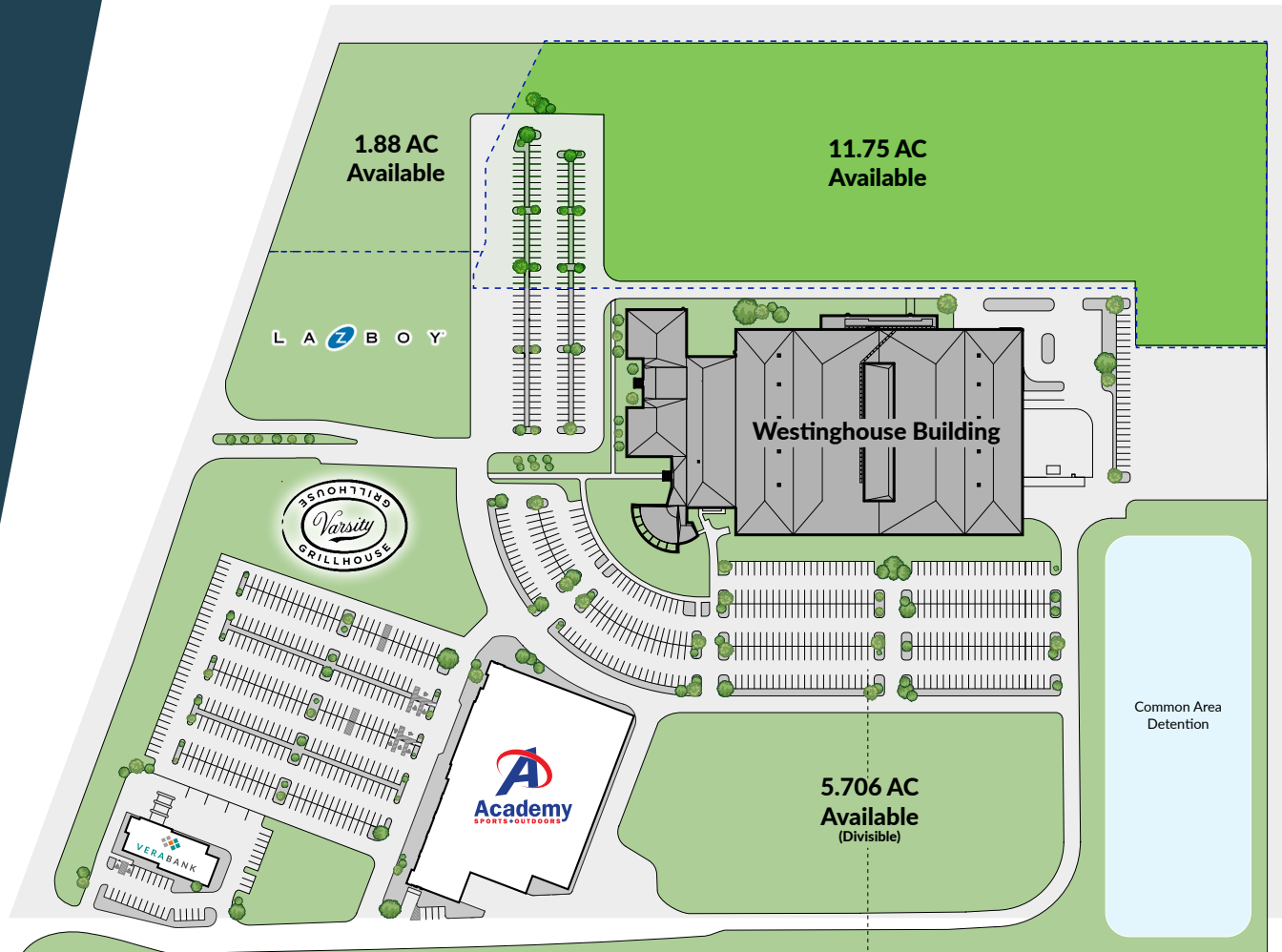
- Re-zoning in process for MF, Multifamily use. Some buffering with adjacent single family neighborhood will be required.
- Expedited planning and review available from the City of College Station

ON-SITE REGIONAL DETENTION

- Available to site and development. Capable of supporting large customers cost effectively.

UTILITIES

- All utilities available: on-site access to water, wastewater, gas, electric and fiber. Electricity is provided by underground transmission lines. Fiber is supported by several different underground Fiber Optic Cable providers.



THE BRAZOS VALLEY



THE BRAZOS VALLEY is a high growth area at the center of the Texas Triangle. By 2050 approximately 35 million people, or 70% of the population of Texas, will live in the metropolitan areas that compose the Texas Triangle, a globally competitive megaregion. The demographic information presented below is for the College Station - Bryan MSA.

The Brazos Valley's location gives companies significant advantages. Unique connectivity to four of the largest metros in the U.S. will place your business in the center of the vast majority of the state's 29 million residents. By 2050, more than 35 million people are projected to live in the Texas Triangle mega-region of Dallas-Fort Worth, San Antonio and Houston, which also includes Austin. Access to the Port of Houston's global distribution network, rail-served sites and one of the fastest internet highways in the nation with up to 1 gigabit per second download speed make it easy to reach the state, the nation and the world.



#1

Best Small Places for Business
& Careers in Texas
(Forbes)

12

Lower Cost of Living
than the National Average
(BrazosValleyEDC)

#1

Fastest Job Growth Rate in
Texas in Mid-Sized Metro
Areas
(Business Facilities)

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



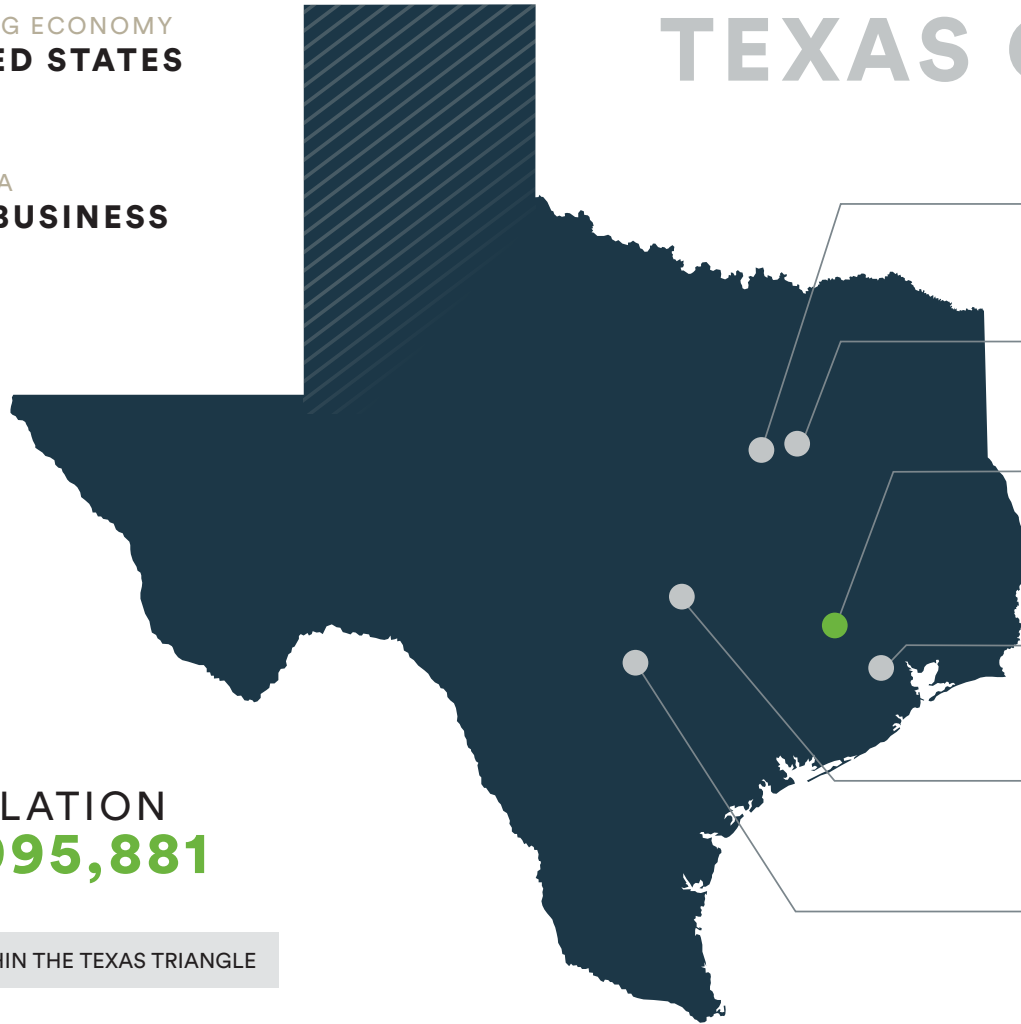
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

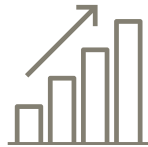
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**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



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

7K

HOUSEHOLD
INCOME

\$80K

CONSUMER
SPENDING

\$7M

3 MILE

ESTIMATED
POPULATION

76K

HOUSEHOLD
INCOME

\$71K

CONSUMER
SPENDING

\$760M

5 MILE

ESTIMATED
POPULATION

152K

HOUSEHOLD
INCOME

\$73K

CONSUMER
SPENDING

\$1.6B

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.

11-03-2025



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 of Business Entity)	License No.	Email	Phone
_____	_____	_____	_____
Name of Designated Broker Licensed Individual of 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

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



Jeremy Richmond, CCIM
Managing Director | Land Services
D: 979.977.6096 C: 979.777.8176
Jeremy.Richmond@OldhamGoodwin.com

Bryan

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Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2245 N. Main Street
Fort Worth, Texas 76164
O: 817.512.2000

Houston

14811 St. Mary's Lane, Suite 130
Houston, Texas 77079
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

O: 254.255.1111

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

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.



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