

FOR SALE OR LEASE

301 N Main Street, Bryan, Texas



13,200 SF OFFICE BUILDING ON 0.86 ACRES

OLDHAMGOODWIN.COM | 979.268.2000

Oldham
Goodwin 

PROPERTY OVERVIEW

OLDHAM GOODWIN is pleased to present 301 N Main Street, a 13,200 SF office building in Downtown Bryan, TX, for your consideration. Originally constructed as a bank, the property underwent a significant renovation and expansion in 2018 that effectively doubled its size, creating a highly functional, institutional-quality office environment designed to accommodate a large corporate user. The two-story building offers an efficient layout with executive offices, open workstations, conference facilities, training rooms, dedicated IT space, employee fitness amenities, and multiple break areas, while its 62 dedicated on-site parking spaces provide a competitive advantage that is exceptionally uncommon in Downtown Bryan. Combining modern office improvements, excellent accessibility, and a highly visible downtown location, the property is well positioned to serve a wide range of owner-users, investors, or future redevelopment opportunities.

SALES PRICE



CALL BROKER

BUILDING SIZE



13,200 SF

RENTAL RATE



\$25/SF/YR - NNN

LAND SIZE



0.86 AC





TEXAS AVENUE

E 24TH STREET

TABOR AVENUE

E 23RD STREET

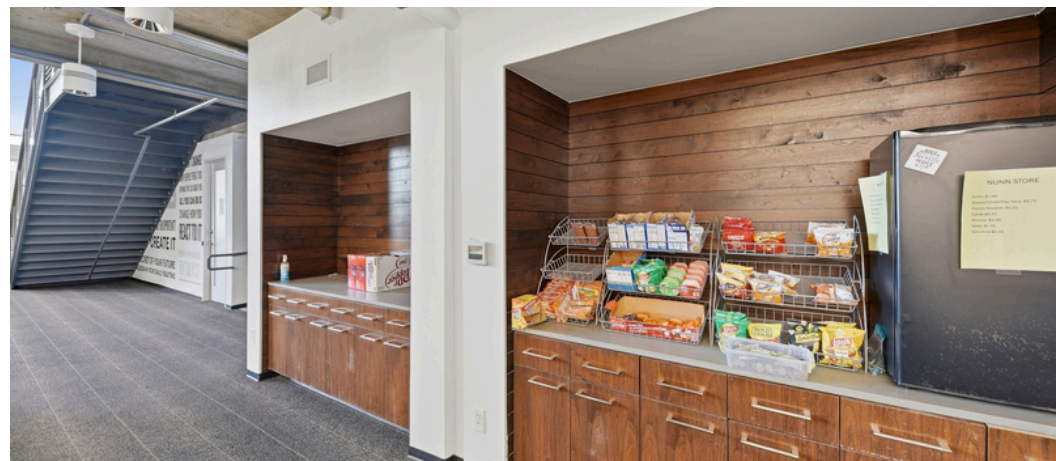
MAIN STREET

LONGHORN TAVERN
STEAK HOUSE

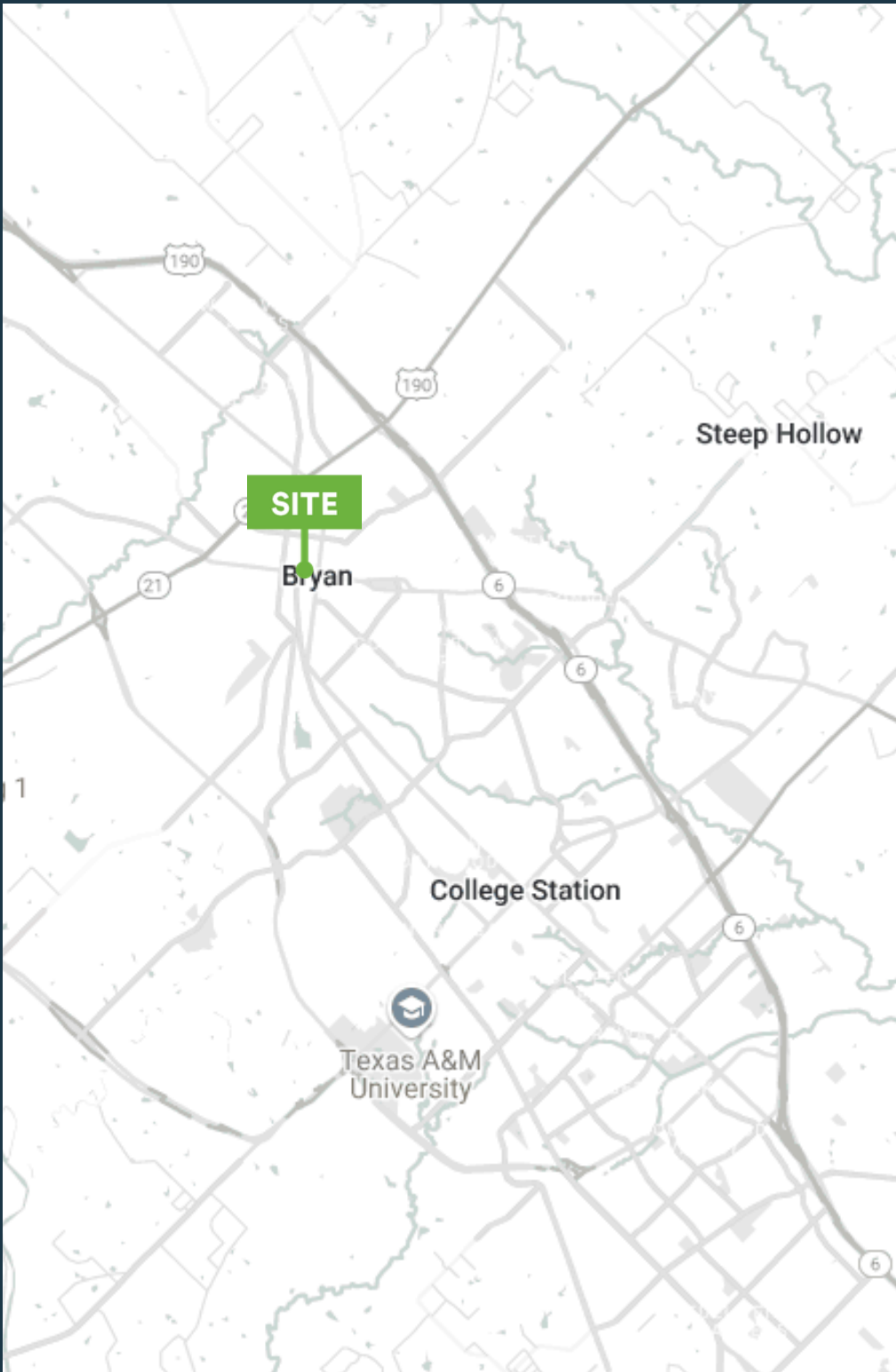
HUSH & WHISPER
DISTILLING
COMPANY

CATALINA
MATTERS

PARK
STATION
APARTMENTS







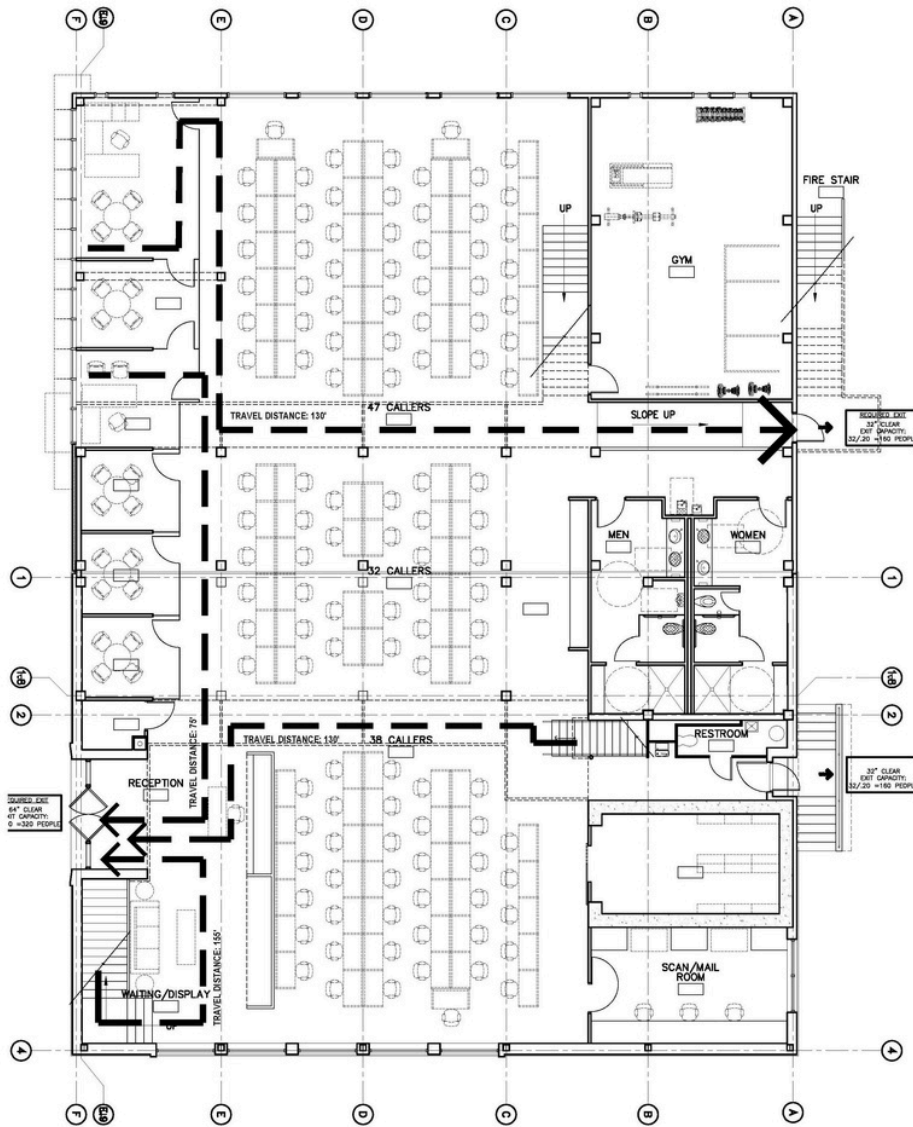
BUILDING SPECIFICATIONS

Building Area:	13,200 SF
Year Built/Renovated:	1981 / 2018
Foundation:	Reinforced Concrete Slab
Framing:	Steel
Exterior Walls:	Brick and Metal
Roof Cover:	TPO
Sprinklers:	Yes
Utilities:	Electricity: Bryan Texas Utilities Water: Bryan Texas Utilities Sewer: Bryan Texas Utilities
Parking:	62 Dedicated Spaces

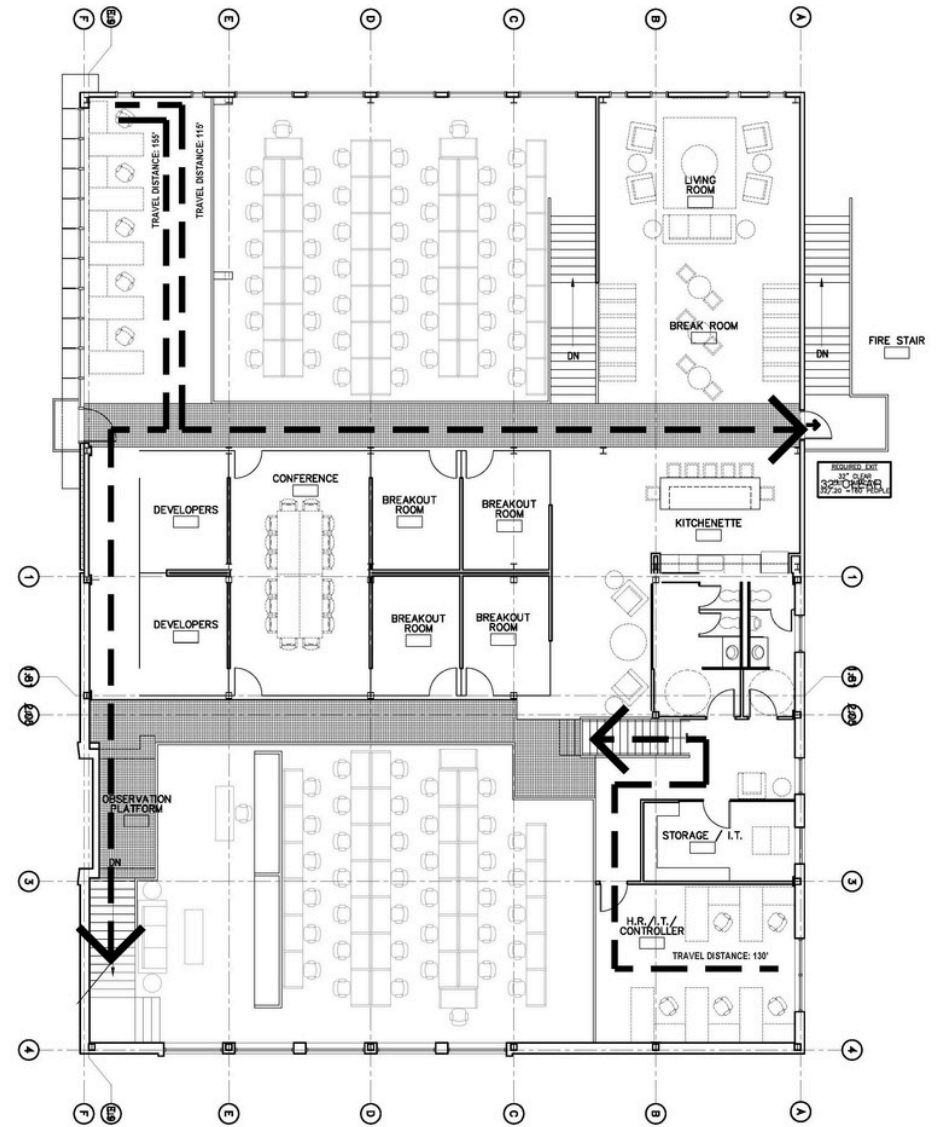
SITE SPECIFICATIONS

Size:	0.86 AC or 37,462 SF
Legal Description:	Lot 1R, Block 262, City of Bryan and Lots 4,5 and PT of 3, Block 262, Bryan Original Townsite, Brazos County, Texas
Access:	Access via one (1) curb cut along Main Street and one (1) curb cut along E 23 rd Street
Zoning:	DT-N (Downtown North)
Frontage:	~250' along Main Street ~150' along E 23 rd Street ~150' along E 24 th Street

FLOORPLAN



1ST FLOOR



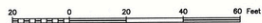
2ND FLOOR



SURVEY



SCALE: 1" = 20'



LEGEND:
 * LIGHT POLE
 ○ UTILITY POLE
 — GUY WIRE ANCHOR
 — AERIAL ELECTRIC LINES
 — AERIAL TELEPHONE LINES
 — CONCRETE

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011533227819 (CALCULATED USING GCS0128).

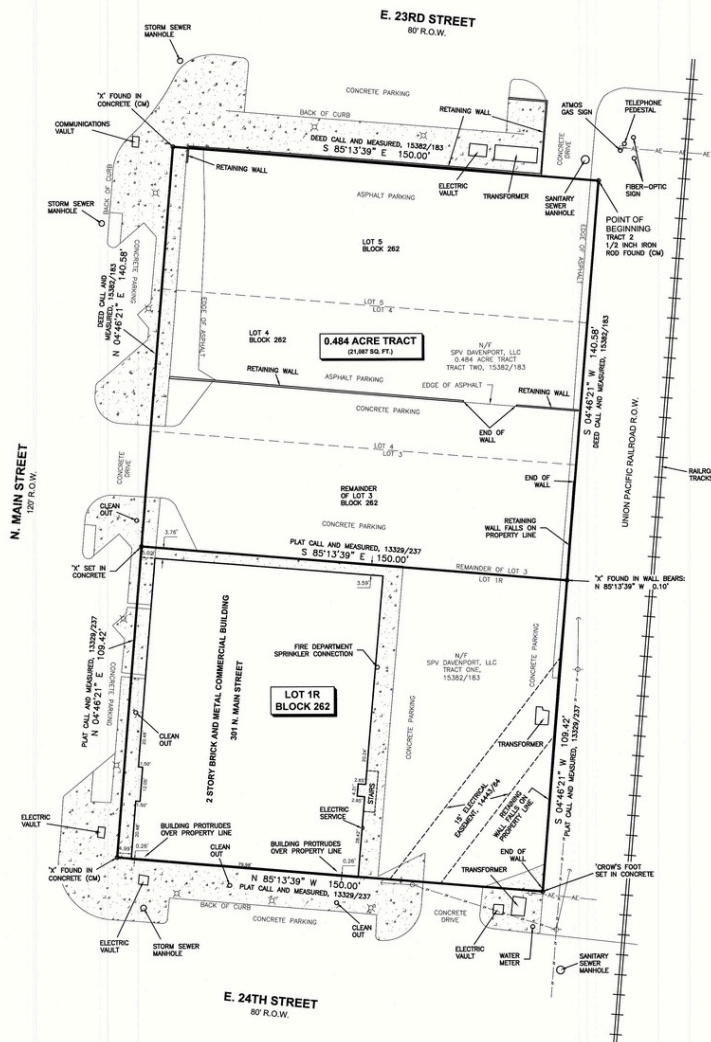
CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

THESE TRACTS ARE ZONED DT-N (DOWNTOWN NORTH) BY CITY OF BRYAN ORDINANCE. SETBACK LINES NOT SPECIFIED.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 193311, EFFECTIVE DATE: 10-22-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 104: BLANKET EASEMENT RESERVED IN JUDGMENT, 12/13/87, DOES APPLY TO LOT 1R. EASEMENT TO BTO, 14443/64, DOES APPLY AS SHOWN HEREON.

- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



SURVEYOR'S CERTIFICATE:
 I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A. CONDITION II SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502



BUYER	SPV DAVENPORT LLC
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	193311

LAND TITLE SURVEY PLAT
OF
LOT 1R, BLOCK 262
BRYAN ORIGINAL TOWNSITE
VOLUME 13329, PAGE 237
AND
A 0.484 ACRE TRACT
(BEING LOTS 4, 5, AND THE REMAINDER
OF LOT 3, BLOCK 262)
BRYAN ORIGINAL TOWNSITE
VOLUME 'H', PAGE 721
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 11-04-19
 PLAT DATE: 11-08-19
 JOB NUMBER: 19-609
 CAD NAME: 19-609

POINT FILE: BOT-GTG (cont); 19-609/A (job)
 PREPARED BY: KERR SURVEYING, LLC (TBPELS FIRM#10018500)
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 BRAD@KERRSURVEYING.NET



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

12K

HOUSEHOLD
INCOME

\$62K

CONSUMER
SPENDING

\$98M

3 MILE

ESTIMATED
POPULATION

64K

HOUSEHOLD
INCOME

\$71K

CONSUMER
SPENDING

\$605M

5 MILE

ESTIMATED
POPULATION

122K

HOUSEHOLD
INCOME

\$72K

CONSUMER
SPENDING

\$1.10B



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



BEST STATE
FOR BUSINESS

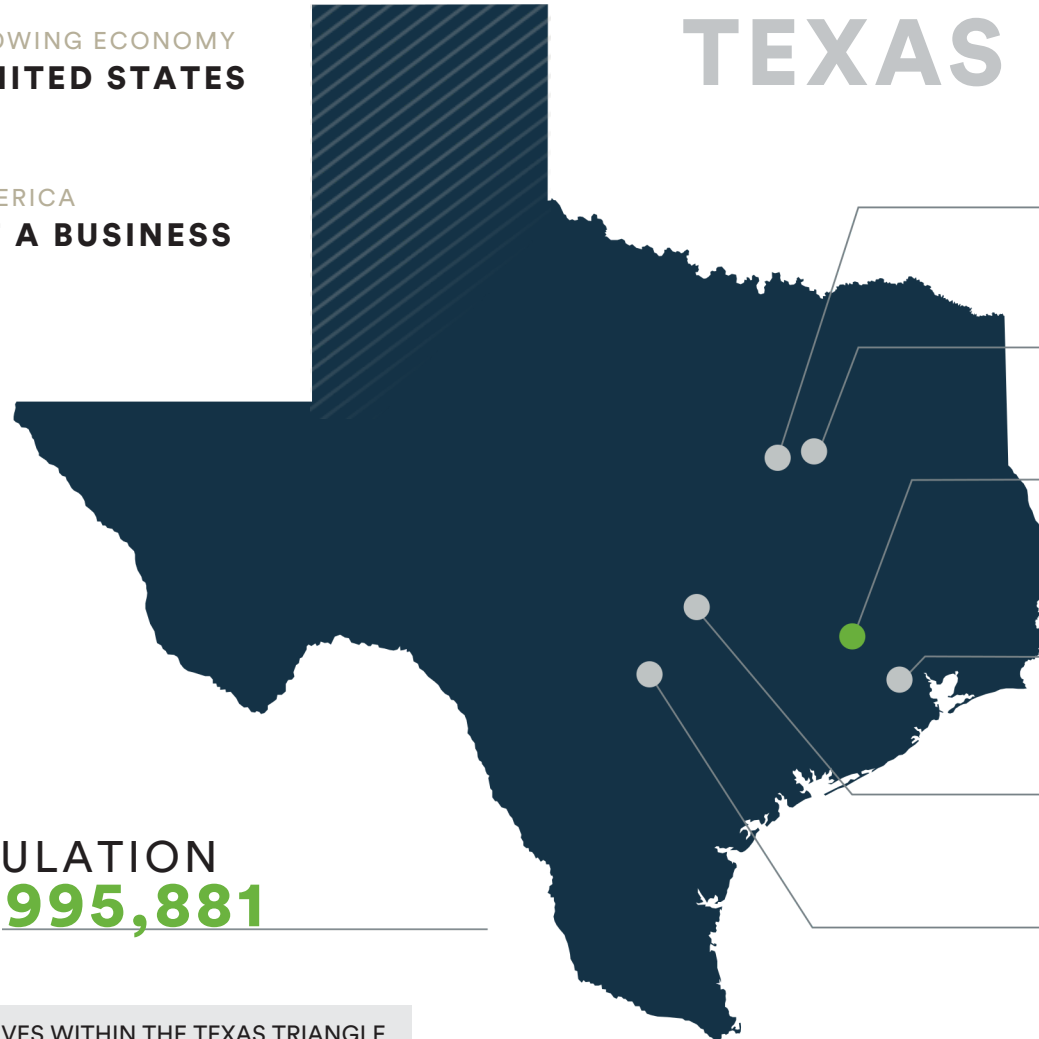


TOP STATE
FOR JOB GROWTH



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

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over \$3.1 Billion annually. A&M's 79,000+ students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.



BRAZOS VALLEY

POPULATION
412,681

#1

**BEST SMALL
TOWNS FOR
BUSINESS AND
CAREERS IN
TEXAS**

#1

**FASTEST JOB GROWTH
RATE IN TEXAS
IN MID-SIZED
METRO AREAS**



HOME TO TEXAS A&M UNIVERSITY

LARGEST UNIVERSITY IN THE COUNTRY

FALL 2025 ENROLLMENT - 79,000+
TIER 1 RESEARCH INSTITUTION

12%

LOWER
COST

**OF LIVING THAN THE
NATIONAL AVERAGE**

4.1%

**UNEMPLOYMENT
RATE**



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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(979) 268-2000
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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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.