



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE

2.35 AC ON W VILLA MARIA ROAD

NEC of R A Galindo Parkway & West Villa Maria Road | Bryan, Texas 77807



W Villa Maria Road: 29,000 VPD

PROPERTY HIGHLIGHTS

- High visibility location situated at the intersection of R.A. Galindo Pkwy & W Villa Maria Rd
- Minutes from Texas A&M, Traditions Golf Club, and growing residential neighborhoods
- Approx. 285' of frontage along W Villa Maria Road
- Public utilities in place
- Letter of Map Revision (LOMR) in progress with Seller's engineer
- ¼ mile west of Rudder's Landing, anchored by Walmart, Chick-fil-A, Dutch Bros, AT&T, and Panda Express with more national brands coming soon.
- Nearly 29,000 VPD along West Villa Maria Parkway
- Minutes from Texas A&M Health Science Center, Easterwood Airport, and Texas A&M REllis



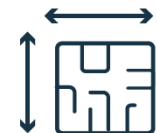
ASKING PRICE

\$1,100,000



PRICE/SF

\$10.75/SF



LAND SIZE

2.35 AC



Edgewater
Neighborhood

RA Galindo Boulevard

W Villa Maria Road



Chick-fil-A SUBWAY Club Carwash
Walmart DOLLAR TREE Panda Express Dutch Bros
T-Mobile Pizza Hut WELLS FARGO Great Clips

SITE

TRUFIT

Storage
Sense

EXXON

McDonald's

U-HAUL

morningstar
STORAGE

WINGS & MORE

BRYAN TEXAS
LEGENDS EVENT CENTER
MBG
TOPGOLF
skyline

BTU

Ply Gem
BRANDS & SOLUTIONS

Baylor University

Travis Bryan
Midtown Park

Finfeather Road

W Villa Maria Road

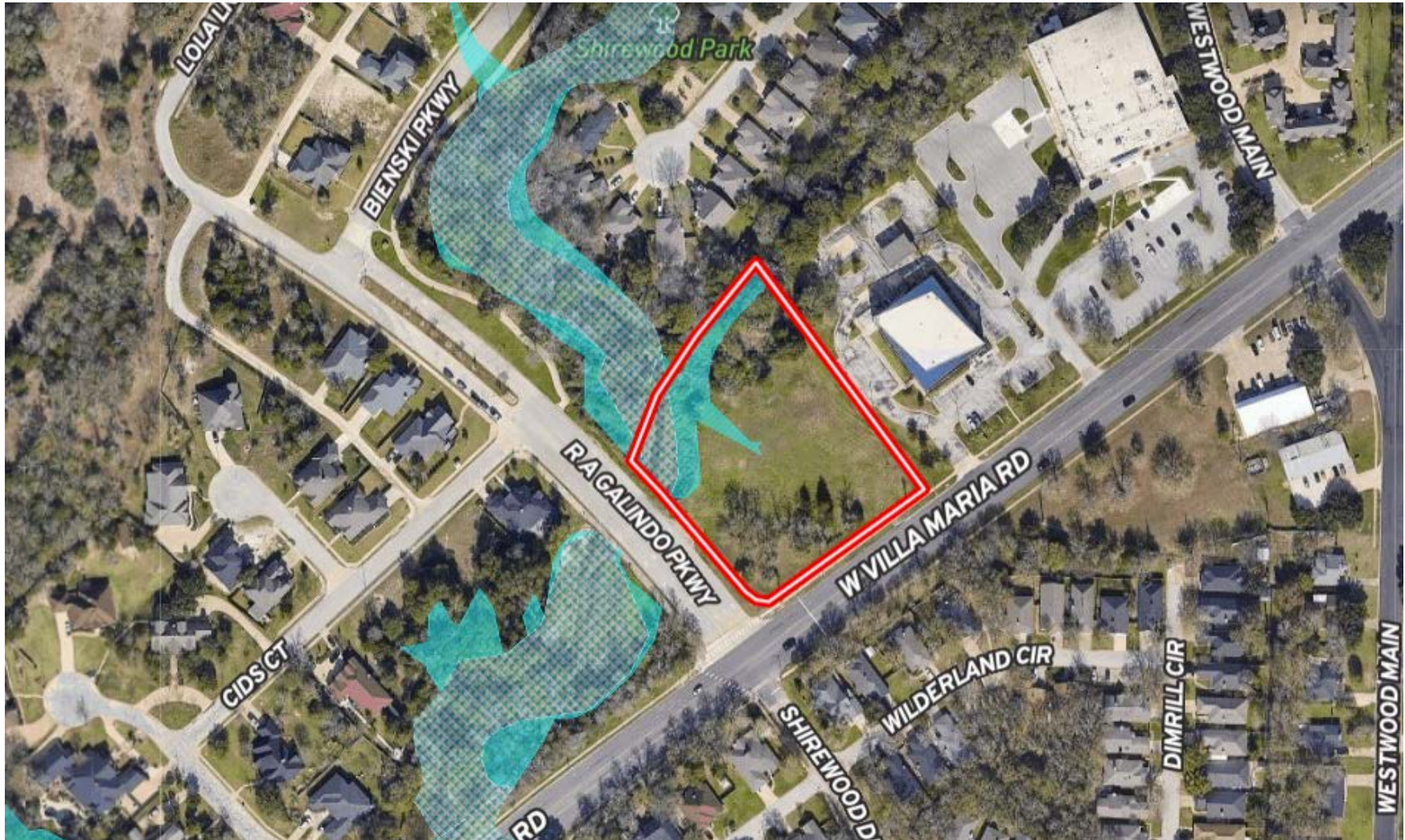
Harvey Mitchell Parkway

Branch
Elementary
School

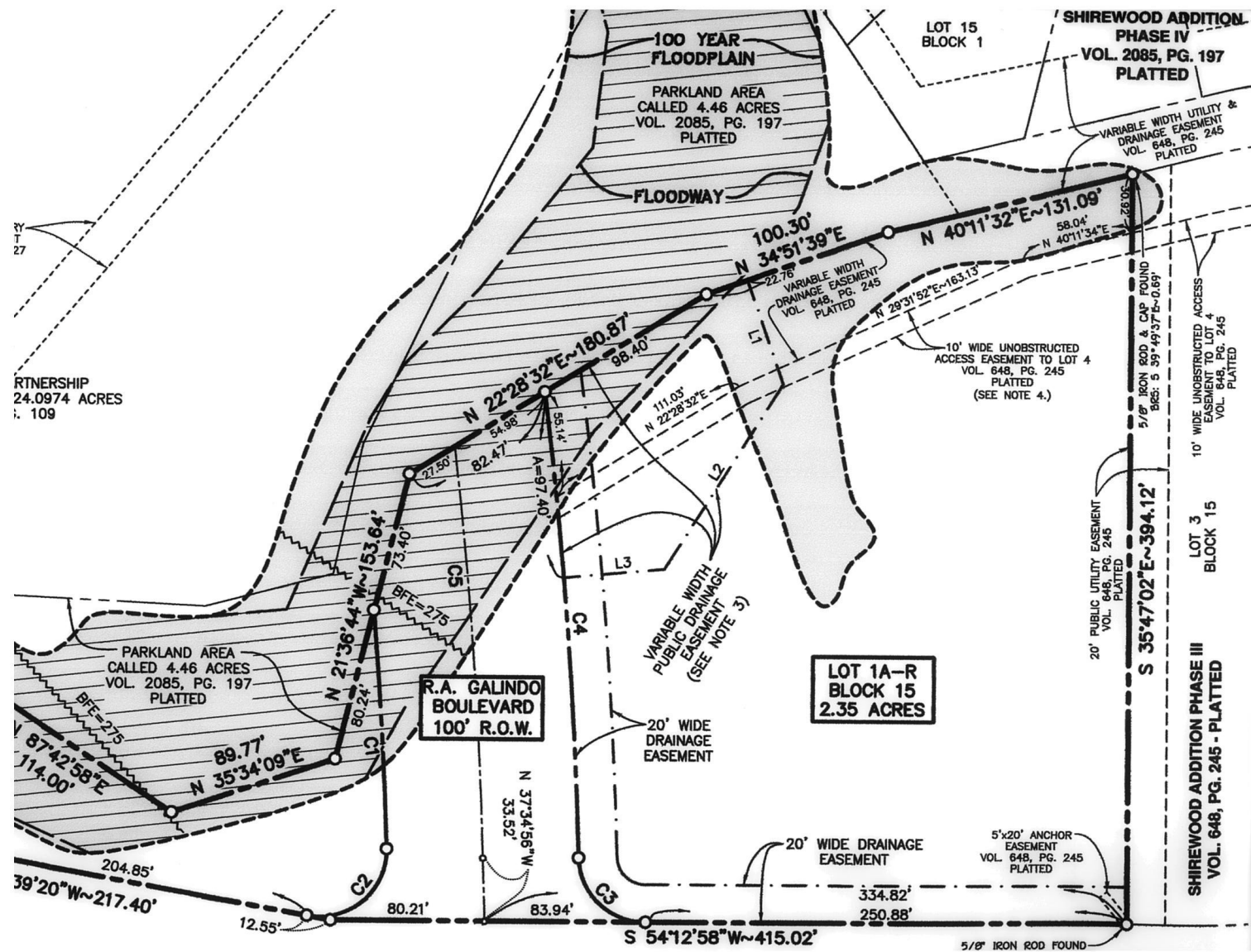


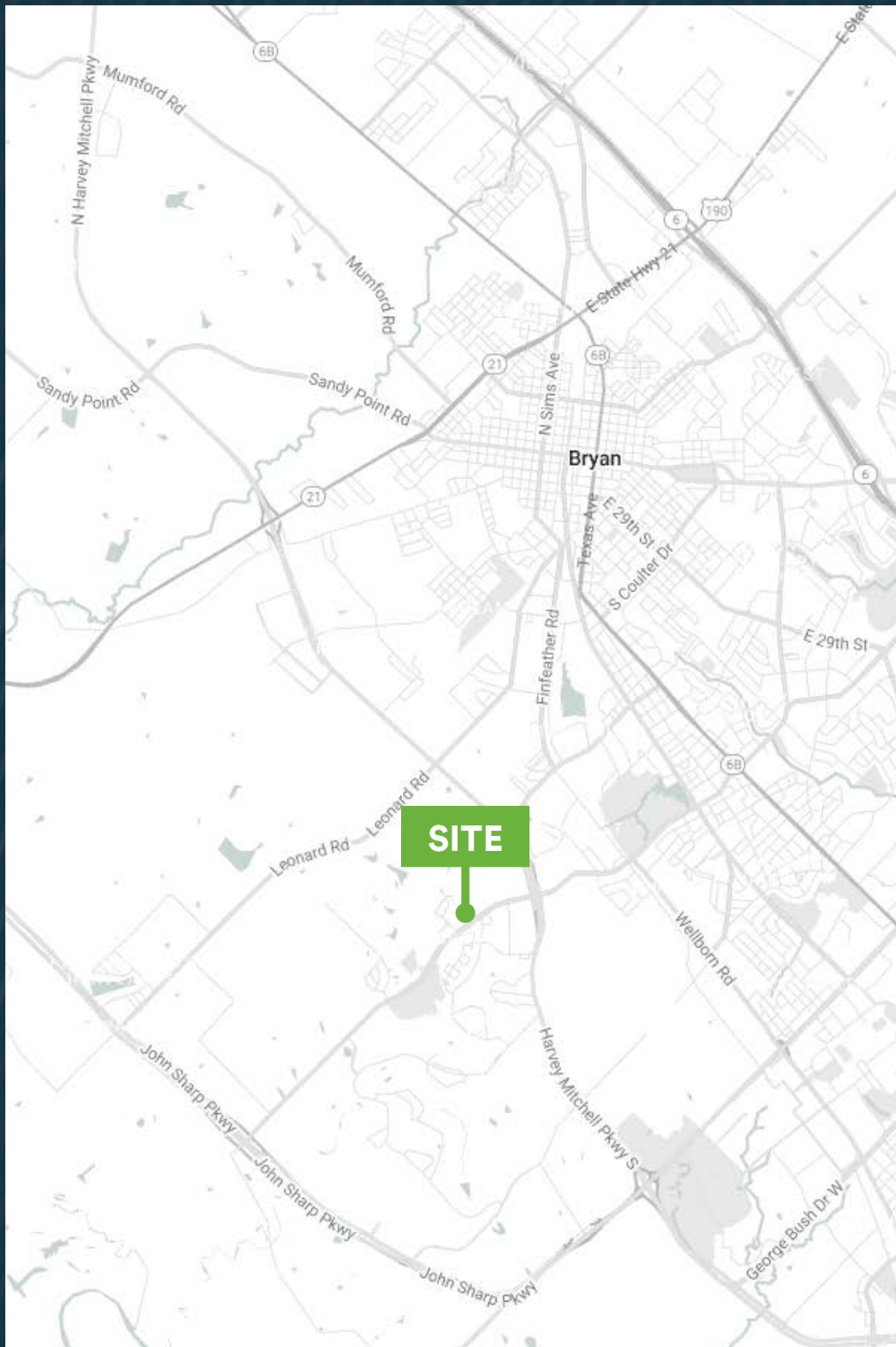
FLOOD PLAIN MAP

LETTER OF MAP REVISION (LOMR) IN PROGRESS



PROPERTY PLAT





PROPERTY INFORMATION

Size	2.35 AC
Legal Description	SHIREWOOD PH 3, BLOCK 15, LOT 1A-R, ACRES 2.35
ID Number	41539
Frontage	Approx. 175' on R A Galindo Pkwy and Approx 285 ' on W Villa Maria Rd
Zoning	C-2
Access	R A Galindo Parkway
Flood Plain	Letter of Map Revision (LOMR) in progress
Utilities	All Utilities Available
Traffic Counts	W Villa Maria Road 28,880 VPD



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

6.6K

HOUSEHOLD
INCOME

\$65.8K

CONSUMER
SPENDING

\$82K

3 MILE

ESTIMATED
POPULATION

59K

HOUSEHOLD
INCOME

\$41K

CONSUMER
SPENDING

\$462K

5 MILE

ESTIMATED
POPULATION

140K

HOUSEHOLD
INCOME

\$38K

CONSUMER
SPENDING

\$1.2M



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

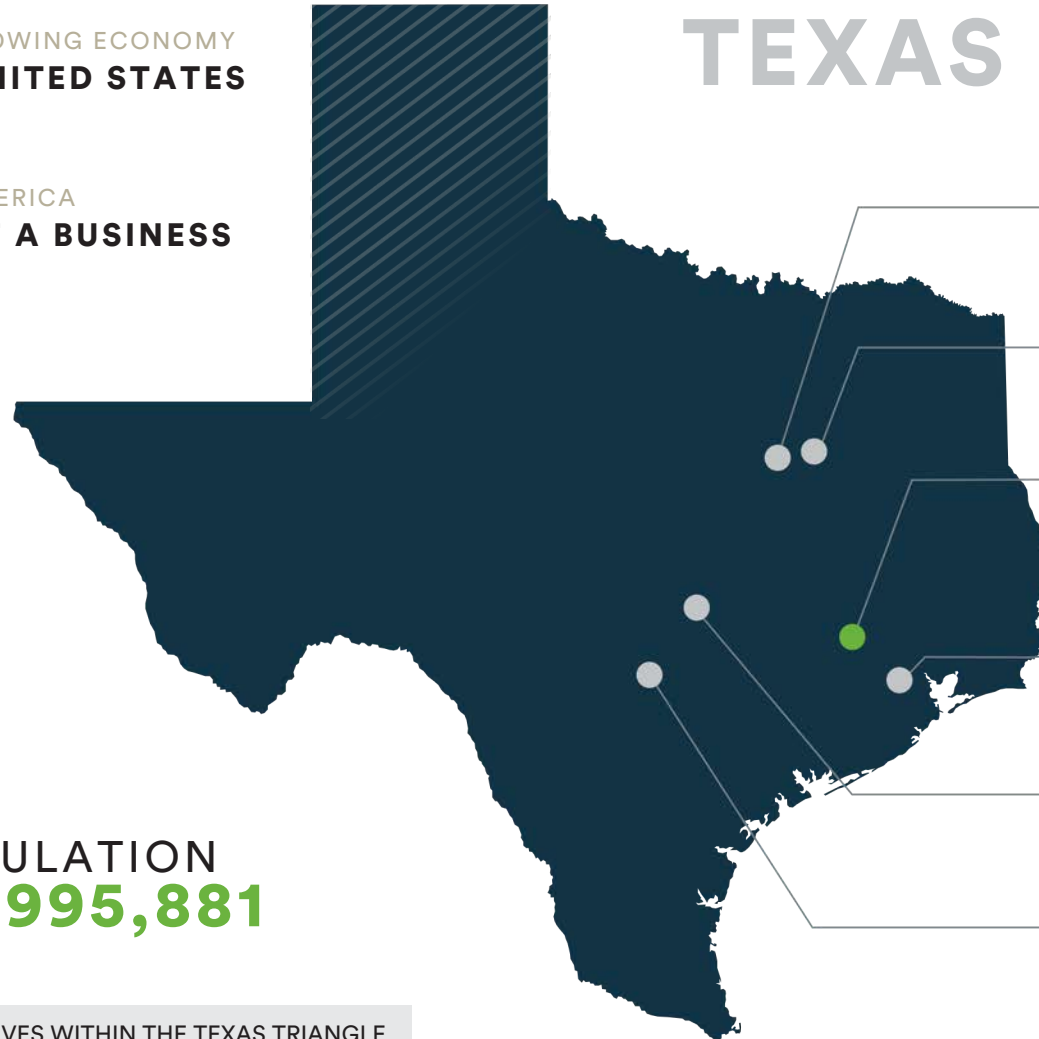


TOP STATE
FOR JOB GROWTH



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

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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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.

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