

FOR LEASE

HIGHWAY 30 BUSINESS PARK

11400 HIGHWAY 30
COLLEGE STATION, TX 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
- Fully HVAC'd warehouse available
- Reinforced concrete slab
- Metal frame with metal/brick exterior walls
- 16' eave height
- Suites come with one 12'x14' overhead door
- Grade-level loading

AVAILABLE SPACE

- Building 900 - 4,875 SF
- Building 1000 - 2,000 SF
- Building 1700 - 2,625 - 5,250 SF
- Building 1800 - 3,750 SF

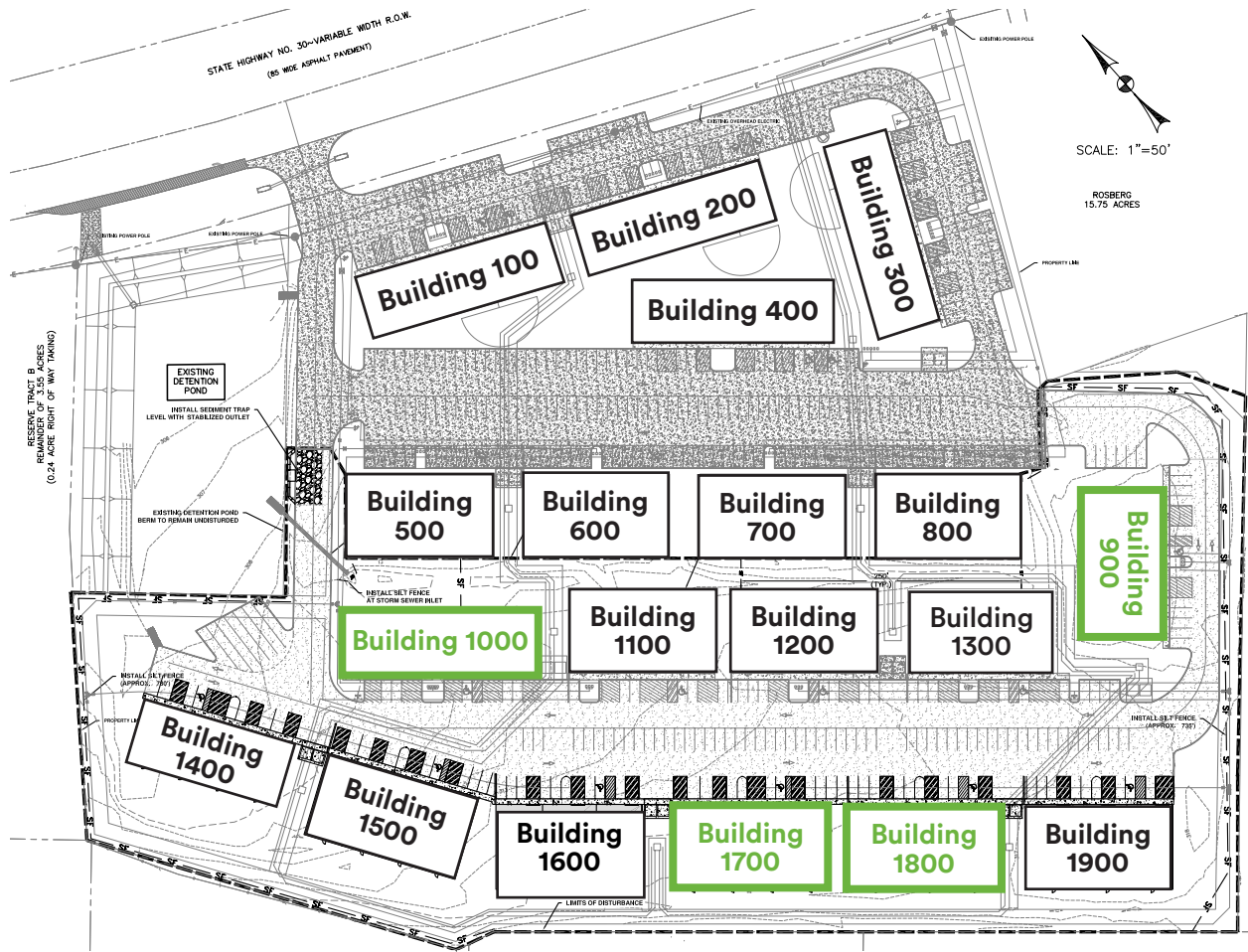


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SITE PLAN



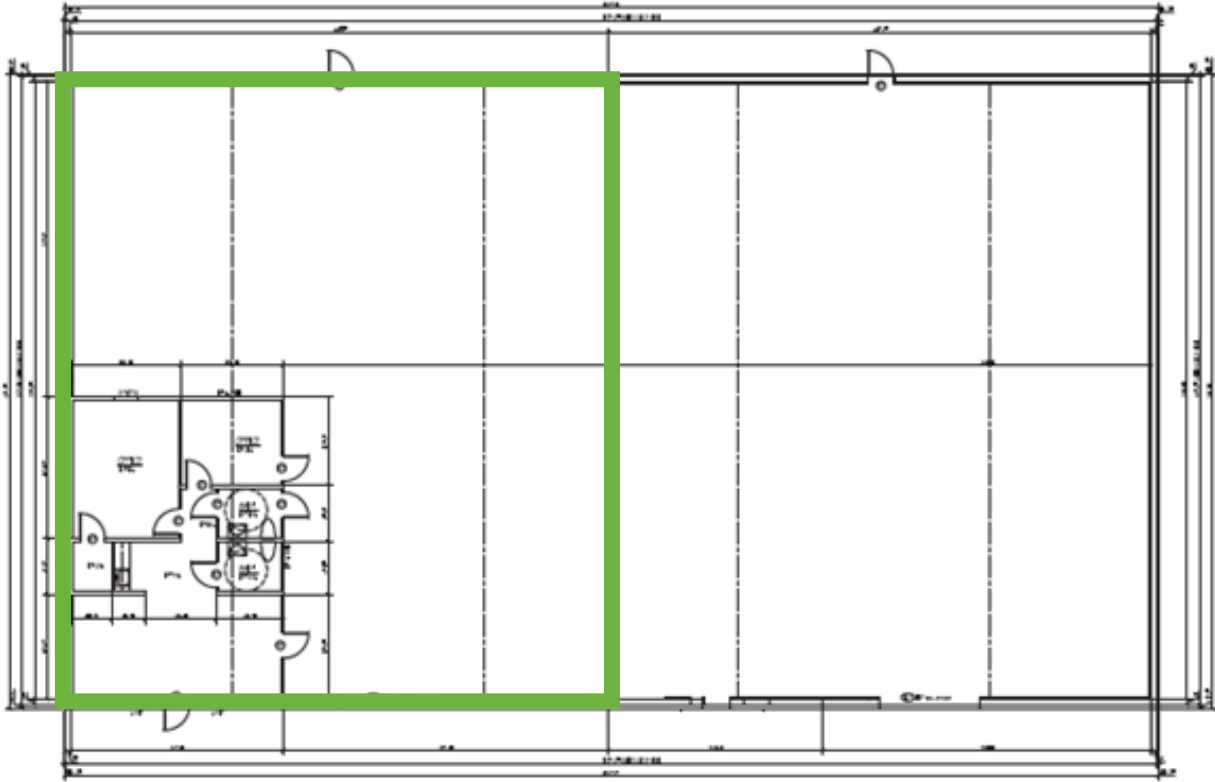
BUILDING	AVAILABILITY	RSF	BUILDING	AVAILABILITY	RSF
100	Leased	9,975	1100	Leased	9,750
200	Leased	10,000	1200	Leased	9,750
300	Leased	10,000	1300	Leased	9,750
400	Leased	10,000	1400	Leased	8,000
500	Leased	9,750	1500	Leased	10,500
600	Leased	9,975	1600	Leased	9,750
700	Leased	9,750	1700	Available	2,625 - 5,250
800	Leased	9,750	1800	Available	3,750
900	Available	4,875	1900	Leased	9,750
1000	Available	2,000			

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BUILDING #900



SUITE

AVAILABILITY

RSF

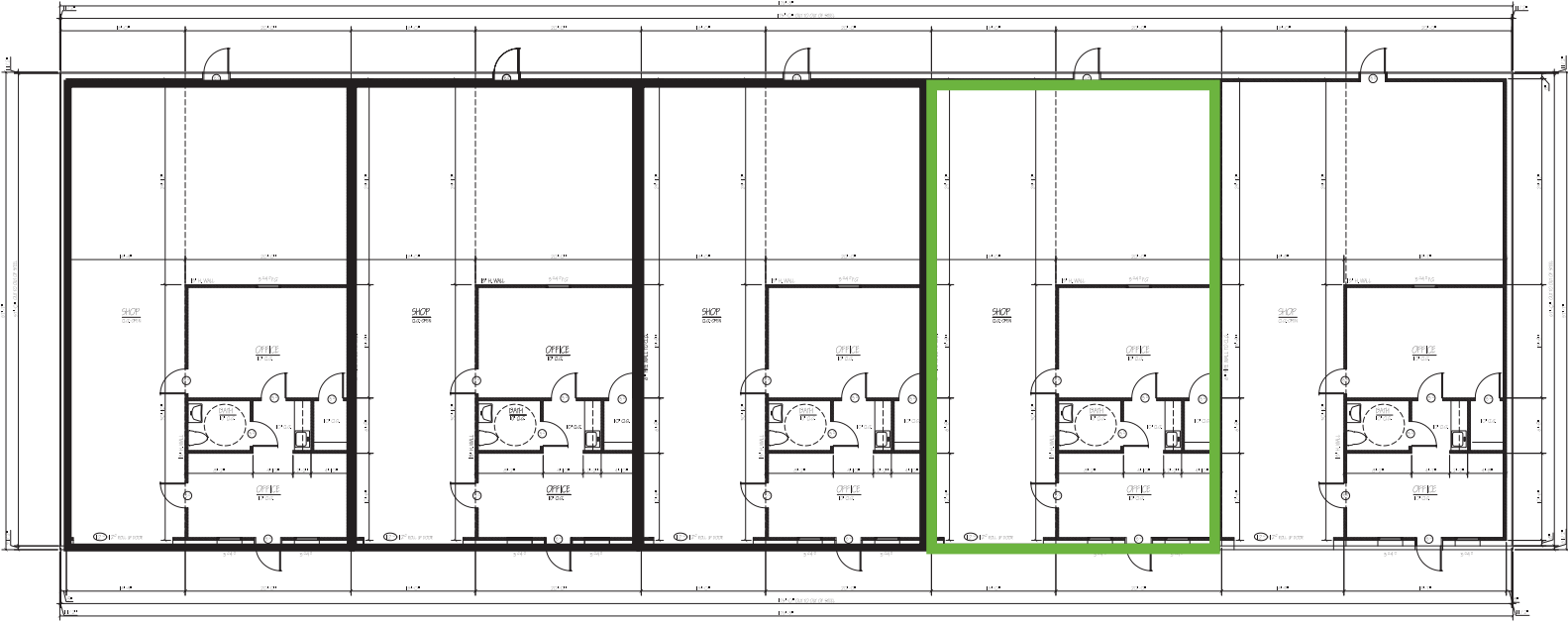
901	Leased	4,875 SF
902	Available	4,875 SF

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BUILDING #1000



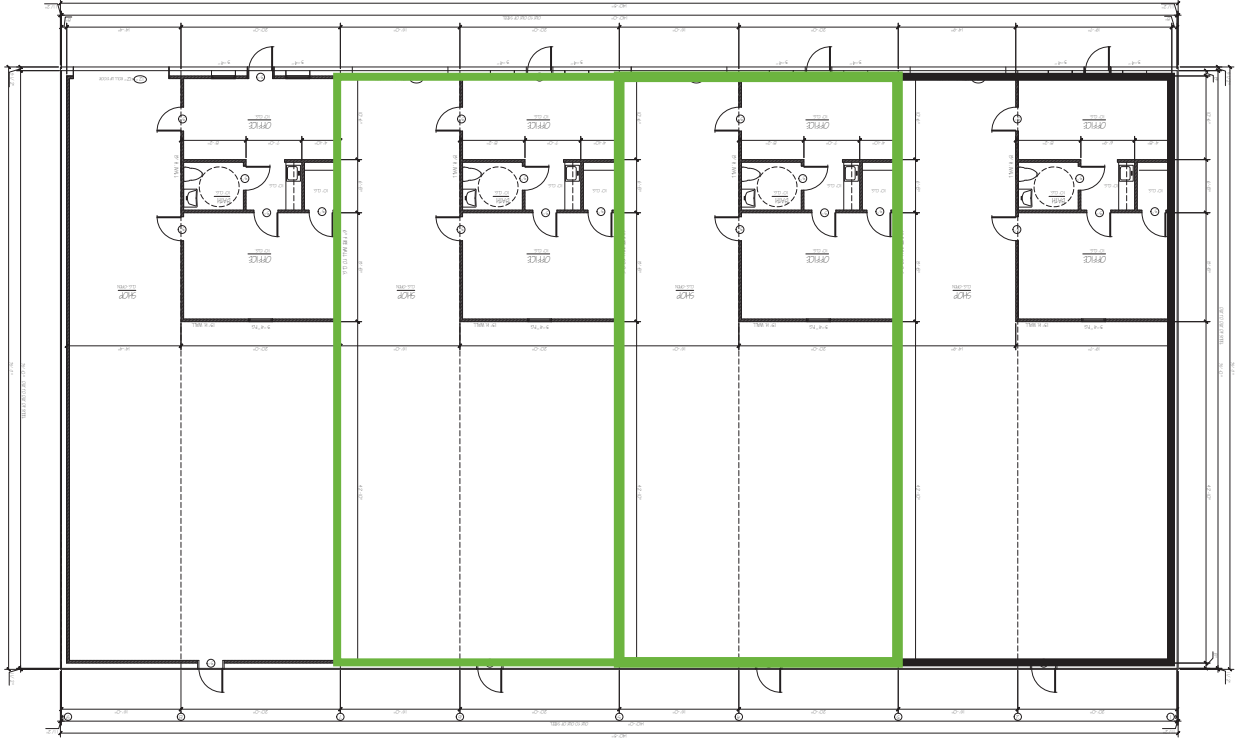
SUITE	AVAILABILITY	RSF
1001	Leased	2,000 SF
1002	Available	2,000 SF
1003	Leased	2,000 SF
1004	Leased	2,000 SF
1005	Leased	2,000 SF

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BUILDING #1700



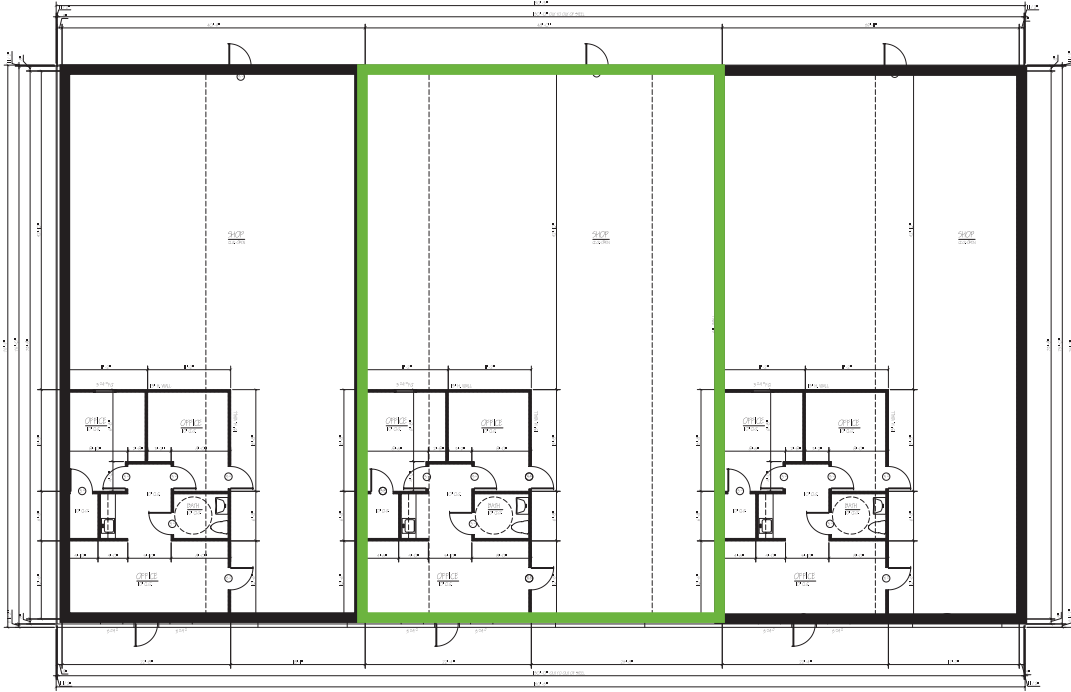
SUITE	AVAILABILITY	RSF
1701	Leased	2,625 SF (630 SF Office)
1702	Available	2,625 SF (630 SF Office)
1703	Available	2,625 SF (630 SF Office)
1704	Leased	2,625 SF (630 SF Office)

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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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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.

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 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

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457
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Licensed No.

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(979) 268-2000
Phone

Phone

Phone

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

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