



Oldham  
Goodwin

# DEVELOPMENT LAND | FOR SALE 13.71 AC – N. HARVEY MITCHELL PKWY

1470 N. Harvey Mitchell Pkwy | Bryan, TX 77803

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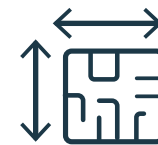


## PROPERTY HIGHLIGHTS

- Over 700'+ of frontage on Harvey Mitchell Pkwy
- City of Bryan Utilities available
- Currently zoned Agricultural
- Future Land Use Per City of Bryan-Commercial
- Adjacent 39 acres also available For Sale.



**SALES PRICE**  
**\$510,000**



**LAND SIZE**  
**13.71 AC**



## PROPERTY INFORMATION

Size	13.71 Acres
Legal Description	SFA #9, BLOCK 15, LOT 63, ACRES 13.713, Undivided Interest 12.5000000000%
ID Number	362508
Access	N Harvey Mitchell Pkwy
Frontage	N Harvey Mitchell Pkwy
Zoning	Agricultural, future land use Commercial
Flood Plain	Yes
Utilities	Yes- City of Bryan
Traffic Counts	18,310 VPD



21  
TEXAS

18,561 VPD

West 28th Street

North Harvey Mitchell Parkway 18,064 VPD

Beck Street

Shiloh Avenue

PRE  
EVENT RESOURCES  
COLLEGE STATION

BVWS  
BRAZOS VALLEY WELDING SUPPLY

MAUSER  
Packaging Solutions

JACK HILLIARD  
LANDSCAPE

Additional  
39 AC for sale

SITE

PENSKE

BRAZOS VALLEY  
foodbank

LSPI  
A Berkshire Hathaway Company

ProSTAR  
Industries

BOYS & GIRLS CLUBS  
OF THE BRAZOS VALLEY

TSC  
Texas Steel Conversion

K M KEYSTONE  
MILLWORK

Timber  
Ridge  
RECREATION

Retreat  
AT 2818

CC CREATIONS  
www.ccreationsusa.com

PEPSI

FESCO

RIK  
Metal Fabricators  
MAR

FRONTIER

ALL SEASONS  
ARCHITECTURAL WINDOWS

SCARMARDC  
FOODSERVICE, INC

Hydraulic  
Works Inc

Jane Long  
Intermediate School

Sanderson  
Farms

Kent More  
CABINETS

**SITE**

*Harvey Mitchell Parkway 18,064 VPD*

*Beck Street*

Additional  
39 AC for sale



**PROPERTY PHOTO**



Additional  
39 AC for sale

**SITE**

*Harvey Mitchell Parkway 18,064 VPD*

# PROPERTY PLAT

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD83) AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011047266928 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS TRACT IS ZONED AGRICULTURAL OPEN (A-O) PER THE CITY OF BRYAN ORDINANCE. SETBACK LINES PER ORDINANCE AS SHOWN HEREON.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

**LEGEND:**

D.R.B.C.T. = DEED RECORDS OF BRAZOS COUNTY, TEXAS

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

- H WATER VALVE
- ⊗ SANITARY SEWER MANHOLE
- ⊕ UTILITY POLE
- GUY WIRE
- ⊛ PIPE LINE MARKER
- ⊛ BARBED WIRE FENCE

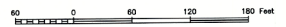
POINT OF BEGINNING  
1/2 INCH IRON ROD FOUND (CM)

**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 1B, CONDITION II SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0195E AS REVISED TO REFLECT THE L.O.M.R., EFFECTIVE DATE: 05-09-2014.

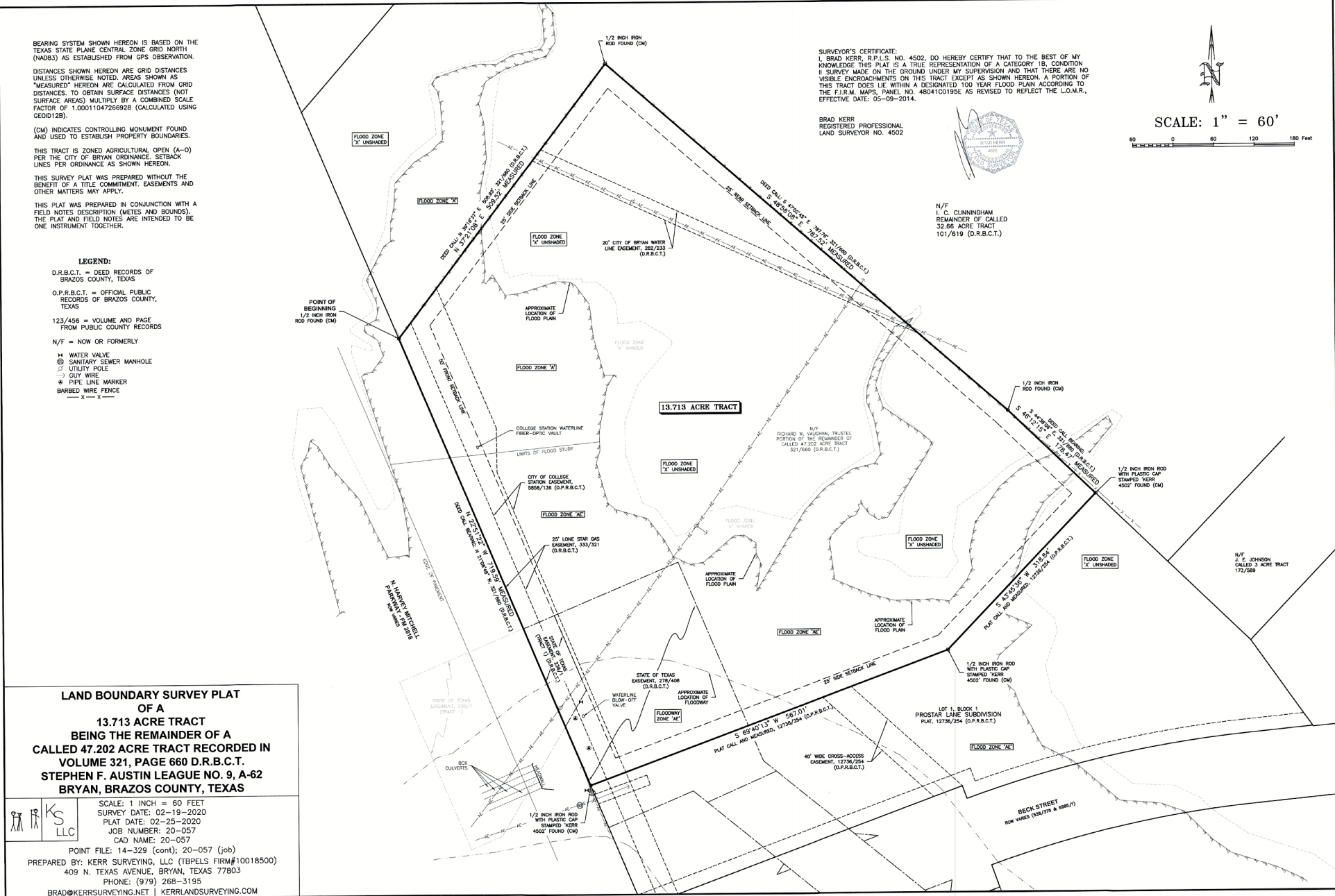
BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502



SCALE: 1" = 60'



N/F  
I. C. CUNNINGHAM  
REMAINDER OF CALLED  
32.66 ACRE TRACT  
101/619 (D.R.B.C.T.)



**LAND BOUNDARY SURVEY PLAT  
OF A  
13.713 ACRE TRACT  
BEING THE REMAINDER OF A  
CALLED 47.202 ACRE TRACT RECORDED IN  
VOLUME 321, PAGE 660 D.R.B.C.T.  
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS**

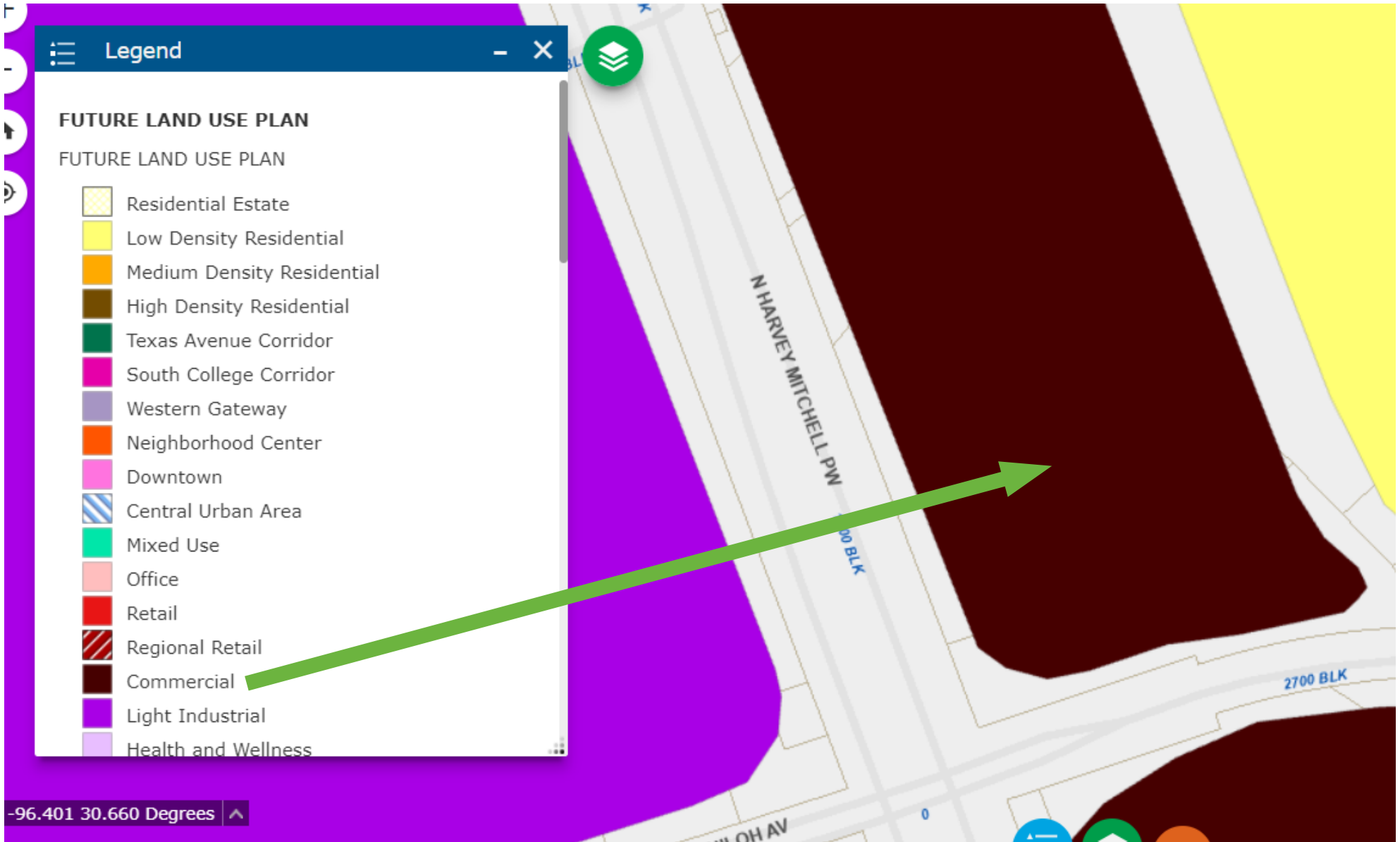
SCALE: 1 INCH = 60 FEET  
SURVEY DATE: 02-19-2020  
PLAT DATE: 02-25-2020  
JOB NUMBER: 20-057  
CAD NAME: 20-057  
POINT FILE: 14-329 (cont); 20-057 (job)  
PREPARED BY: KERR SURVEYING, LLC (TBPELS FIRM#10018500)  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
BRAD@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

# FLOOD MAP

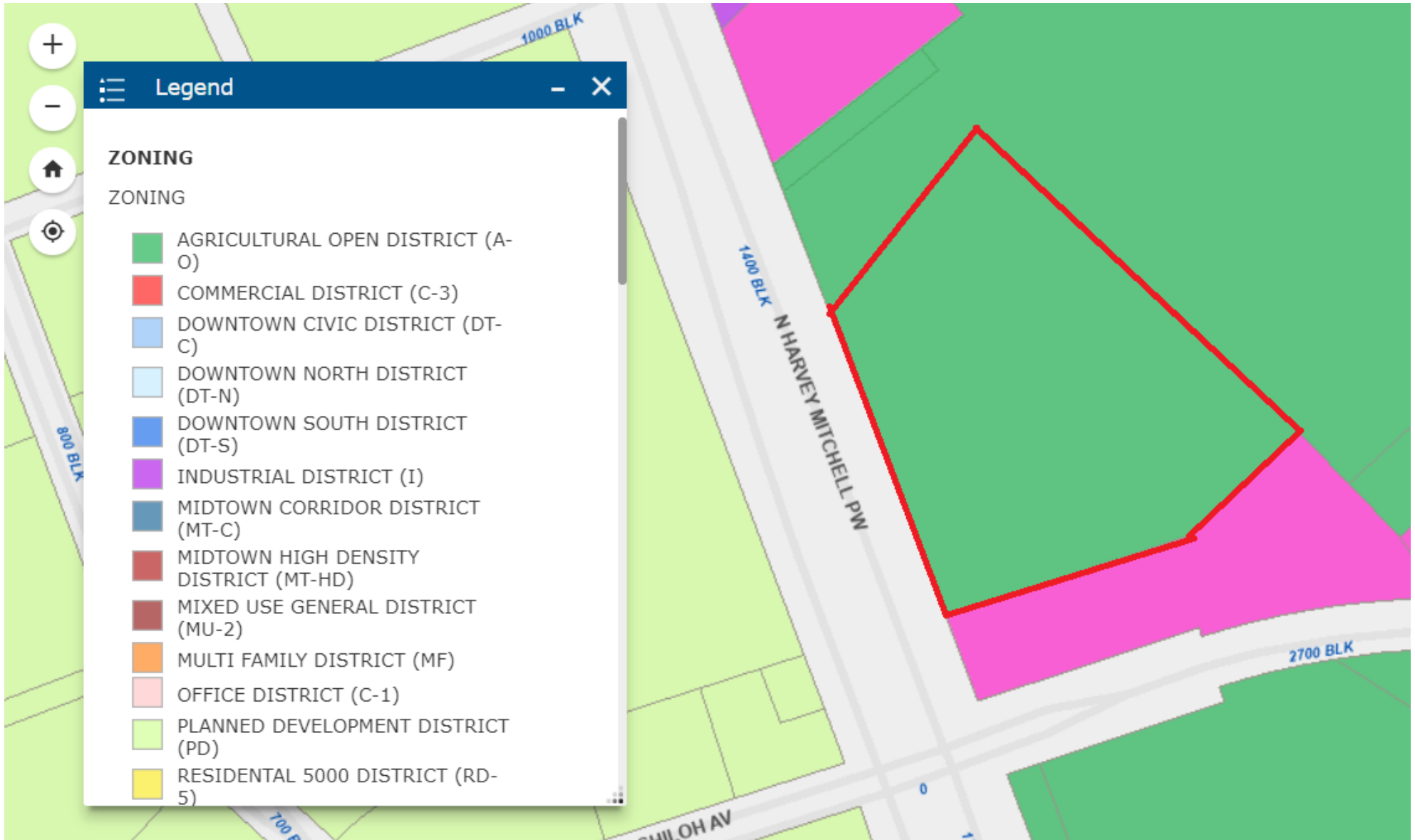




# FUTURE LAND USE - COMMERCIAL



# ZONING MAP



**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



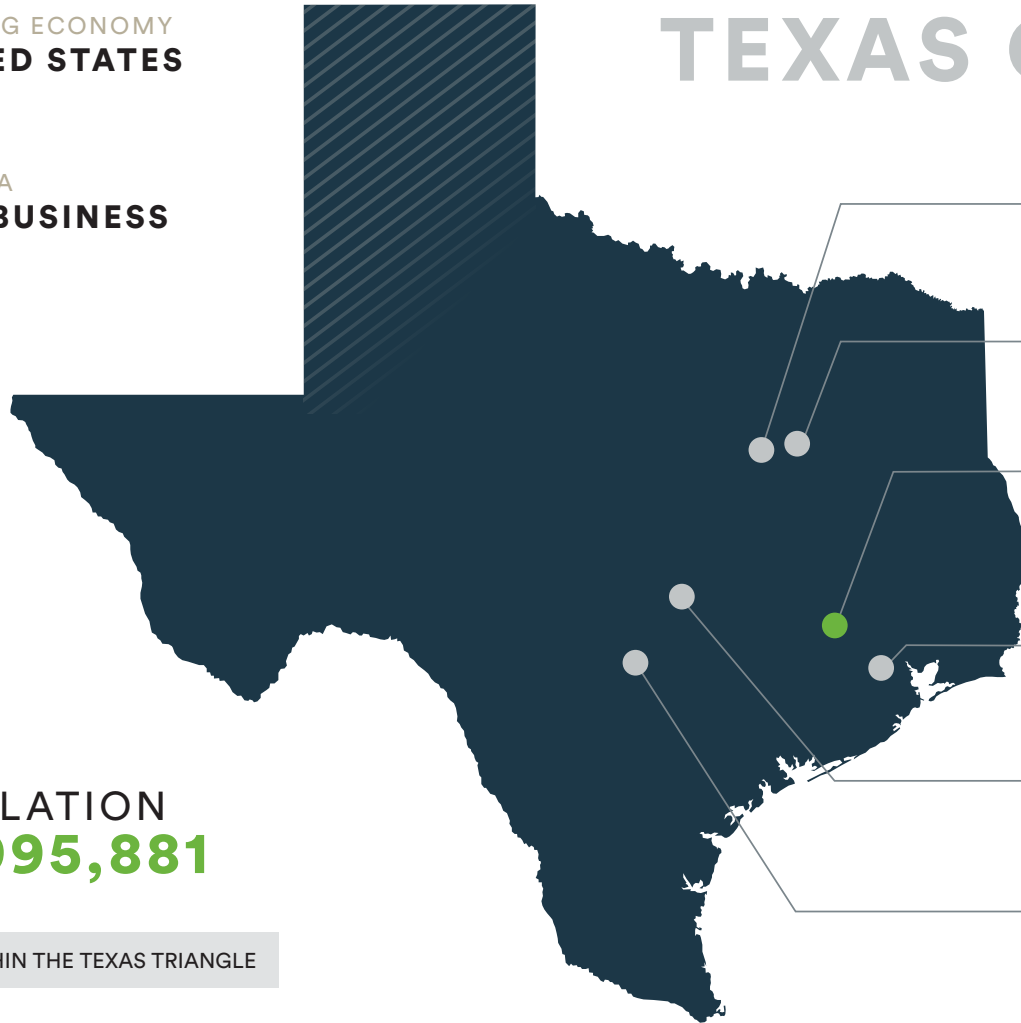
POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

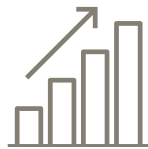
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**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

# BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



BRAZOS VALLEY  
**POPULATION**  
**412,681**

**#1** BEST SMALL PLACES  
FOR BUSINESS AND  
CAREERS IN TEXAS

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



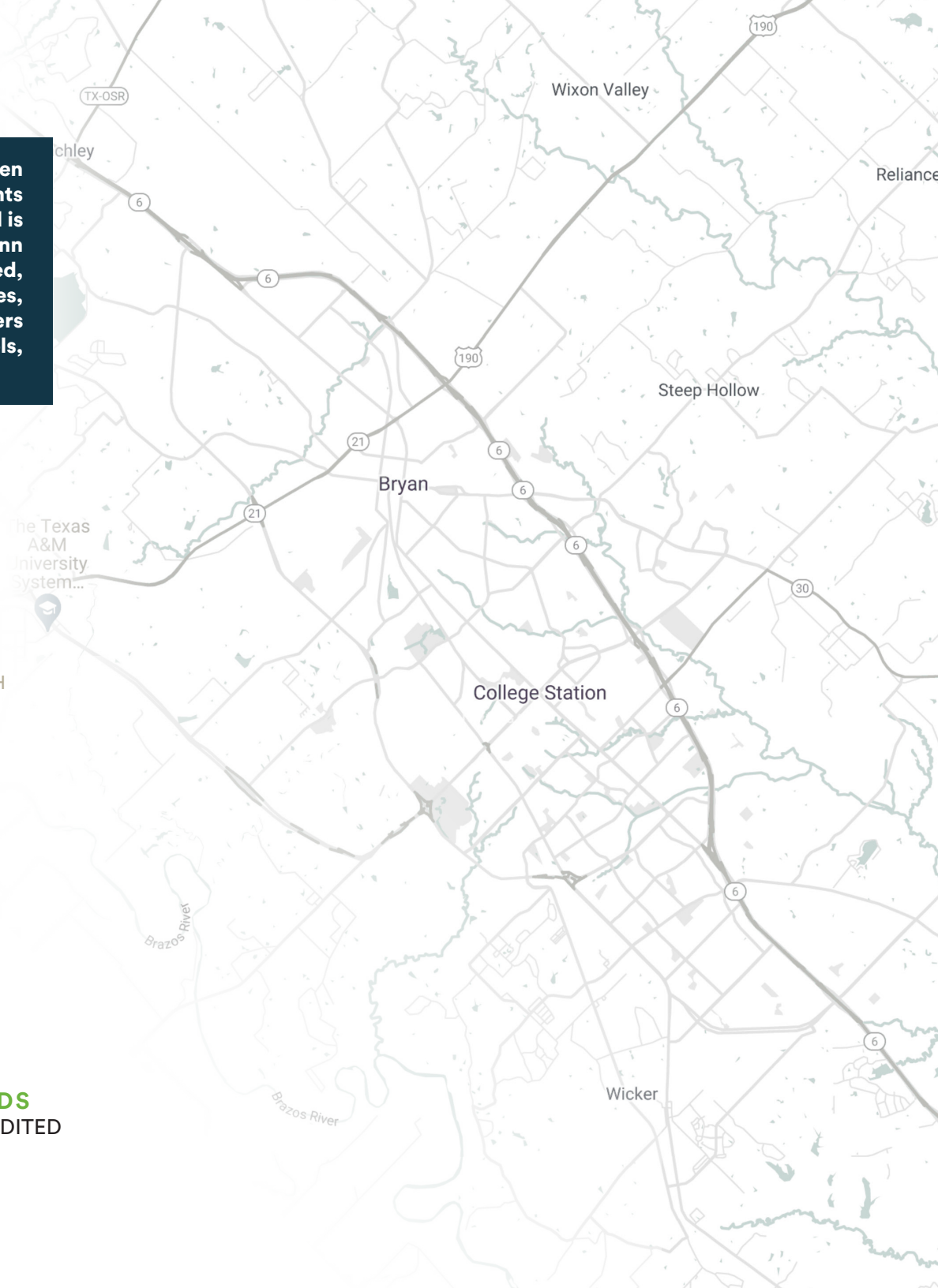
## HOME TO TEXAS A&M UNIVERSITY

**1<sup>ST</sup>** IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S  
OF FORTUNE 500 COMPANIES  
**4<sup>TH</sup>** IN THE NATION AMONG PUBLIC UNIVERSITIES

**12%** LOWER COST  
OF LIVING THAN THE  
NATIONAL AVERAGE



**610+** HOSPITAL BEDS  
NATIONALLY ACCREDITED  
MEDICAL CENTERS



# DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

5K

HOUSEHOLD  
INCOME

\$57K

CONSUMER  
SPENDING

\$37K

3 MILE

ESTIMATED  
POPULATION

43K

HOUSEHOLD  
INCOME

\$62K

CONSUMER  
SPENDING

\$375K

5 MILE

ESTIMATED  
POPULATION

92K

HOUSEHOLD  
INCOME

\$65K

CONSUMER  
SPENDING

\$881K

# 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

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(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:



**Justin Whitworth**  
Senior Vice President | Land Services  
D: 346.233.0939 C: 281.798.9560  
Justin.Witworth@OldhamGoodwin.com

## **Bryan**

2800 South Texas Avenue, Suite 401  
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Houston, Texas 77056  
O: 281.256.2300

## **San Antonio**

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San Antonio, Texas 78213  
O: 210.404.4600

## **Waco/Temple**

18 South Main Street, Suite 500  
Temple, Texas 76501  
O: 254.255.1111



**OLDHAMGOODWIN.COM**

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