

HIGHWAY 30 EAST

INDUSTRIAL PARK



35.64 ACRES

PER SURVEY

STATE HWY 30

FRONTAGE

MULTI-BUILDING

CONCEPT PLAN

INDUSTRIAL

DEVELOPMENT

ETHAN HUMMEL

Ethan@blacklabelcommercial.com | 616 502 9717

BLACK LABEL COMMERCIAL

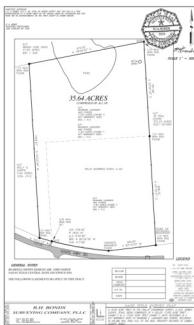
BEAU HARRIS

Beau@blacklabelcommercial.com | 936 523 0483

BLACK LABEL COMMERCIAL



SITE CONTEXT



LAND TITLE SURVEY

[VIEW SURVEY](#)



PROPERTY AERIAL

[VIEW AERIAL](#)

PROPERTY OVERVIEW

35.64 +/- ACRES

Per land title survey

STATE HIGHWAY 30

Frontage shown on survey

CONCEPT PLAN

Multi-building industrial park

SHARED DETENTION

Incorporated at rear of concept

10,000 - 100,000 SF | BUILD TO SUIT | LEASE | PURCHASE

ETHAN HUMMEL

Ethan@blacklabelcommercial.com | 616 502 9717

BLACK LABEL COMMERCIAL

BEAU HARRIS

Beau@blacklabelcommercial.com | 936 523 0483

BLACK LABEL COMMERCIAL



SITE CONTEXT | TERAFAF + COLLEGE STATION

PROPERTY DESCRIPTION

Highway 30 East Industrial Park offers 35.64 +/- acres with State Highway 30 frontage and a multi-building industrial concept. Flexible 10,000 - 100,000 SF build to suit, purchase, and lease opportunities accommodate a range of industrial users. Located approximately 2.5 miles from the Terafab site, the property also provides convenient access to College Station via Highway 30. Its location within the Grimes County Reinvestment Zone places the site in an active regional growth corridor with strong connectivity for industrial, manufacturing, and distribution users.

ETHAN HUMMEL

Ethan@blacklabelcommercial.com | 616 502 9717

BLACK LABEL COMMERCIAL**BEAU HARRIS**

Beau@blacklabelcommercial.com | 936 523 0483

BLACK LABEL COMMERCIAL

FLEXIBLE INDUSTRIAL DEVELOPMENT

GENERAL SPECIFICATIONS

- + BUILD TO SUIT / LEASE / PURCHASE OPTIONS | 10,000 - 100,000 SF
- + 32' EAVE HEIGHT
- + 20-TON CRANE READY
- + 1,000 AMP | 3-PHASE | 480-VOLT POWER
- + OUTSIDE STORAGE | FENCED & GATED
- + 14' X 16' GRADE-LEVEL DOORS
- + OFF-SITE DETENTION



SITE PLAN

MULTI-BUILDING INDUSTRIAL CONCEPT

35.64 +/- ACRES | STATE HIGHWAY 30 FRONTAGE





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.

2-10-2025



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

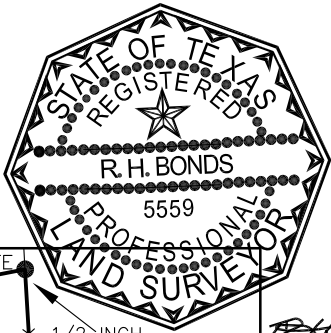
Black Label Commercial Group	501129	info@blacklabelcommercial.com	(936) 441-2610
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Casey Butaud	461484	cb@strattondc.com	(936) 441-2610
Designated Broker of Firm	License No.	Email	Phone
Beau Harris	577566	Beau@blacklabelcommercial.com	(936) 523-0483
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethan Hummel	799084	Ethan@blacklabelcommercial.com	(616) 502-9717
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

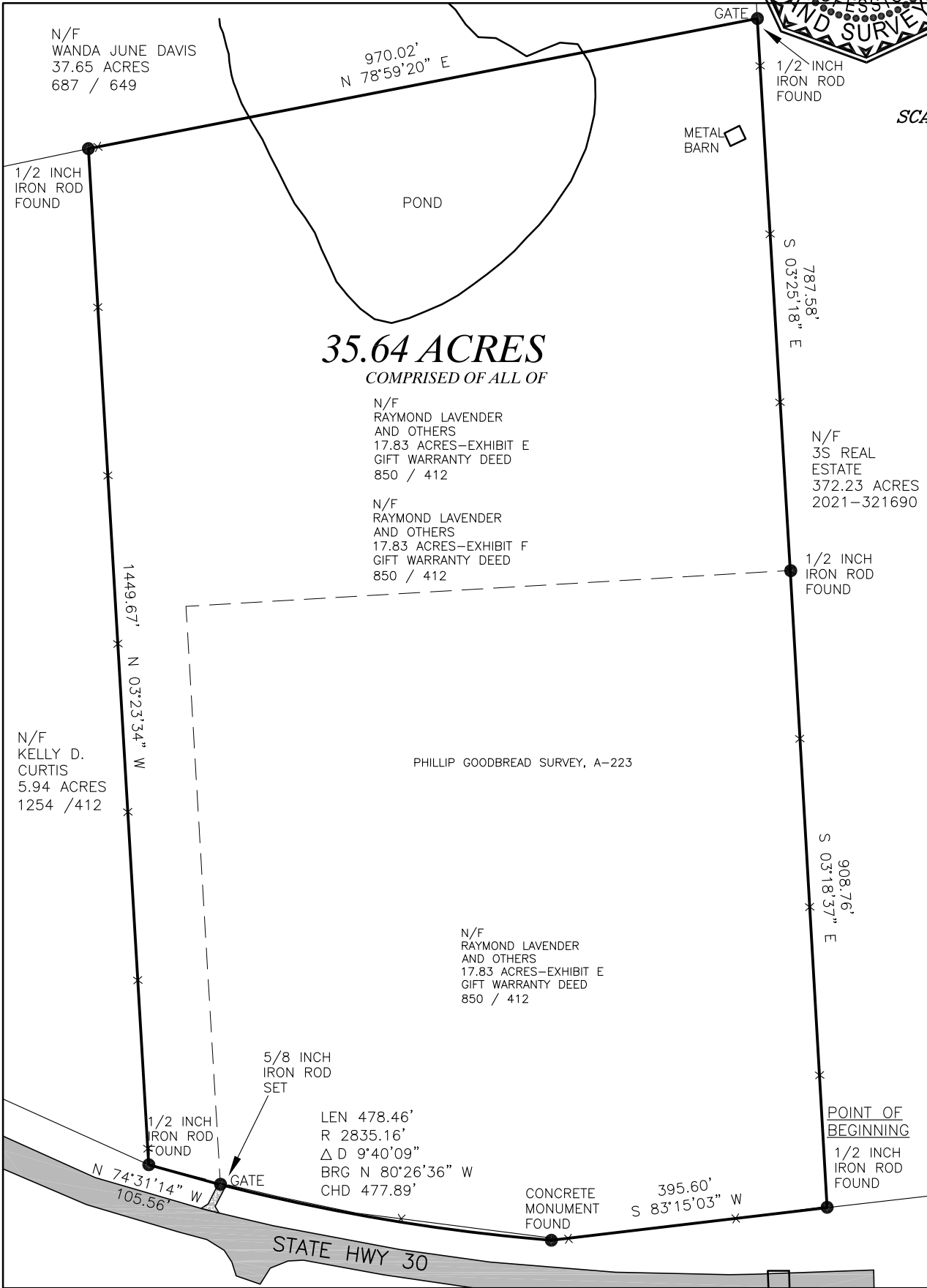
Date

SURVEYOR'S CERTIFICATE:
I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE
REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT
THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.

R. H. BONDS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5559



SCALE 1" = 200'



LEGEND

GENERAL NOTES:

BEARINGS SHOWN HEREON ARE GRID NORTH
NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

SELLER	
BUYER	
TITLE COMPANY	
G.F. No.	
DATE	

- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- CONTROLLING MONUMENT-
PROPERTY CORNERS FOUND
AND USED TO ESTABLISH
BOUNDARY LINES

SURVEY DATE: APRIL 2026
PLAT DATE: 11/24/2026

R. H. BONDS
SURVEYING COMPANY, PLLC

Phone: 936-873-2800
Fax: 936-873-2803
Email: rhbonds@embarqmail.com

138 WEST APALONIA AVENUE
P.O. BOX 404
ANDERSON, TEXAS 77830

JOB NUMBER: 26-0058
SCALE: 1 INCH = 200 FEET



LAND TITLE SURVEY PLAT

A 35.64 ACRE TRACT IN THE PHILLIP GOODBREAD SURVEY, A-223, GRIMES COUNTY, TEXAS, BEING COMPRISED OF A CALLED 17.832 ACRE TRACT - EXHIBIT E & A 17.832 ACRE TRACT EXHIBIT F, BOTH DESCRIBED IN A GIFT WARRANTY DEED TO RAYMOND E. LAVENDER AND OTHERS, RECORDED IN VOLUME 850, PAGE 412, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

