



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE 10.6 AC SOUTH OF BAYLOR SCOTT & WHITE

Midtown Loop | College Station, TX 77845



- CVS pharmacy
- WELLS FARGO
- PROSPERITY BANK
- DOUBLEDAVE'S
- McDonald's
- WINGSTOP
- Walgreens
- Wendy's

- COURTYARD Marriott
- elements therapeutic massage
- STARBUCK

- American Express Bank
- LA QUINTA
- mercato's Pizzeria
- SLEEP INN

- Christian Brothers
- STYLECRAFT BUILDERS, INC.
- OAKWOOD HOMES

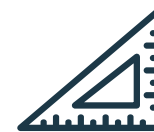
SITE

PROPERTY HIGHLIGHTS

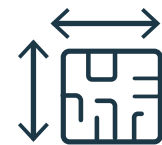
- Near Baylor Scott & White Hospital and medical clinic
- Adjacent to The Huntington senior living community (under construction)
- ½ mile south of the intersection of Rock Prairie Road and State Highway 6
- Accessible to Lakeway Drive with all public utilities in place
- Major medical service provider and national retailers within close proximity
- Could be platted into two smaller lots



SALES PRICE
\$2,539,548



PRICE/SF
\$5.50/SF



LAND SIZE
10.6 AC

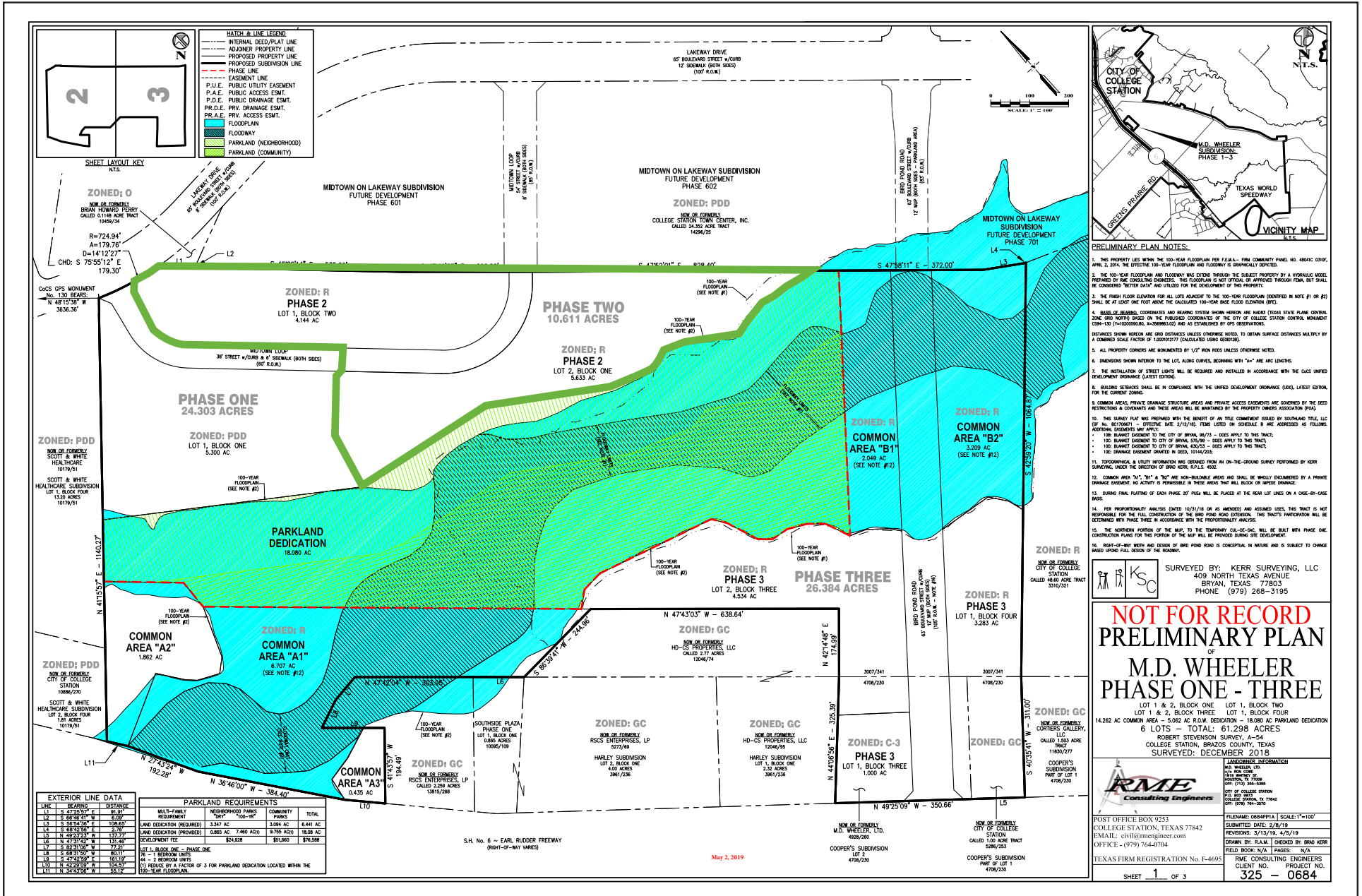


PROPERTY INFORMATION

Size	10.6 AC
Legal Description	Robert Stevenson Survey, A-54, College Station, Brazos County, TX
ID Number	13877
Access	Midtown Loop/Lakeway Drive
Frontage	Future frontage along Midtown Loop extension
Zoning	Rural
Utilities	All public utilities
Flood Plain	None
Traffic Counts	Highway 6: ~87,774 VPD



PRELIMINARY PLAN



PRELIMINARY PLAN NOTES:

1. THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN PER F.E.M.A. FIRM COMMUNITY PANEL NO. 48316C 0307, APRIL 2, 2014. THE EFFECTIVE 100-YEAR FLOODPLAIN AND FLOODWAY IS GRAPHICALLY DEPICTED.
2. THE 100-YEAR FLOODPLAIN AND FLOODWAY WAS EXTENDED THROUGH THE SUBJECT PROPERTY BY A HYDRAULIC MODEL PREPARED BY THE CONSULTING ENGINEERS. THIS FLOODPLAIN IS NOT OFFICIAL OR APPROVED THROUGH FEMA, BUT SHALL BE CONSIDERED "BETTER DATA" AND UTILIZED FOR THE DEVELOPMENT OF THIS PROPERTY.
3. THE FINISH FLOOR ELEVATION FOR ALL LOTS ADJACENT TO THE 100-YEAR FLOODPLAIN (IDENTIFIED IN NOTE #1 OR #2) SHALL BE AT LEAST ONE FOOT ABOVE THE CALCULATED 100-YEAR FLOOD ELEVATION (FEPS).
4. BASIS OF BEARING, COORDINATES AND BEARING SYSTEM HEREIN ARE BASED TEXAS STATE PLANE CENTRAL ZONE ONE NORTH BASED ON THE PREVIOUS SURVEYS OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CSM-130 (N=1020590.80, W=209690.00) AND AS ESTABLISHED BY GPS OBSERVATIONS.
5. ALL PROPERTY CORNERS ARE NORMALIZED BY 1/2" HIGH IRON RODS UNLESS OTHERWISE NOTED.
6. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
7. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH THE CANS UNIFIED DEVELOPMENT ORDINANCE (LATEST EDITION).
8. BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO), LATEST EDITION, FOR THE CURRENT ZONING.
9. COMMON AREAS, PRIVATE DRAINAGE STRUCTURE AREAS AND PRIVATE ACCESS EASEMENTS ARE GOVERNED BY THE DEED RESTRICTIVE COVENANTS AND THESE AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
10. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF AN TITLE COMMITMENT ISSUED BY SOUTHLAND TITLE, L.L.C. (FILE # 20170567) - EFFECTIVE DATE 2/12/18. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - 100' BLANKET EASEMENT TO THE CITY OF BRWAL, 04/73 - DOES APPLY TO THIS TRACT.
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 - 100' BLANKET EASEMENT TO CITY OF BRWAL, 04/73 - DOES APPLY TO THIS TRACT.
 - 100' DRAINAGE EASEMENT IDENTIFIED IN SHEET 104/03/03.
11. TOPOGRAPHICAL & UTILITY INFORMATION WAS OBTAINED FROM AN ON-GROUND SURVEY PERFORMED BY KERR SURVEYING, UNDER THE DIRECTION OF BRAD KERR, R.P.L.S. 4002.
12. COMMON AREA "A1", "A2" & "A3" ARE NON-BUILDABLE AREAS AND SHALL BE WHOLLY ENCLOSED BY A PRIVATE DRAINAGE EASEMENT. NO ACTIVITY IS PERMISSIBLE IN THESE AREAS THAT WILL BLOCK OR IMPERE DRAINAGE.
13. DURING FINAL PLATTING OF EACH PHASE 5' DIA PINS WILL BE PLACED AT THE REAR LOT LINES ON A ONE-BY-ONE BASIS.
14. FOR PROPORTION ANALYSIS DATED 10/29/18 OR AS AMENDED AND ASSIGNED USES, THIS TRACT IS NOT RESPONSIBLE FOR THE FULL CONTRIBUTION OF THE BRD ROAD ROAD EXTENSION. THIS TRACTS PARTICIPATION WILL BE DETERMINED WITH PHASE THREE IN ACCORDANCE WITH THE PROPORTION ANALYSIS.
15. THE NORTHERN PORTION OF THE MAP, TO THE TEMPORARY COL-DE-SAC, WILL BE BUILT WITH PHASE ONE CONSTRUCTION PLANS FOR THIS PORTION OF THE MAP WILL BE PROVIDED DURING SITE DEVELOPMENT.
16. RIGHT-OF-WAY WIDTH AND DESIGN OF BRD POND ROAD IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN OF THE PROPERTY.

SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

NOT FOR RECORD PRELIMINARY PLAN OF M.D. WHEELER PHASE ONE - THREE

LOT 1 & 2, BLOCK ONE LOT 1, BLOCK TWO
 LOT 1 & 2, BLOCK THREE LOT 1, BLOCK FOUR
 14,282 AC COMMON AREA - 5,962 AC R.O.W. DEDICATION - 18,080 AC PARKLAND DEDICATION
 6 LOTS - TOTAL: 61.298 ACRES
 ROBERT STEVENSON SURVEY, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SURVEYED: DECEMBER 2018

RME
 Consulting Engineers

LABORATORY INFORMATION
 PROJECT NO. 2018-001
 DATE: 12/14/18
 1014 W. 20th St.
 Bryan, TX 77803
 OFF: 979 268-3088
 FAX: 979 268-3089
 CELL: 979 268-3089
 P.O. BOX 3013
 BRYAN, TEXAS 77803
 OFF: 979 268-3088

POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmeinc.com
 PHONE: (979) 764-0704
 OFFICE: (979) 764-0704

TXS FIRM REGISTRATION No. F-4695
 SHEET 1 OF 3
 325 - 0684

May 2, 2019

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



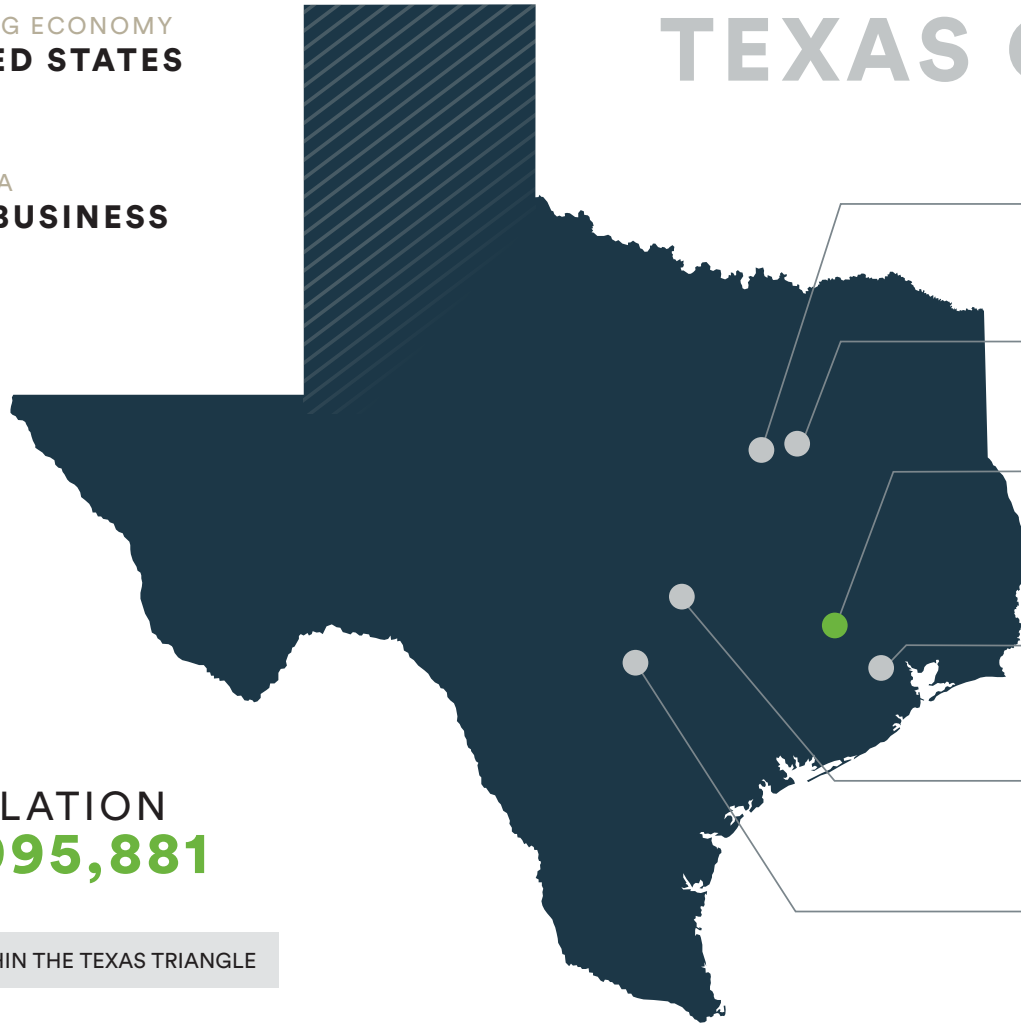
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

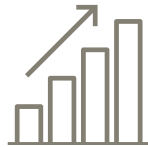
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**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



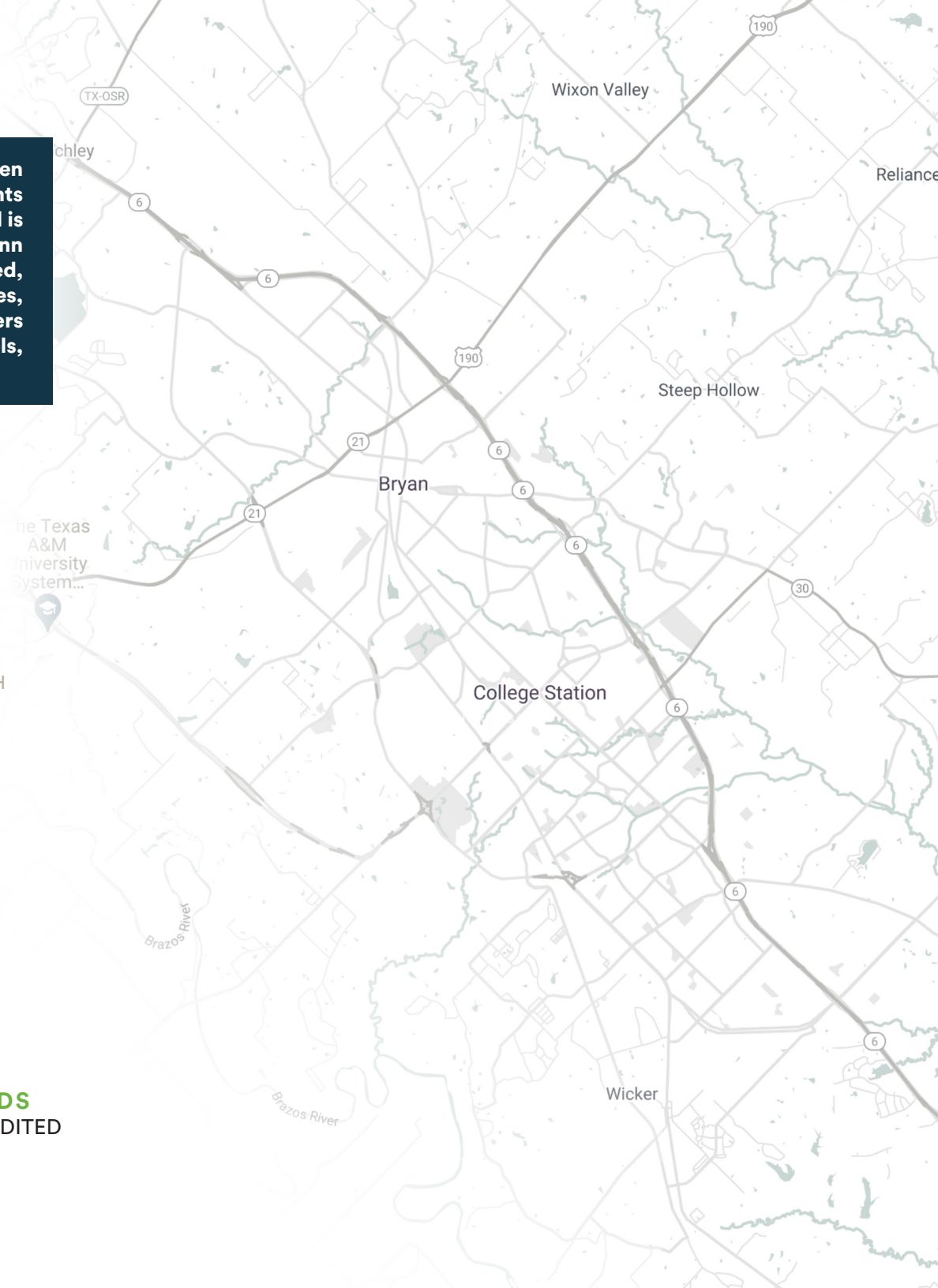
HOME TO TEXAS A&M UNIVERSITY

1ST IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S
OF FORTUNE 500 COMPANIES
4TH 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

4.9K

HOUSEHOLD
INCOME

\$108K

CONSUMER
SPENDING

\$66.7M

3 MILE

ESTIMATED
POPULATION

64K

HOUSEHOLD
INCOME

\$85K

CONSUMER
SPENDING

\$783M

5 MILE

ESTIMATED
POPULATION

127K

HOUSEHOLD
INCOME

\$76K

CONSUMER
SPENDING

\$1.39B

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

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:



Jeremy Richmond, CCIM
Managing Director | Land Services
D: 979.977.6096 C: 979.777.8176
Jeremy.Richmond@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

14811 St. Mary's Lane, Suite 130
Houston, Texas 77079
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
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

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. 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.