

FOR SALE OR LEASE

150 Venture Drive, College Station, TX 77845



22,728 SF OFFICE BUILDING ON 4.5 AC

OLDHAMGOODWIN.COM | 979.268.2000



INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present 150 Venture Drive in College Station, TX for your consideration. 150 Venture is a campus style, 22,728 SF office building, situated on an oversized lot in the College Station Business Park. The property is in the heart of College Station's rapid southerly growth path, near highly desirable neighborhoods, schools, dining and entertainment. Its locational attributes, and convenient access to State Highway 6, make it an excellent choice for a regional or corporate office in South College Station. The building itself offers a flexible layout and is being offered for sale at a major discount to its replacement cost.

RENTAL RATE

\$20.00/SF/YR - NNN

SALES PRICE

\$4,400,000

PRICE PER SF

\$196.76/SF

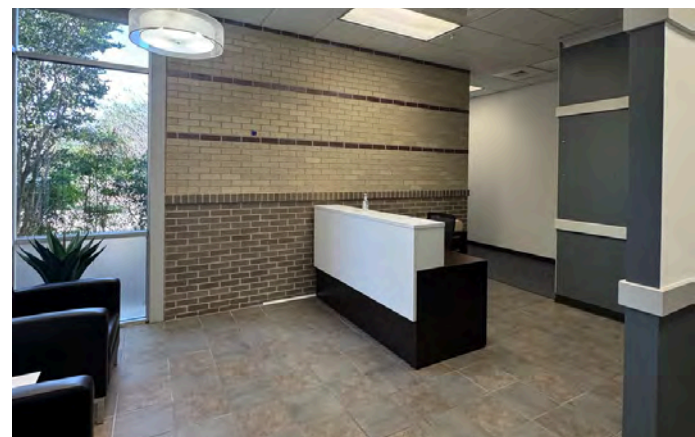
BUILDING SIZE

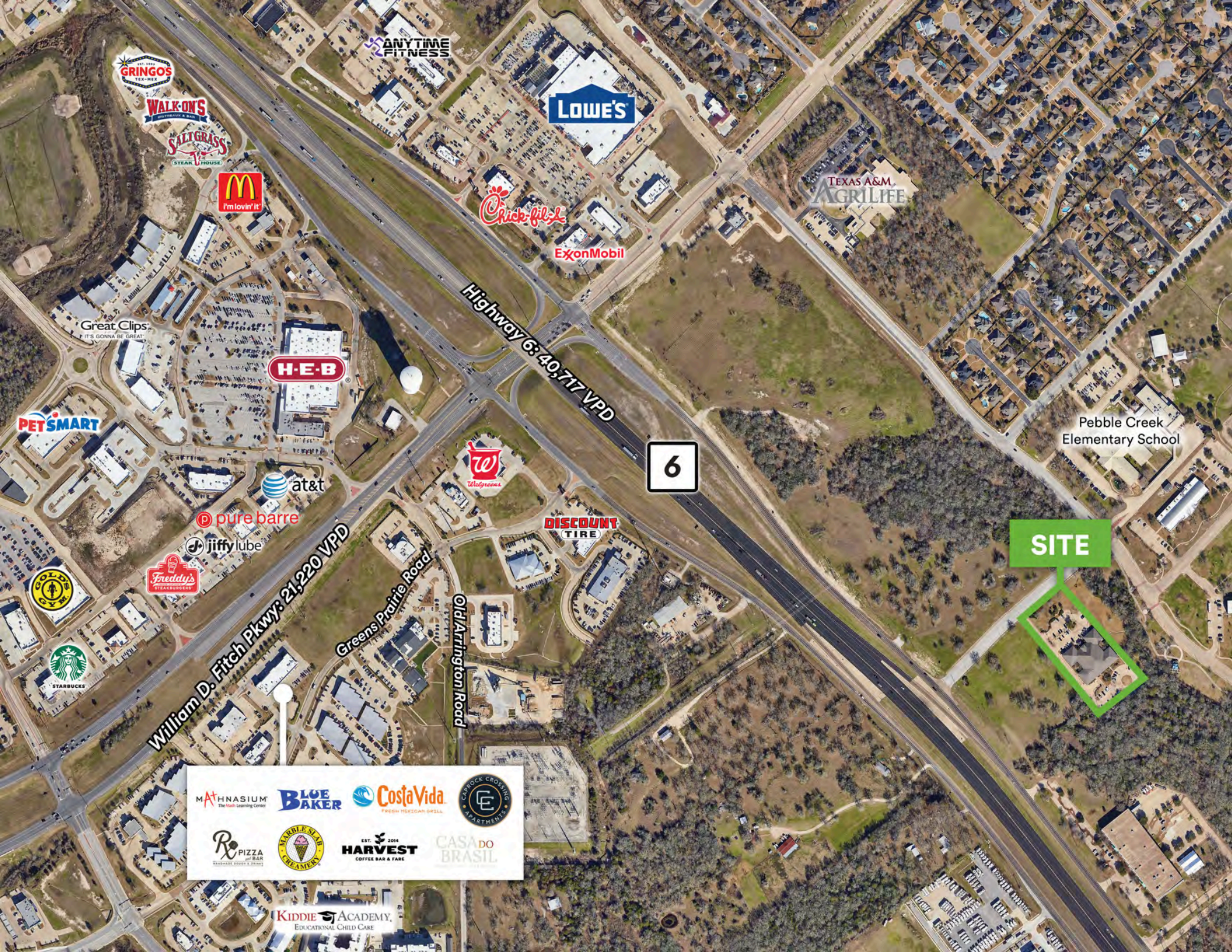
22,728 SF

LAND SIZE

4.5 AC







GRINGOS
TEX-MEX

WALK-ONS
RESTAURANT & BAR

SALTGRASS
STEAK HOUSE

McDonald's
I'm lovin' it

ANYTIME
FITNESS

Lowe's

Chick-fil-A

ExxonMobil

TEXAS A&M
AGRI LIFE

Great Clips
IT'S GONNA BE GREAT

H-E-B

PETSMART

at&t

pure barre

jiffy lube

Freddy's
RESTAURANT

GOLD'S
GYM

STARBUCKS

Walgreens

DISCOUNT
TIRE

Pebble Creek
Elementary School

SITE

6

William D. Fitch Pkwy: 21,220 VPD

Greens Prairie Road

Old Arlington Road

Highway 6: 40,717 VPD

MATHNASIUM
The Math Learning Center

BLUE
BAKER

Costa Vida
FRESH MEXICAN SPZLL

CARROCK CROSSING
APARTMENTS

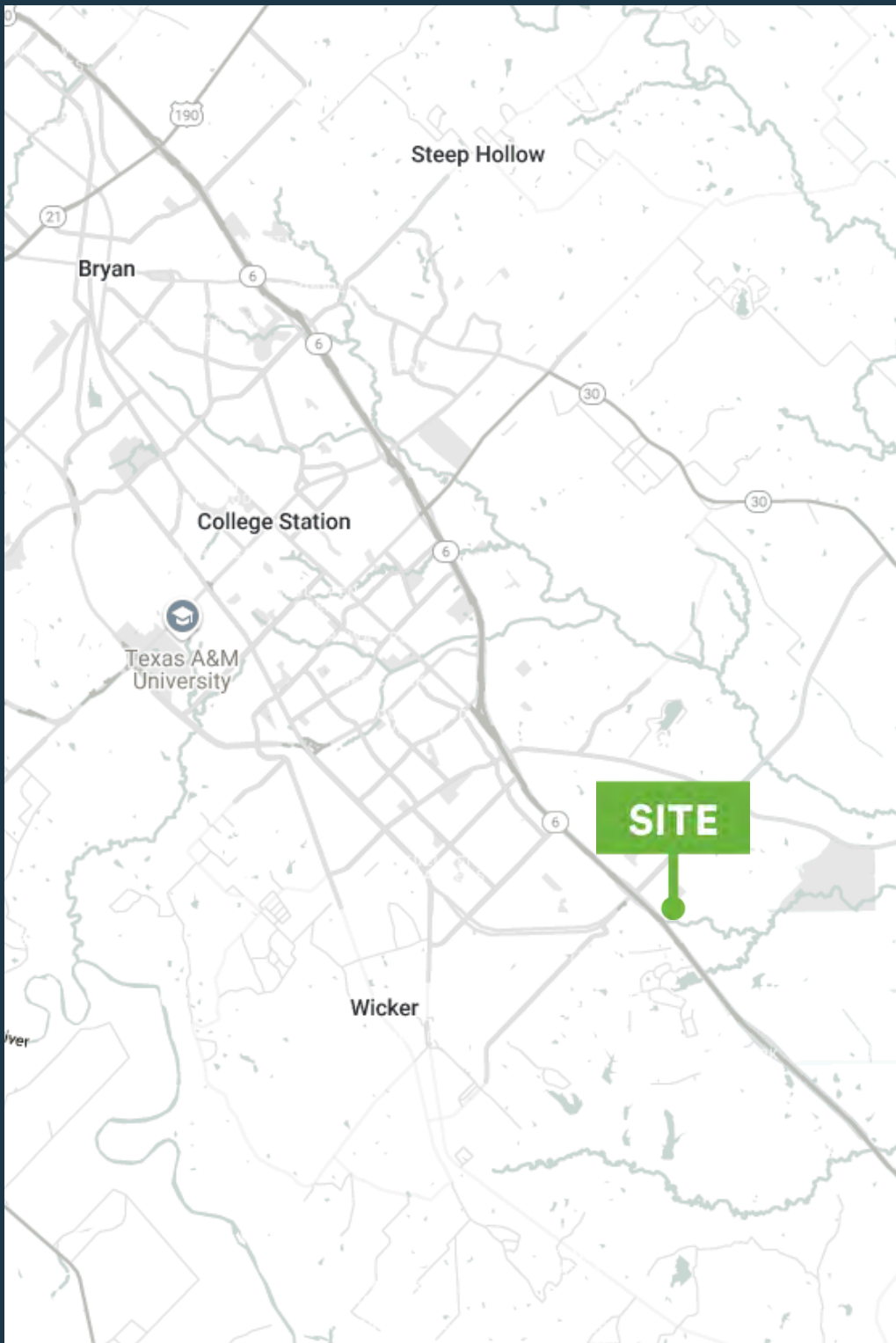
Pizza
MAISON

MADE IN
TEXAS
ICE CREAM

EST. 2014
HARVEST
COFFEE BAR & FARE

CASA DO
BRASIL

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE



BUILDING SPECIFICATIONS

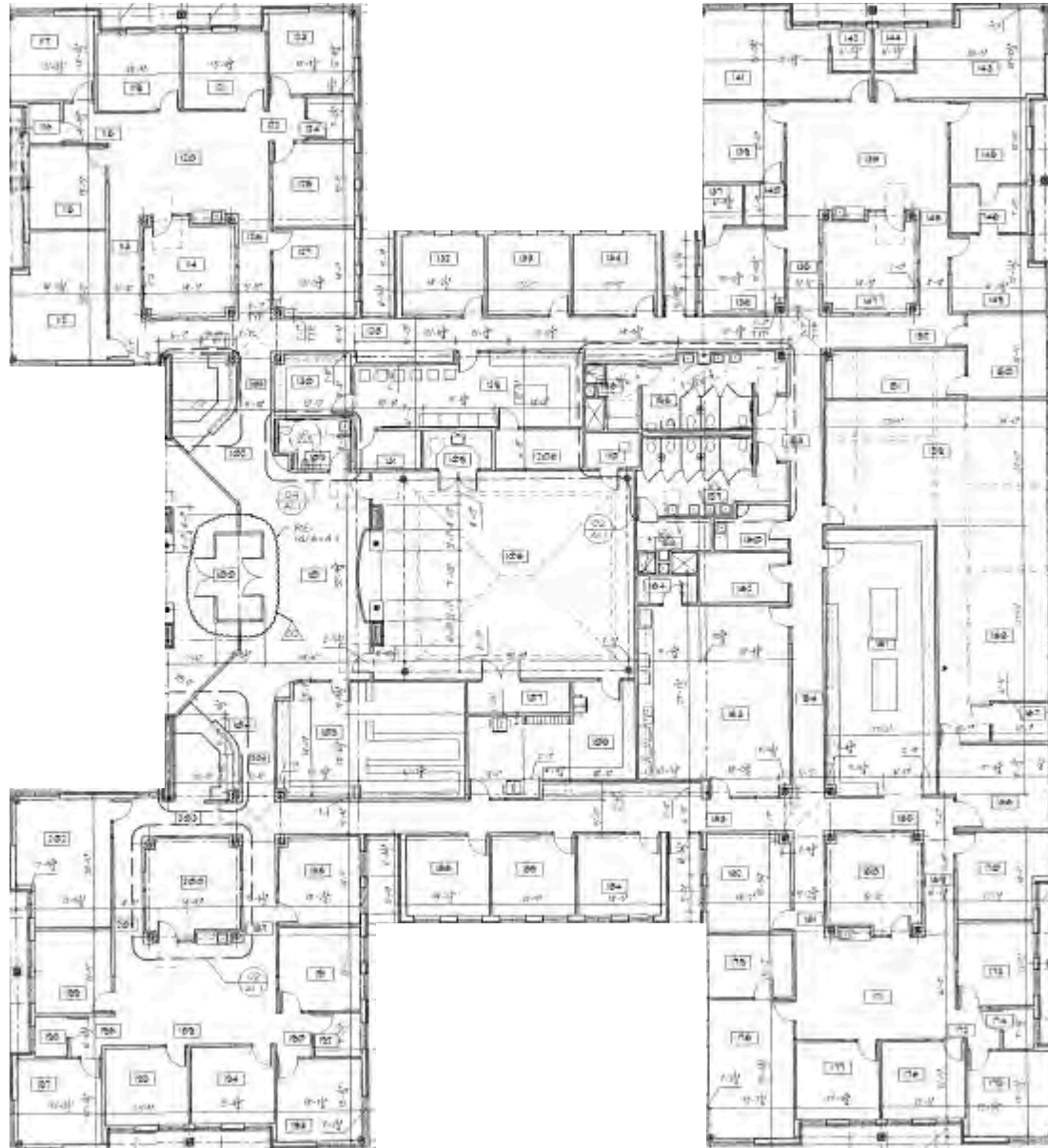
Building Area:	22,728 SF
Year Built:	2000
Foundation:	Reinforced Concrete Slab
Exterior Walls:	Stone and Brick Veneer
Roof Cover:	Composition
Utilities:	College Station Utilities
Parking:	95 spaces

SITE SPECIFICATIONS

Size:	4.5 Acres
Legal Description:	The Business Center at College Station, Phase 1, Block 3, Lot 1A, Acres 4.5
Access:	Access via one (1) curb cut on Venture Drive
Zoning:	C-E - Commercial
Frontage:	~345' along Venture Drive

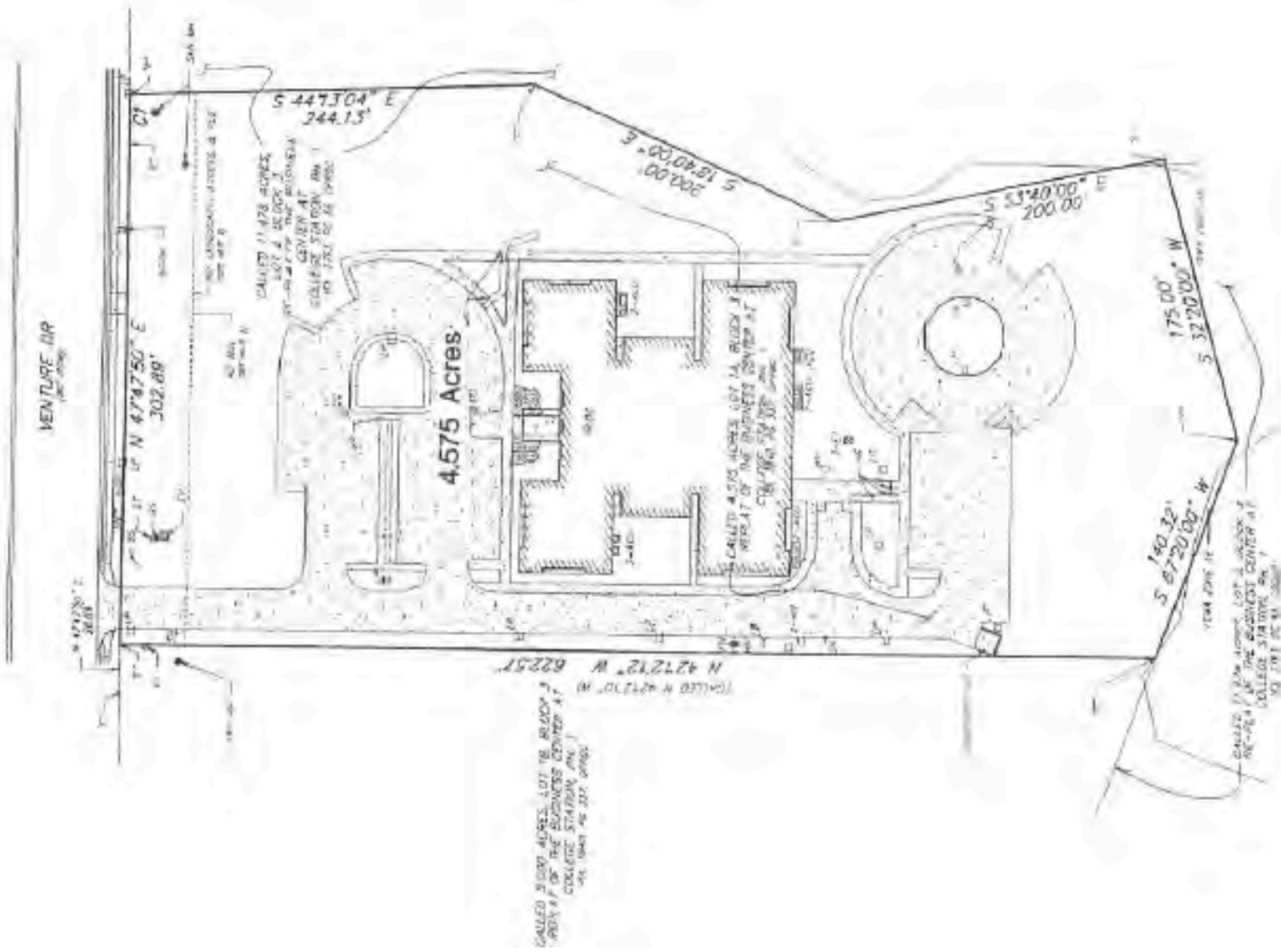


FLOOR PLAN



22,728 SF





DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

5K

HOUSEHOLD
INCOME

\$176K

CONSUMER
SPENDING

\$82B

3 MILE

ESTIMATED
POPULATION

32K

HOUSEHOLD
INCOME

\$132K

CONSUMER
SPENDING

\$451B

5 MILE

ESTIMATED
POPULATION

66K

HOUSEHOLD
INCOME

\$105K

CONSUMER
SPENDING

\$842B



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

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over \$3.1 Billion annually. A&M's 79,000 students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.



BRAZOS VALLEY

POPULATION
412,681

#1

BEST SMALL
TOWNS FOR
BUSINESS AND
CAREERS IN
TEXAS

#1

FASTEST JOB GROWTH
RATE IN TEXAS
IN MID-SIZED
METRO AREAS



HOME TO TEXAS A&M UNIVERSITY

LARGEST UNIVERSITY IN THE COUNTRY

FALL 2024 ENROLLMENT - 79,000

TIER 1 RESEARCH INSTITUTION

12%

LOWER
COST

OF LIVING THAN THE
NATIONAL AVERAGE

4.1%

UNEMPLOYMENT
RATE



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.

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Assumed Business Name

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Phone

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Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

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