

# FREE STANDING QSR WITH DRIVE-THRU

3706 South Texas Avenue | Bryan, TX 77802



**FOR SALE**  
**3,211 SF HARD CORNER QSR WITH DRIVE-THRU**

OLDHAMGOODWIN.COM | 979.268.2000



## OFFERING SUMMARY

**OLDHAM GOODWIN** is pleased to present 3706 S Texas Avenue, a 3,211 SF freestanding QSR with drive-thru for your consideration. The property is close to move in ready, and comes equipped with 15' vent hood, walk-in cooler and walk-in freezer. The property is located at the hard corner of a lighted intersection less than 2 miles from Texas A&M University and its 77,000 + students. This is an excellent opportunity for an owner occupant, looking for a well-located drive through QSR in an established market.



**SALES PRICE**  
**\$1,490,000**



**YEAR BUILT**  
**2016**



**BUILDING SIZE**  
**3,211 SF**



**LAND SIZE**  
**1.0556 AC**



**South Texas Avenue 22,925 VPD**

## PROPERTY HIGHLIGHTS

### MOVE IN READY FREE STANDING QSR

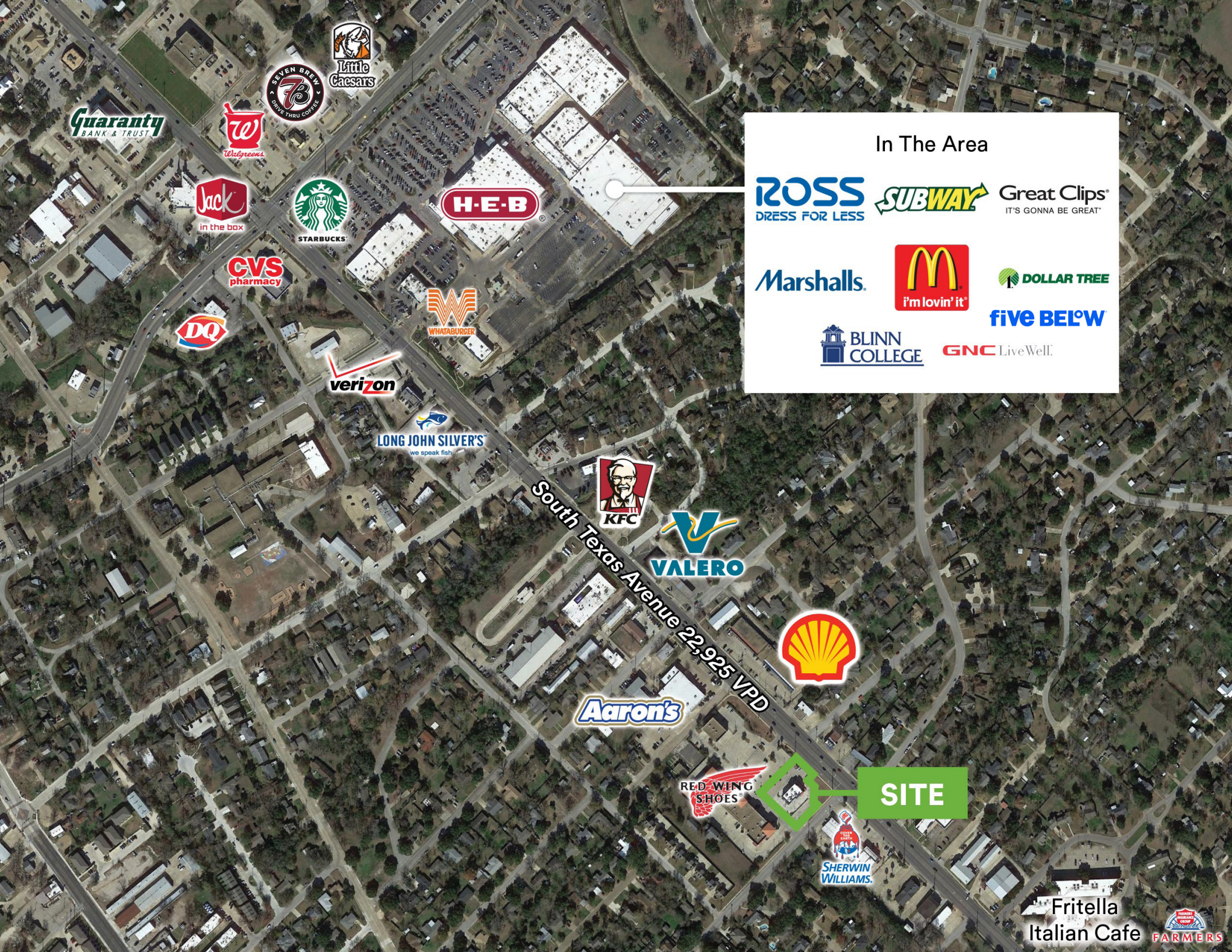
- Move in ready, 3,211 SF QSR equipped with Drive-Thru.
- Restaurant comes equipped with 15' vent hood, walk in cooler, and walk in freezer.
- Excellent opportunity for owner occupant, that desires a well located building with lower startup cost.
- Prominent pylon signage on Texas Avenue.
- Less than ½ mile from HEB anchored Tejas Center.

### EXCELLENT TEXAS AVENUE LOCATION NEAR TEXAS A&M UNIVERSITY

- Situated at the hard corner of the lighted intersection of Texas Avenue and North Avenue.
- Great visibility and exposure to over 22,000 VPD on Texas Avenue.
- Texas Avenue is the primary commercial thoroughfare connecting Bryan and College Station.
- Less than two miles from Texas A&M University, Fall 2023 Enrollment of over 77,000 students.
- Great daytime traffic with proximity to Texas A&M University, Blinn College, St. Joseph Regional Health Center.

### BUSINESS FRIENDLY ENVIRONMENT

- Bryan/College Station voted #1 Best Small Places for Business in Texas.
- Bryan/College Station has the highest job growth rate in Texas for mid-sized area.
- Texas is consistently ranked highly for its business-friendly environment and strong economy.



In The Area

**ROSS**  
DRESS FOR LESS

**SUBWAY**

Great Clips®  
IT'S GONNA BE GREAT™

Marshalls

**McDonald's**  
i'm lovin' it™

**DOLLAR TREE**

**FIVE BELOW**

**BLINN COLLEGE**

**GNC** LiveWell.

**Guaranty**  
BANK & TRUST

**Walgreens**

**SEVEN BREWS**  
DRIVE THRU COFFEE

**Little Caesars**

**Jack**  
in the box

**STARBUCKS**

**H-E-B**

**CVS**  
pharmacy

**WHATABURGER**

**DQ**

**verizon**

**LONG JOHN SILVER'S**  
we speak fish

**KFC**

**VALERO**

South Texas Avenue 22,925 VPD

**SHELL**

**Aaron's**

**RED WING SHOES**

**SITE**

**SHERWIN WILLIAMS**

**Fritella**  
Italian Cafe

**FARMERS**



## BUILDING SPECIFICATIONS

<b>Building Area:</b>	3,211 SF
<b>Year Built:</b>	2016
<b>Foundation:</b>	Concrete Slab
<b>Exterior Walls:</b>	Stone/Stucco
<b>Roof Cover:</b>	Membrane
<b>Utilities:</b>	City of Bryan
<b>Parking:</b>	22.4/1,000 SF

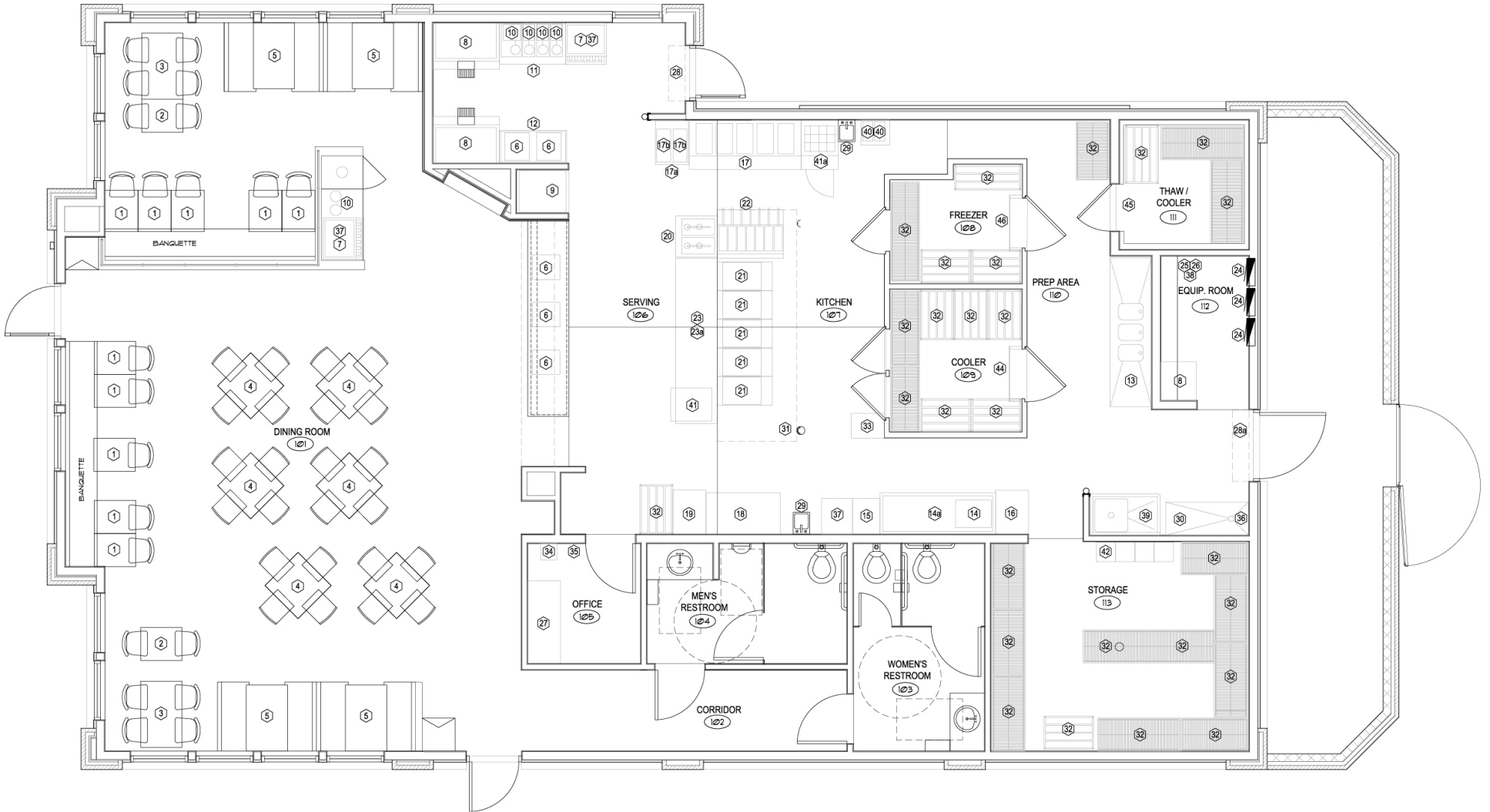
## SITE SPECIFICATIONS

<b>Size:</b>	45,982 SF or 1.0556 AC
<b>Legal Description:</b>	Lot 1R-B, Block 2, Ramsey Place, City of Bryan, Brazos County, Texas
<b>Access:</b>	Via shared access along Texas Avenue and E North Avenue
<b>Zoning:</b>	C-2 – Retail District
<b>Frontage:</b>	~270 FT along Texas Avenue



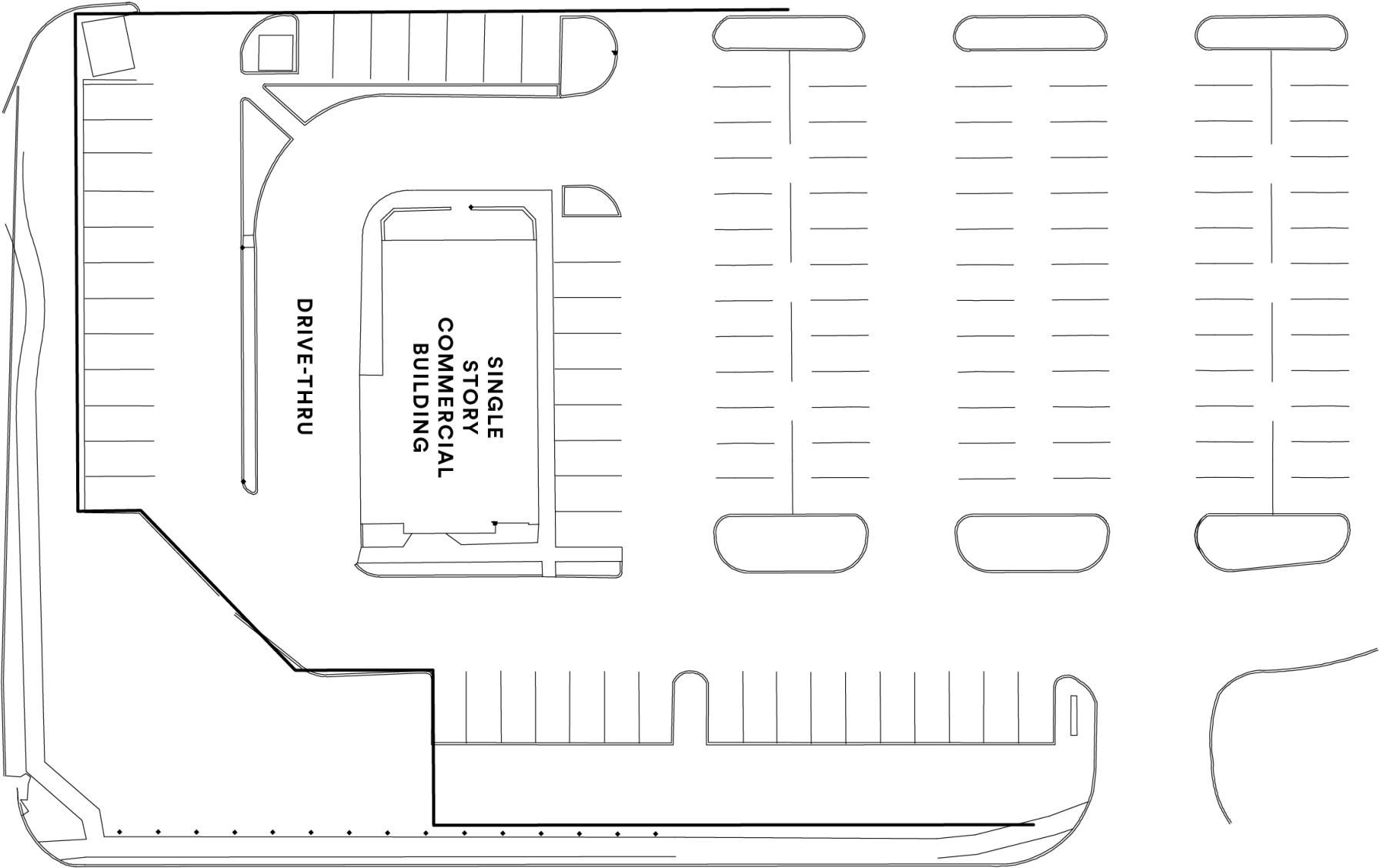


# FLOOR PLAN



**SITE PLAN**

**NORTH AVENUE**



**TEXAS AVENUE**



# 2023 DEMOGRAPHICS

1 MILE

ESTIMATED POPULATION

12K

HOUSEHOLD INCOME

\$60K

CONSUMER SPENDING

\$126M

3 MILE

ESTIMATED POPULATION

99K

HOUSEHOLD INCOME

\$59K

CONSUMER SPENDING

\$900M

5 MILE

ESTIMATED POPULATION

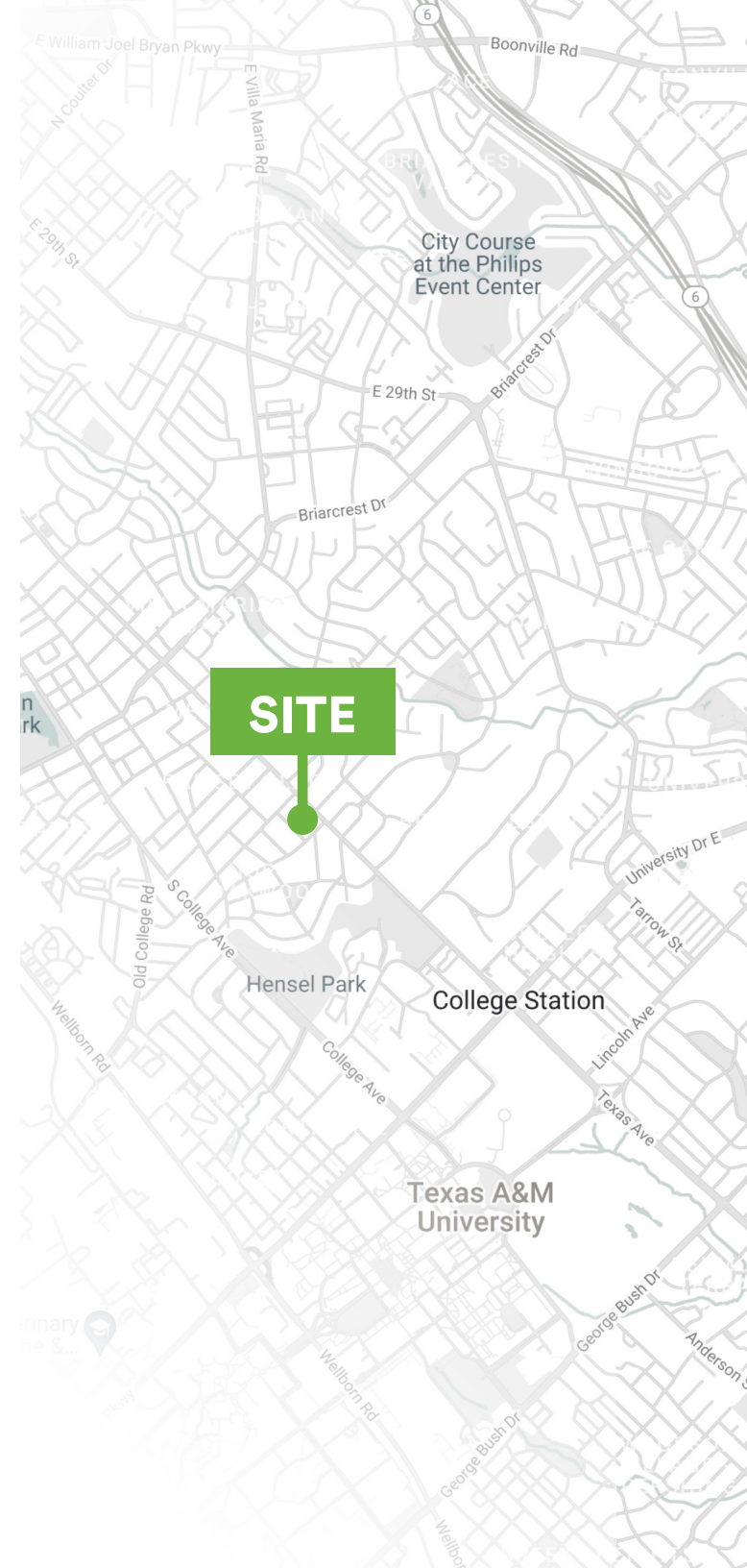
172K

HOUSEHOLD INCOME

\$66K

CONSUMER SPENDING

\$1.7B



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

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



**LARGEST**  
MEDICAL CENTER



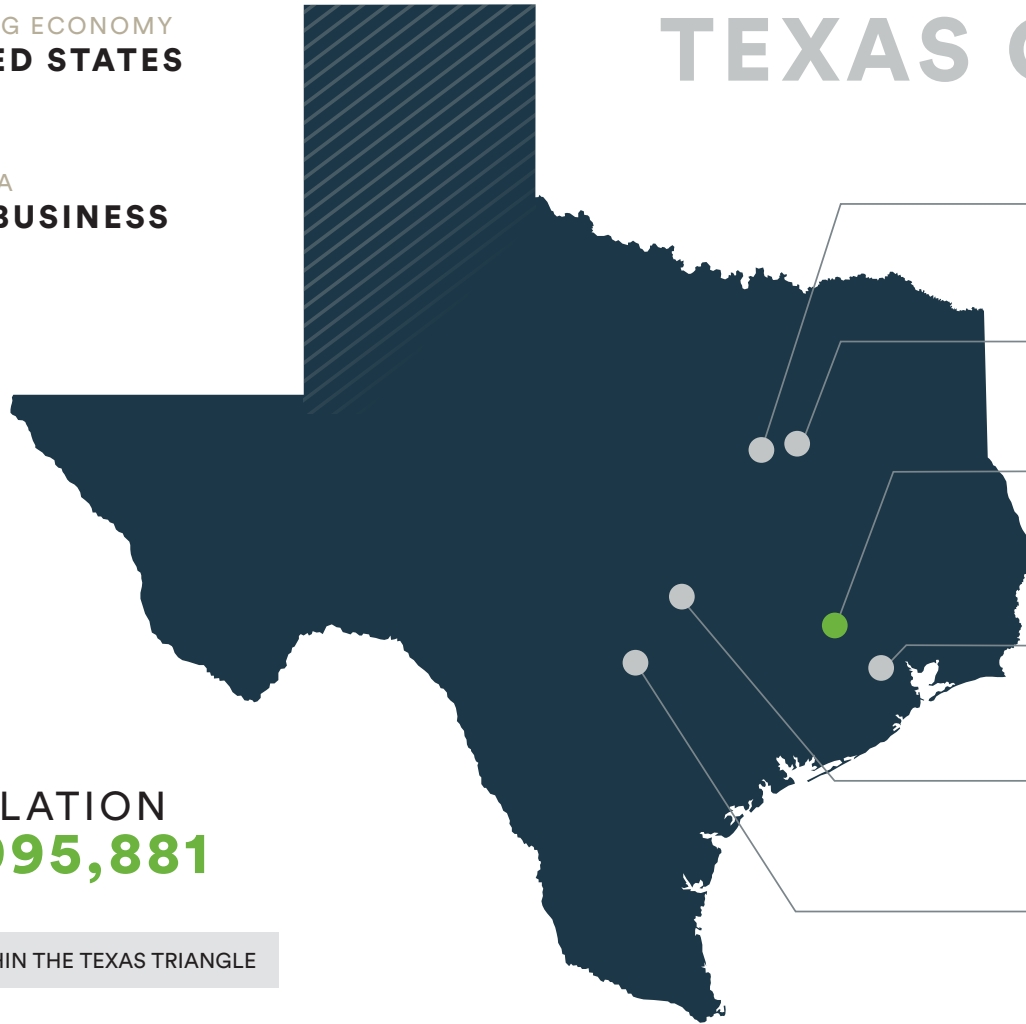
POPULATION  
**28,995,881**

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

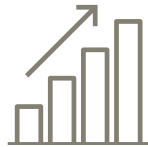
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**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



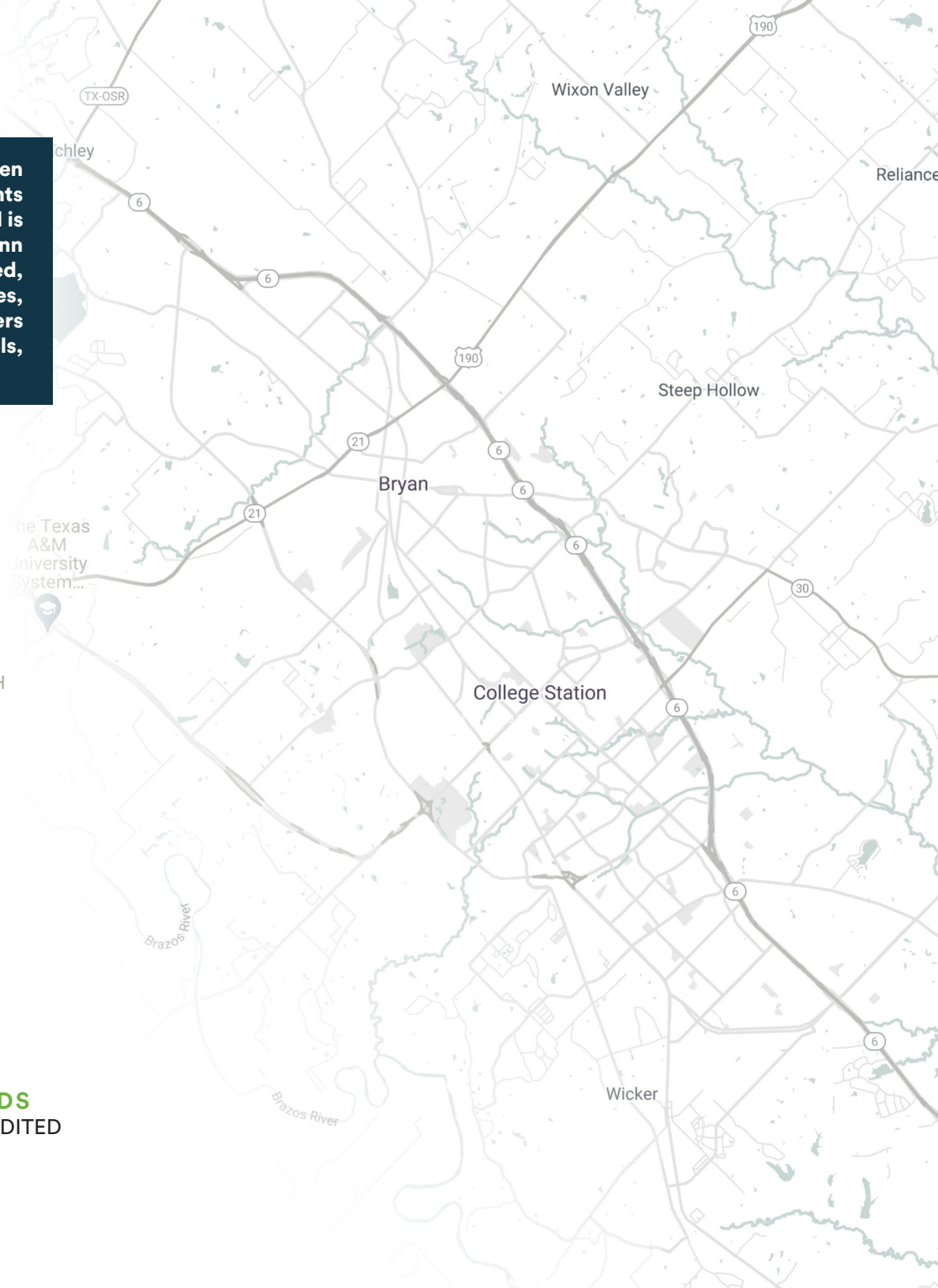
## HOME TO TEXAS A&M UNIVERSITY

**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



# 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:



## Clinton D. Oldham

Executive Vice President | Brokerage Services  
Managing Director | Investment Sales  
D: 979.977.6081 C: 409.781.7734  
Clint.Oldham@OldhamGoodwin.com



## D.J. Hobson

Senior Associate | Retail Services  
D: 979.310.4045 C: 913.231.9833  
DJ.Hobson@OldhamGoodwin.com

## Bryan

2800 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
O: 979.268.2000

## Fort Worth

2220 Ellis Avenue  
Fort Worth, Texas 76164  
O: 817.512.2000

## Houston

5050 Westheimer Road, Suite 300  
Houston, Texas 77056  
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