



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE

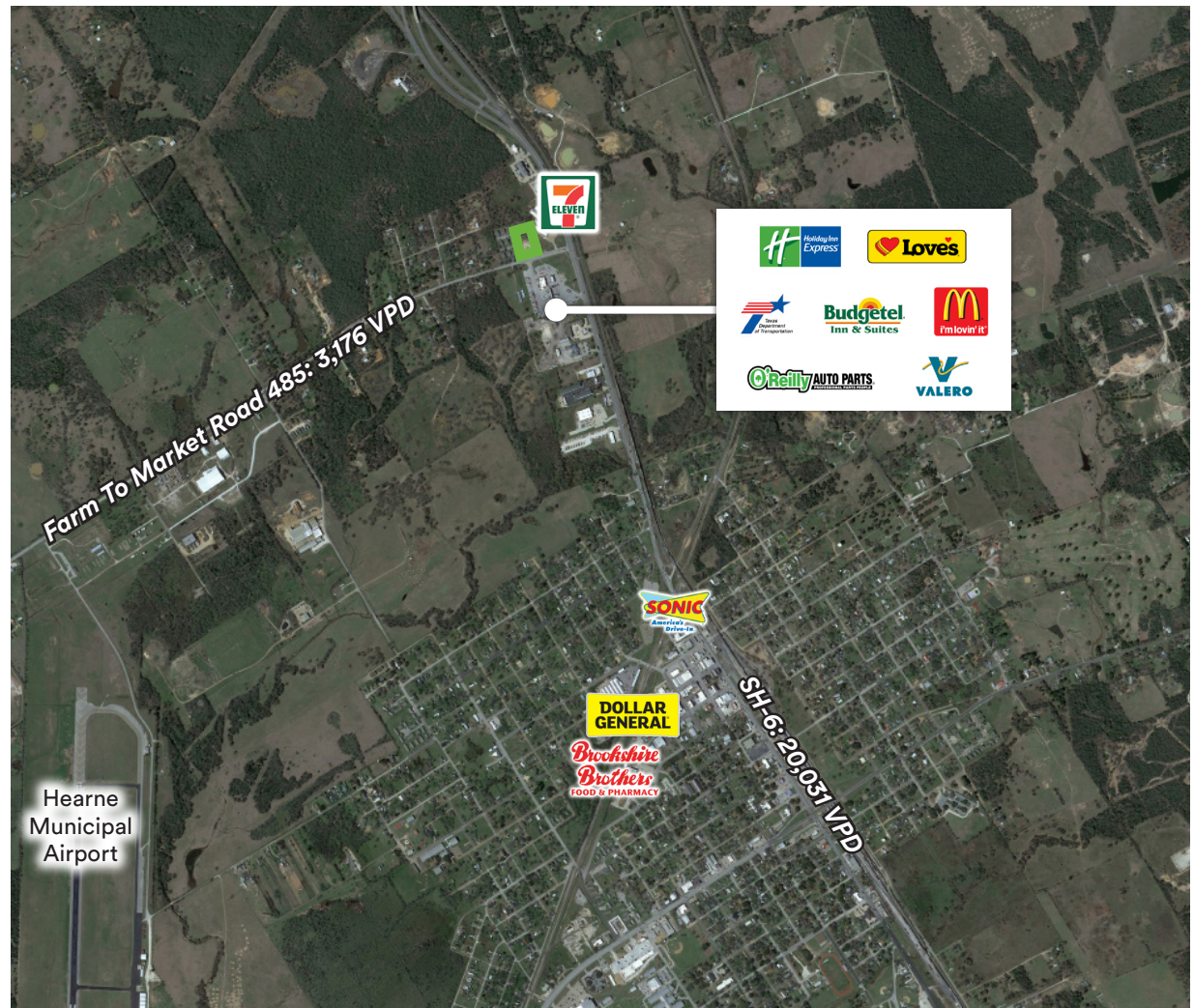
1.4 AC ACROSS FROM LOVE'S TRAVEL STOP IN HEARNE, TX

FM 485 | Hearne, TX 77859



PROPERTY HIGHLIGHTS

- Across from Loves Travel Stop / McDonald's with visibility to SH-6
- Public utilities available
- Over 20,000 VPD on SH-6
- Adjacent to a newly constructed 7-Eleven
- Near local popular restaurants, hotels, Tractor Supply Co. and O'Reilly's
- New growth in immediate area
- Located between Union Pacific train depot and US 79 Intersection



SALES PRICE
\$375,000



PRICE/SF
\$6.08/SF



LAND SIZE
1.416 AC



Size	1.416 AC
Legal Description	AB 304 TR 7 WM PERRY QD#17 1439/120 1.416 ACRES
ID Number	304000070
Access	Access via FM 485
Frontage	Approx 190' of frontage along FM 485
Zoning	TBD
Utilities	Electric, Water, Sewer, Telephone, and Gas
Flood Plain	None
Traffic Counts	FM 485: 3,176 VPD SH-6: 20,031 VPD



TRACTOR
SUPPLY CO.

O'Reilly
AUTO PARTS

VALERO

Budgetel
Inn & Suites

BAYMONT
INN & SUITES

Loves

McDonald's
I'm lovin' it

Farm To Market Road 485: 3,176 VPD

SH-6: 20,051 VPD

7
ELEVEN

LINE TABLE				
LINE	BEARING	DISTANCE	DEED CALL	
L1	S 13°06'34" E	295.62'	S 13°45'18" E	295.71'
L2	S 74°29'43" W	203.39'	S 74°30'00" W	229.75'
L3	N 13°06'34" W	147.20'	—	—
L4	N 74°25'39" E	30.71'	—	—
L5	N 76°12'29" E	26.48'	—	—



Farm To Market Road 485: 3,176 VPD

SH-6: 20,031 VPD

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



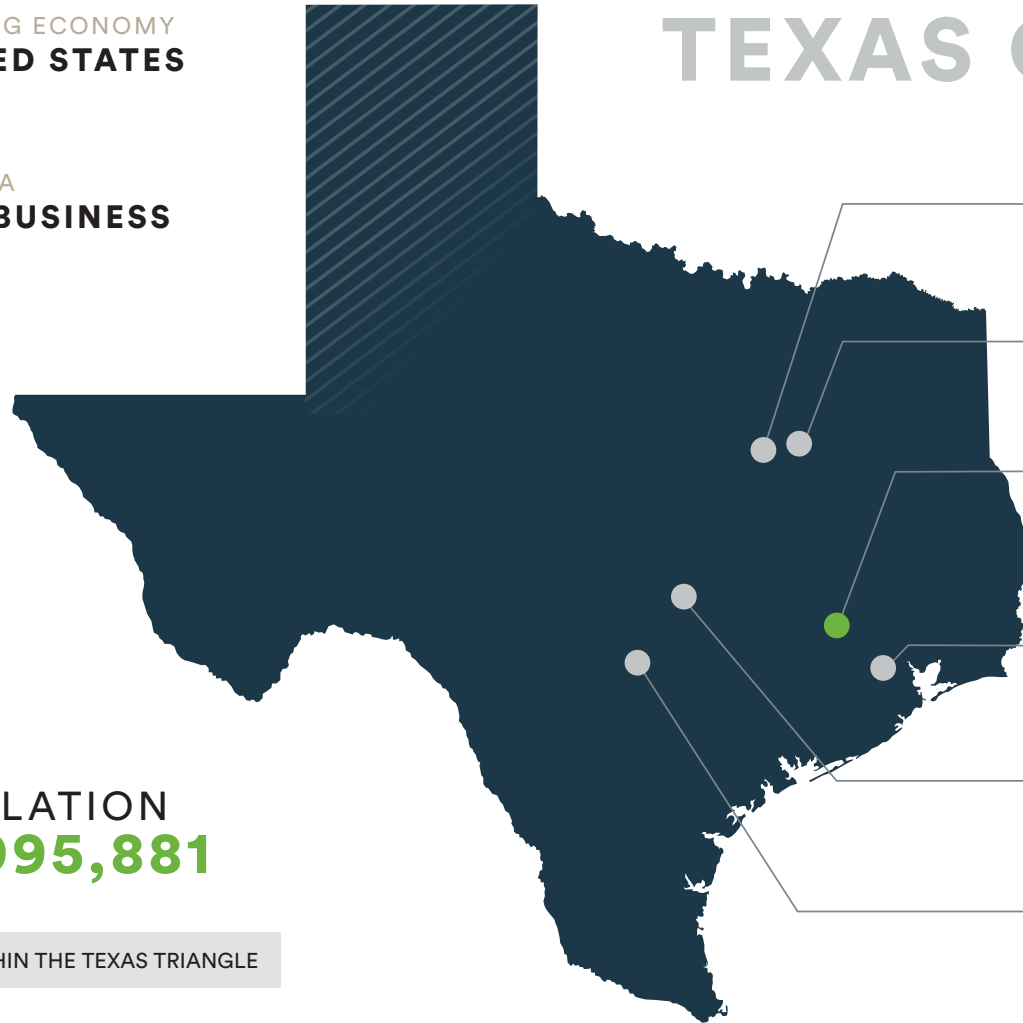
POPULATION
28,995,881

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

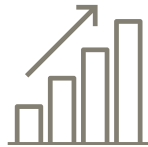
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**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

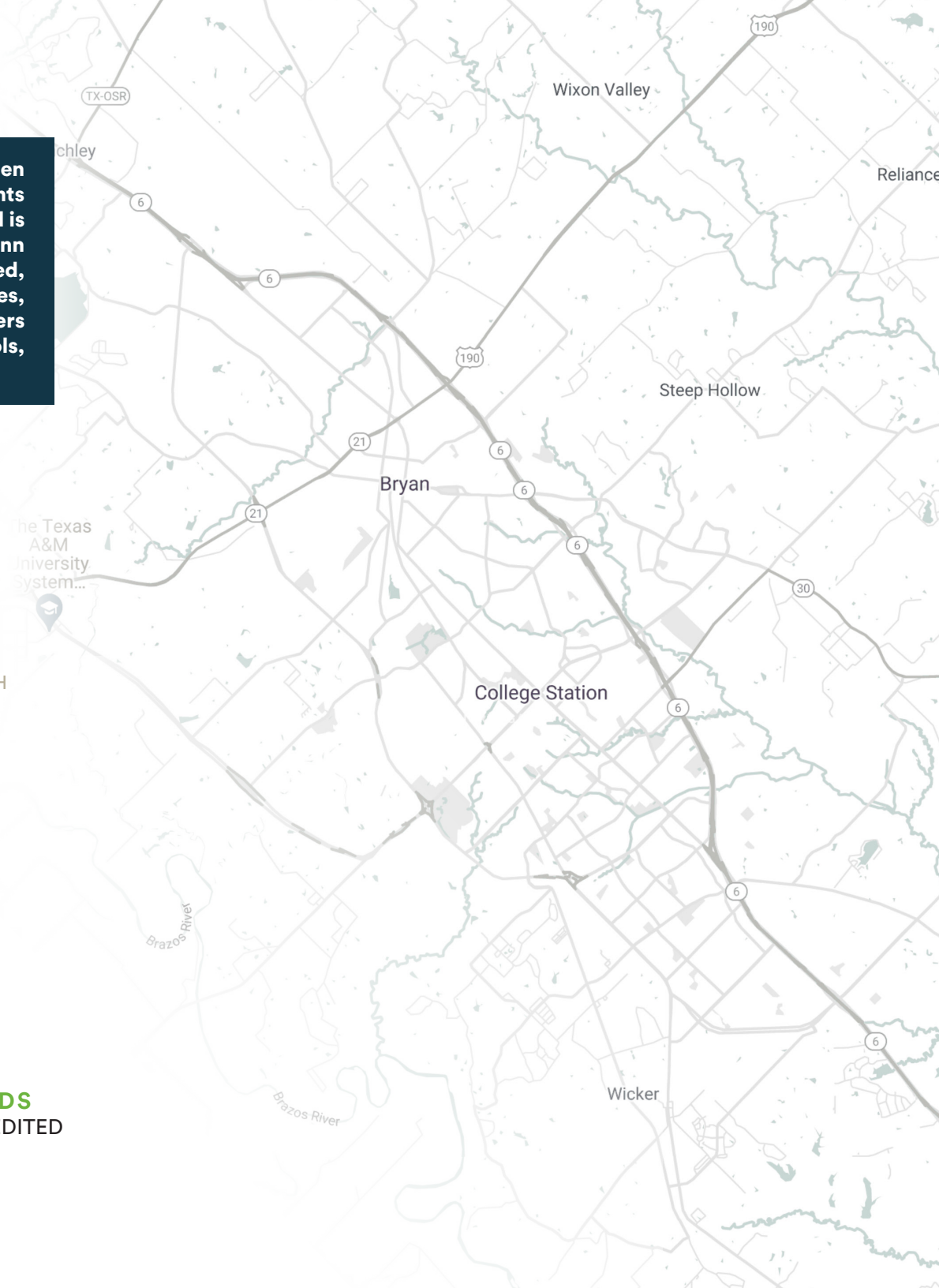
4TH IN THE NATION AMONG PUBLIC UNIVERSITIES

12%

LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE



610+ HOSPITAL BEDS
NATIONALLY ACCREDITED
MEDICAL CENTERS



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

4K

HOUSEHOLD
INCOME

\$65K

CONSUMER
SPENDING

\$38M

3 MILE

ESTIMATED
POPULATION

5K

HOUSEHOLD
INCOME

\$64K

CONSUMER
SPENDING

\$52M

5 MILE

ESTIMATED
POPULATION

6K

HOUSEHOLD
INCOME

\$66K

CONSUMER
SPENDING

\$60M

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.

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(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:



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1901 NW Military Highway, Suite 201
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Waco/Temple



OLDHAMGOODWIN.COM

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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.