



Oldham
Goodwin

MIXED-USE PAD SITES | FOR SALE

BRYAN TOWNE CENTER

3001 Wildflower Drive | Bryan, Texas 77802



1.69 AC

1.64 AC

.64 AC

PROPERTY HIGHLIGHTS

- Mixed-use regional shopping center anchored by Target, Pet Supplies Plus, Cracker Barrel, upscale hospitality, medical facilities, health & wellness, restaurants, and national retailers
- Visible and accessible to State Highway 6, the most important regional mobility and transportation corridor in the Brazos Valley
- Outparcels available with all utilities, off-site detention, entitlements, and cross-access parking
- Located at Briarcrest Drive, central to Texas A&M University and all households throughout Bryan/College Station MSA
- Multiple points of access from State Highway 6 feeder and Briarcrest Drive with a combined 142,000 VPD
- Situated in high growth corridor near expanding residential communities and newer public schools.



SALES PRICE

0.64 AC
\$500,000

1.64 AC
\$525,000

1.69 AC
\$1,100,000

6

CHASE

JACK in the box

Kroger

Freddy's STEAKBURGERS

LOS CUCOS MEXICAN CAFE

DUTCH BROS

TACO BELL

COTTON PATCH CAFE

PREMIERE CINEMAS

SUBWAY

Imperial Chinese Sushi

Great Clips IT'S GONNA BE GREAT

HOOTERS

Boonville Road

BWP

PREMIER BEST WESTERN.

TWIN PEAKS EATS • DRINKS • SCENIC VIEWS

Widgreens

IHOP RESTAURANT

BaylorScott&White HEALTH

tru

by HILTON

2

Drew's CAR WASH

DOLLAR GENERAL

goodwill

EXXON

ALLEN ACADEMY

MIRAMONT

MIRAMONT

SITE

TOYOTA

WOODSPRING SUITES AN EXTENDED STAY HOTEL

McDonald's

Stripes

VW

Mazda

DISCOUNT TIRE

jiffylube

H-E-B

SNAP FITNESS 24-7

stripes

VERABANK GENUINE BANKING

US ARMY ELITE

Briarcrest Dr: ~63,000 VPD

Highway 6: ~79,000 VPD

Widgreens

ALDI

DQ

TACO BELL

BRISBANE HIGH SCHOOL

Walmart Save money. Live better.

LOWE'S

WELLS FARGO

SONIC America's Drive-In.

Canes CHICKEN FINGERLS

Chick-fil-A

PANDA EXPRESS CHINA EXPRESS

TARGET.

GRACE BARBER CHILDREN'S

RACK ROOM SHOES

SHIPLEY DO-NUTS

Jersey Mike's SUBS

JUMPING WORLD TRAMPOLINE PARK

AQUA-TOTS SWIM SCHOOLS

PET SUPPLIES PLUS

TRUFIT

popshelf

Recovery CRYO

DOLLAR TREE

maurices

DODGE

FURNITURE ROW

MATTRESS CO.

Lucky Nails



BRYAN
MODERN DENTISTRY



TARGET



Recovery
CRYO
maurices



PET SUPPLIES PLUS



TRU-FIT

popshelf

Pad Site

CapRock
24 HOUR
EMERGENCY

Wildflower Drive



HYATT
house

AQUA-TOTS
SWIM SCHOOLS



Smarty Sprouts

Pad Site

Pad Site

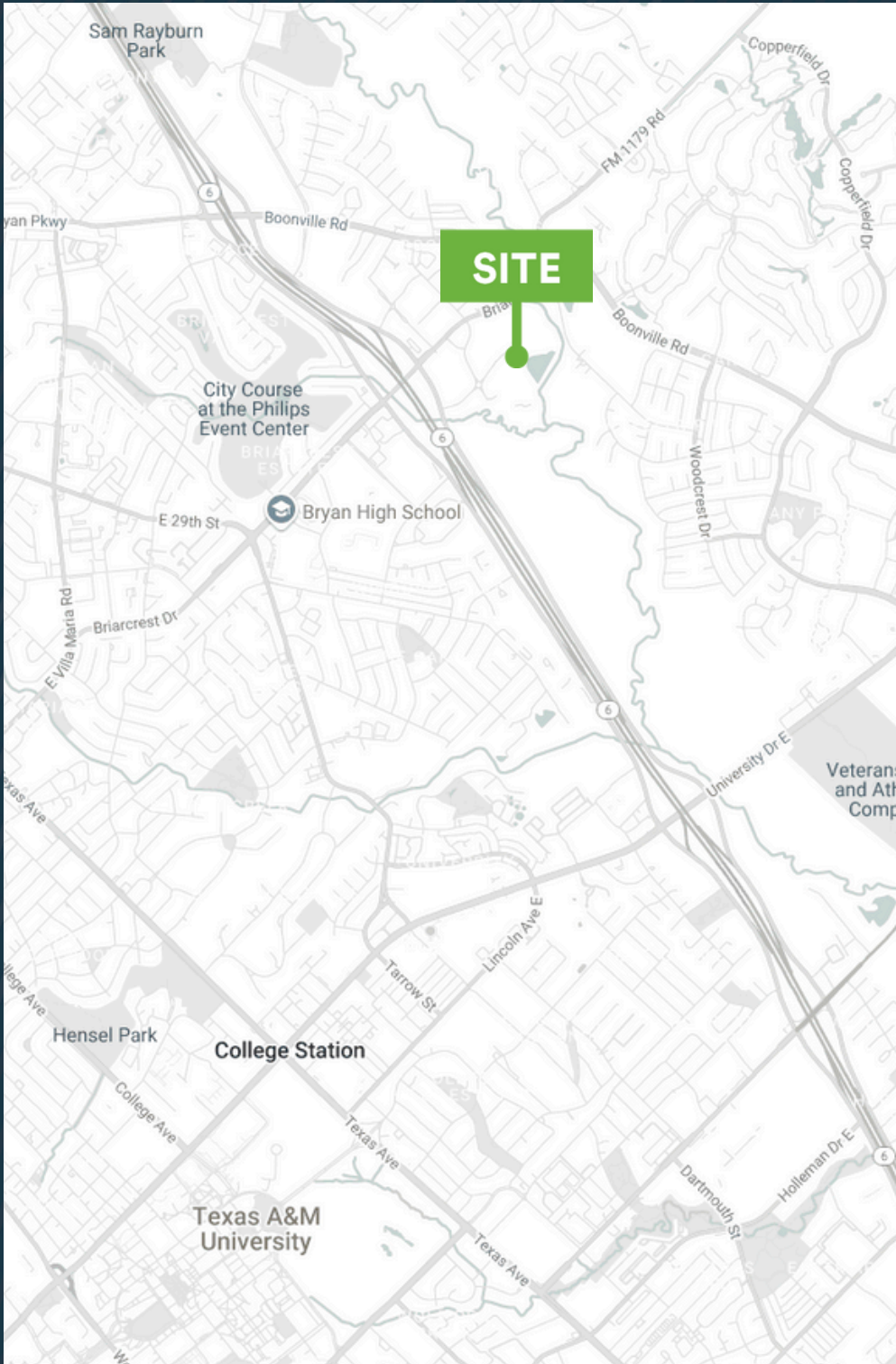
DISCOUNT
TIRE



North Earl Rudder Freeway

Briarcrest Drive





PROPERTY INFORMATION

Size	Lot 1RB - 0.63 Acres
	Lot 2D - 1.64 Acres
	Lot 2RB - 1.69 Acres
Legal Description	Bryan Towne Center, Brazos County
ID Number	Brazos CAD 418589, Brazos CAD 306414, Brazos CAD 446253
Access	Multiple points of access from SH-6 and Briarcrest Drive. Lot 1RB already has existing driveway constructed.
Frontage	North Earl Rudder Freeway (Highway 6) Towne Center Way, and Wildflower Drive
Zoning	PDD, Planned Development District
Utilities	Full Utilities Available
Flood Plain	None
Traffic Counts	North Earl Rudder Freeway (Highway 6): 79,000 VPD Briarcrest Drive: 63,000 VPD



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

5K

HOUSEHOLD
INCOME

\$81K

CONSUMER
SPENDING

\$65.3M

3 MILE

ESTIMATED
POPULATION

63K

HOUSEHOLD
INCOME

\$72K

CONSUMER
SPENDING

\$687.7M

5 MILE

ESTIMATED
POPULATION

156K

HOUSEHOLD
INCOME

\$60K

CONSUMER
SPENDING

\$1.41B



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

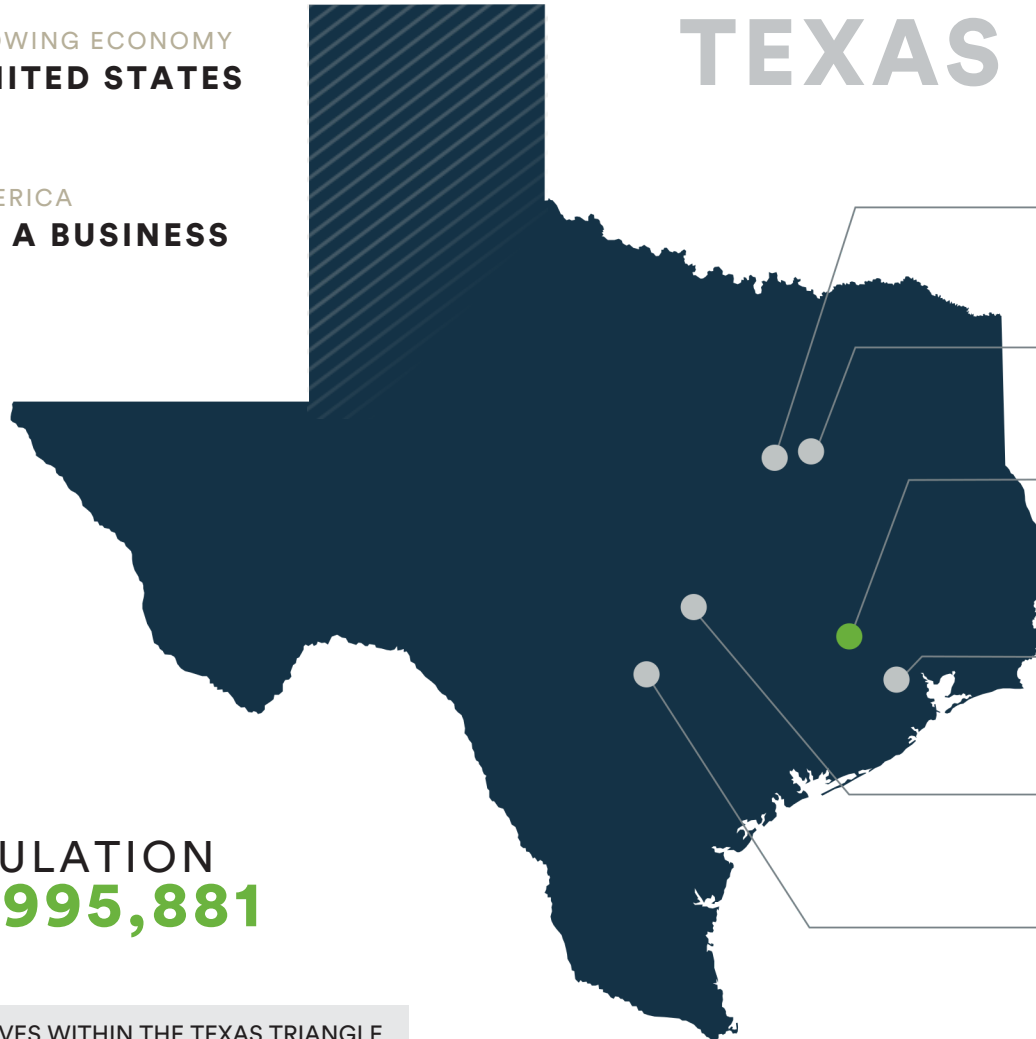


TOP STATE
FOR JOB GROWTH



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

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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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Houston, Texas 77079
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San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
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