

# MIXED-USE PAD SITES | FOR SALE BRYAN TOWNE CENTER

3001 Wildflower Drive | Bryan, Texas 77802



## 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**



Lucky Nails



BRYAN  
MODERN DENTISTRY



TARGET.



Recovery  
CRYO

maurices



PET SUPPLIES PLUS



TRU-FIT

Pad Site

Pad Site

CapRock  
24 HOUR  
EMERGENCY



Wildflower Drive



Briarcrest Drive

North Earl Rudder Freeway



DISCOUNT  
TIRE

jiffylube

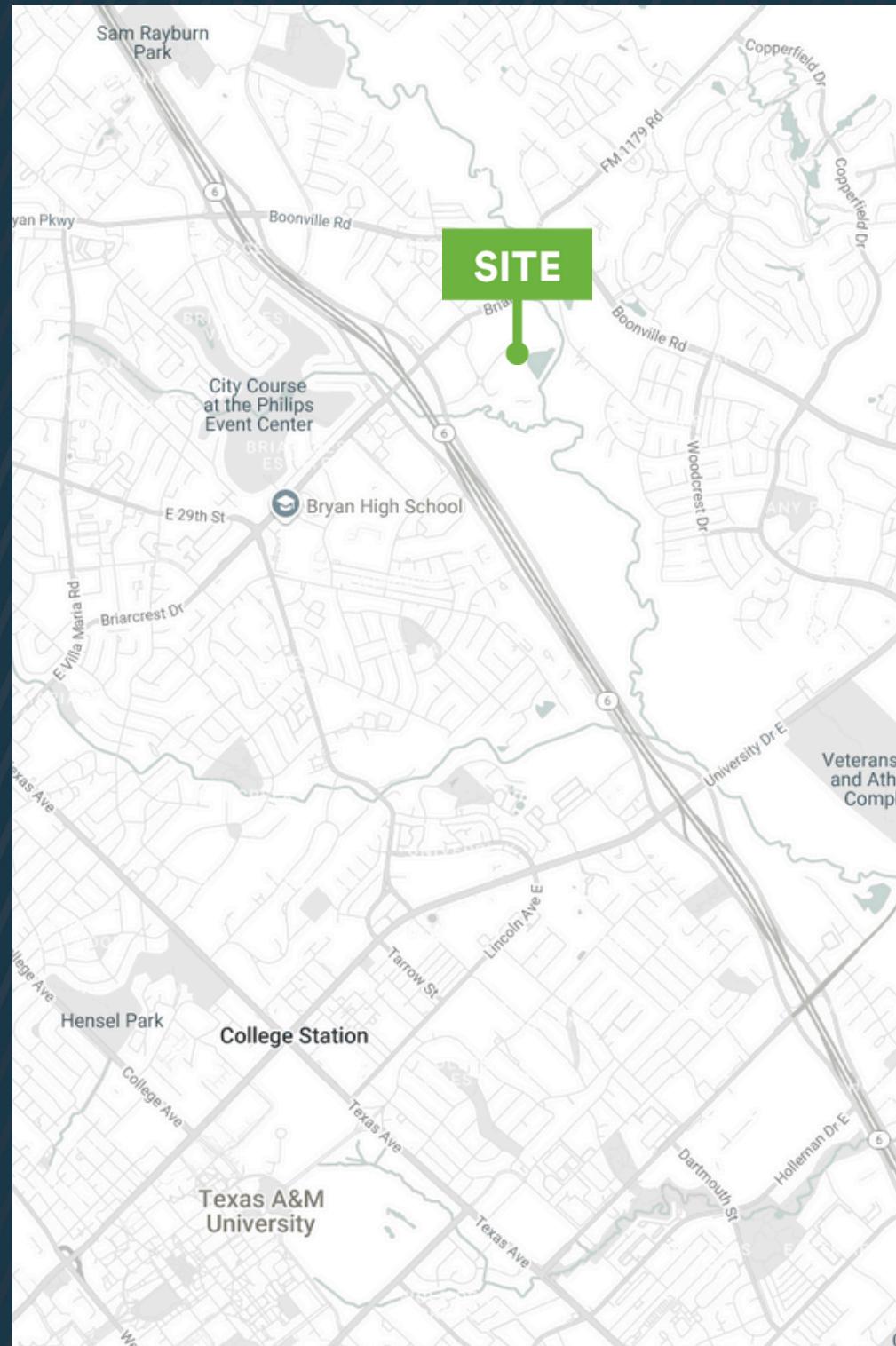
AQUA-TOTS  
SWIM SCHOOLS

Sola SALON STUDIOS  
Sylvan Learning  
Smarty Sprouts

Pad Site

Pad Site





## 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	HOUSEHOLD INCOME	CONSUMER SPENDING
5K	\$81K	\$65.3M

3 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
63K	\$72K	\$687.7M

5 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
156K	\$60K	\$1.41B



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



# 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

2<sup>ND</sup>

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

# 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 or 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  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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