



4101 Leonard Rd

±22.65 Acres for Sale | Bryan, Texas



SIZE: ±22.65 Acres

PRICE: \$3,500,000

LOCATION: SWQ of Harvey Mitchell Pkwy & Leonard Rd in Bryan, Texas

USES: Multifamily Development, Campus Related Uses, Church, RV Park or Self-Storage

PROPERTY HIGHLIGHTS:

- Located in the center of the Texas Triangle that is Dallas-Fort Worth, Houston, and San Antonio, known as "The Research Valley"
- Ideal development tract just west of Harvey Mitchell Parkway in the growing west Bryan corridor.
- Located approximately one mile north of the Walmart development at the intersection of Harvey Mitchell Pkwy and west Villa Maria Rd.
- Easy access to Texas A&M, Texas A&M Health Science Center, Traditions Golf Community and Country Club, and Brazos County Expo Complex.
- Adjacent to Bryan ISD Transportation
- Property will soon have dual access thru Viva Rd to the southeast
- Zoned: Agricultural Open
- No Flood Plain
- Utilities

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

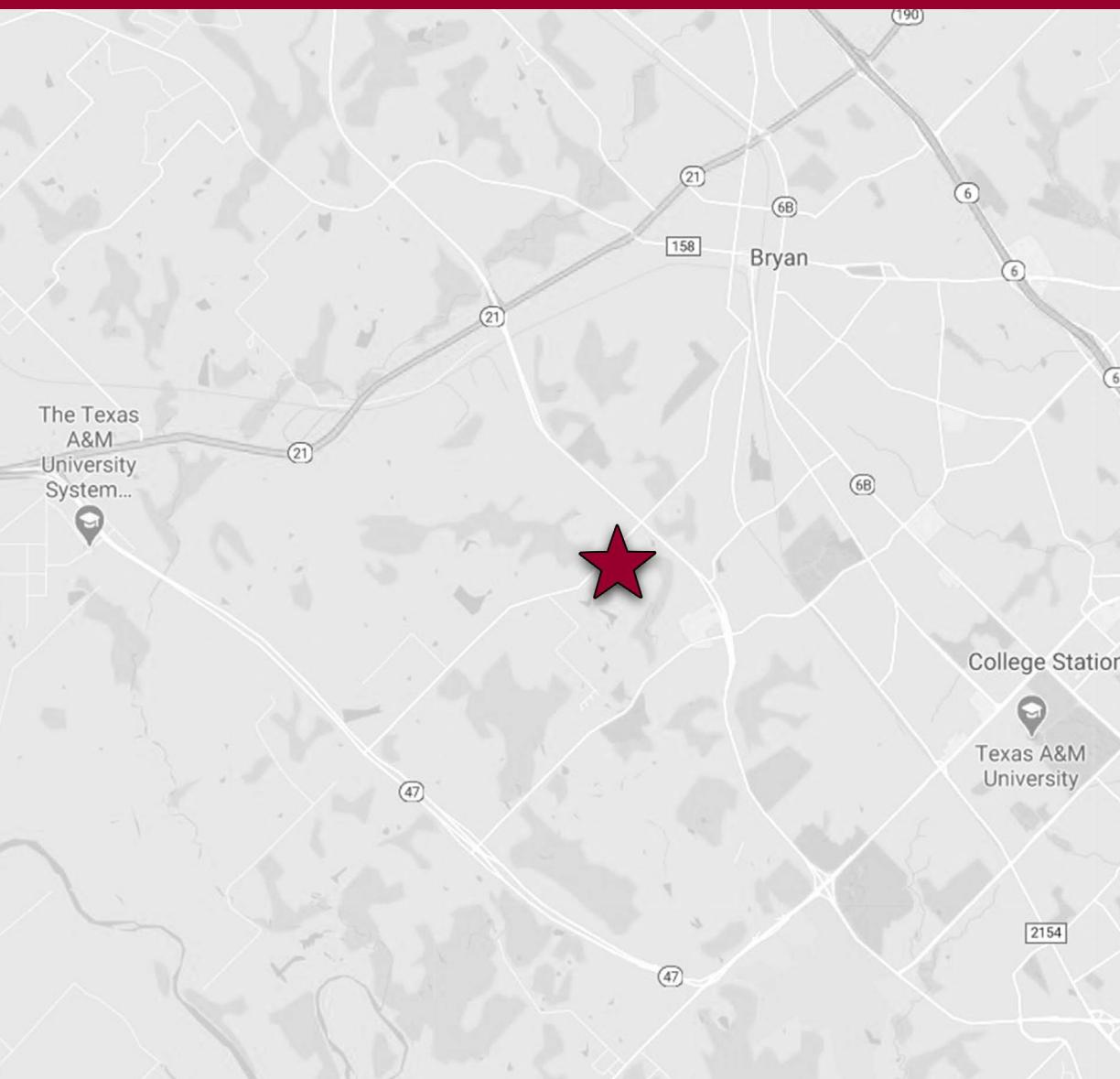
MATTHEW SEYMORE | 281.664.6742 | MSeymour@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



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LOCATION:

On the south side of Leonard Road/FM 1688, west of Harvey Mitchell Pkwy/FM 2818 in western Bryan, Texas 77807

TAXES:

City of Bryan	\$0.63
Brazos County	\$0.50
<u>Bryan ISD</u>	\$1.27
Total Taxes	\$2.40

TRAFFIC COUNTS:

Leonard Rd: 7,207 VPD (TXDOT 2024)

Harvey Mitchell Pkwy: 25,997 VPD (TXDOT 2024)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	6,054	50,448	132,591
Daytime Population	4,355	78,979	160,071
Average HH Income	\$78,325	\$69,467	\$65,878

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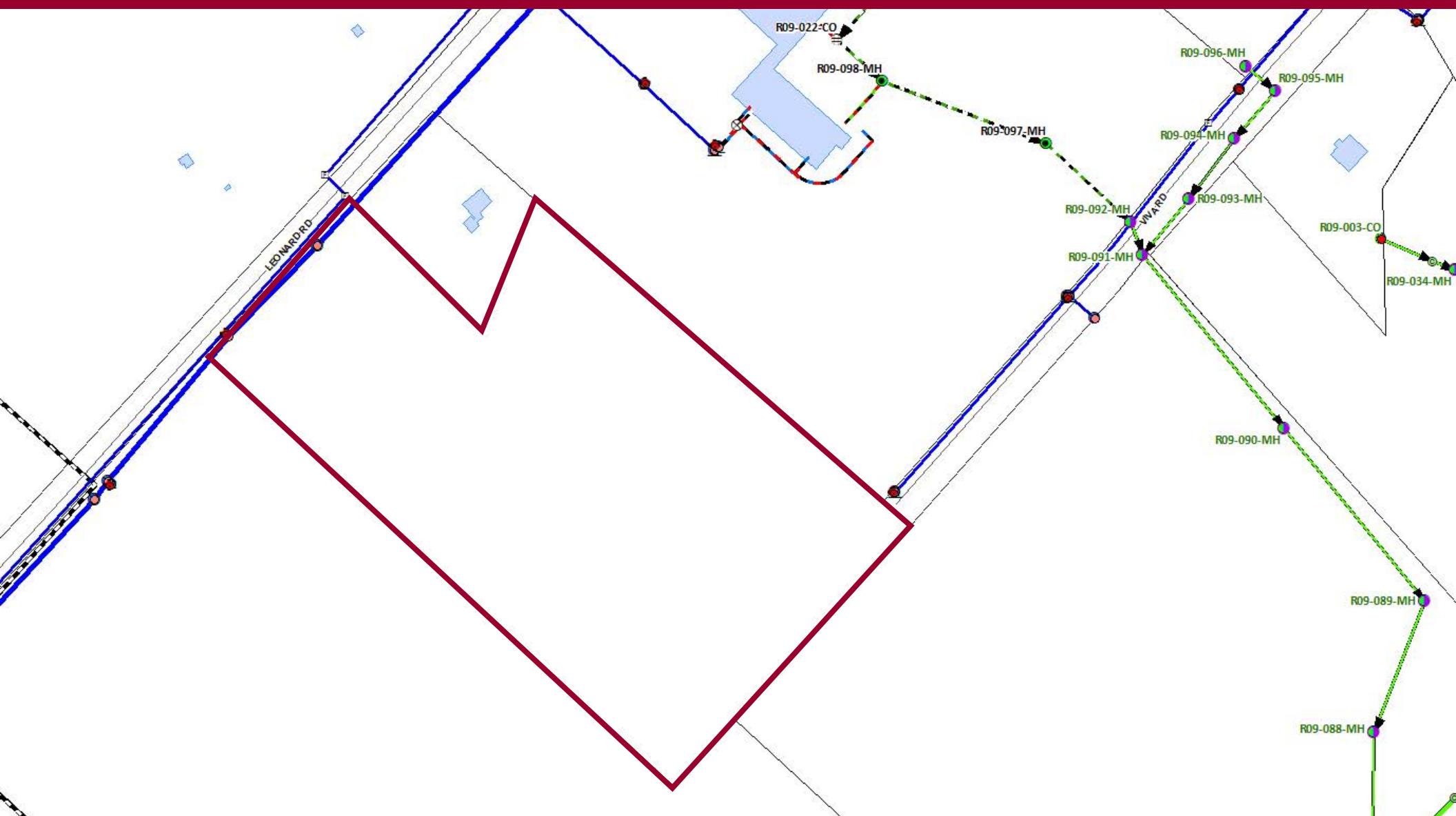
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**CALDWELL
LAND CO**
713-690-0000 | CaldwellCos.com



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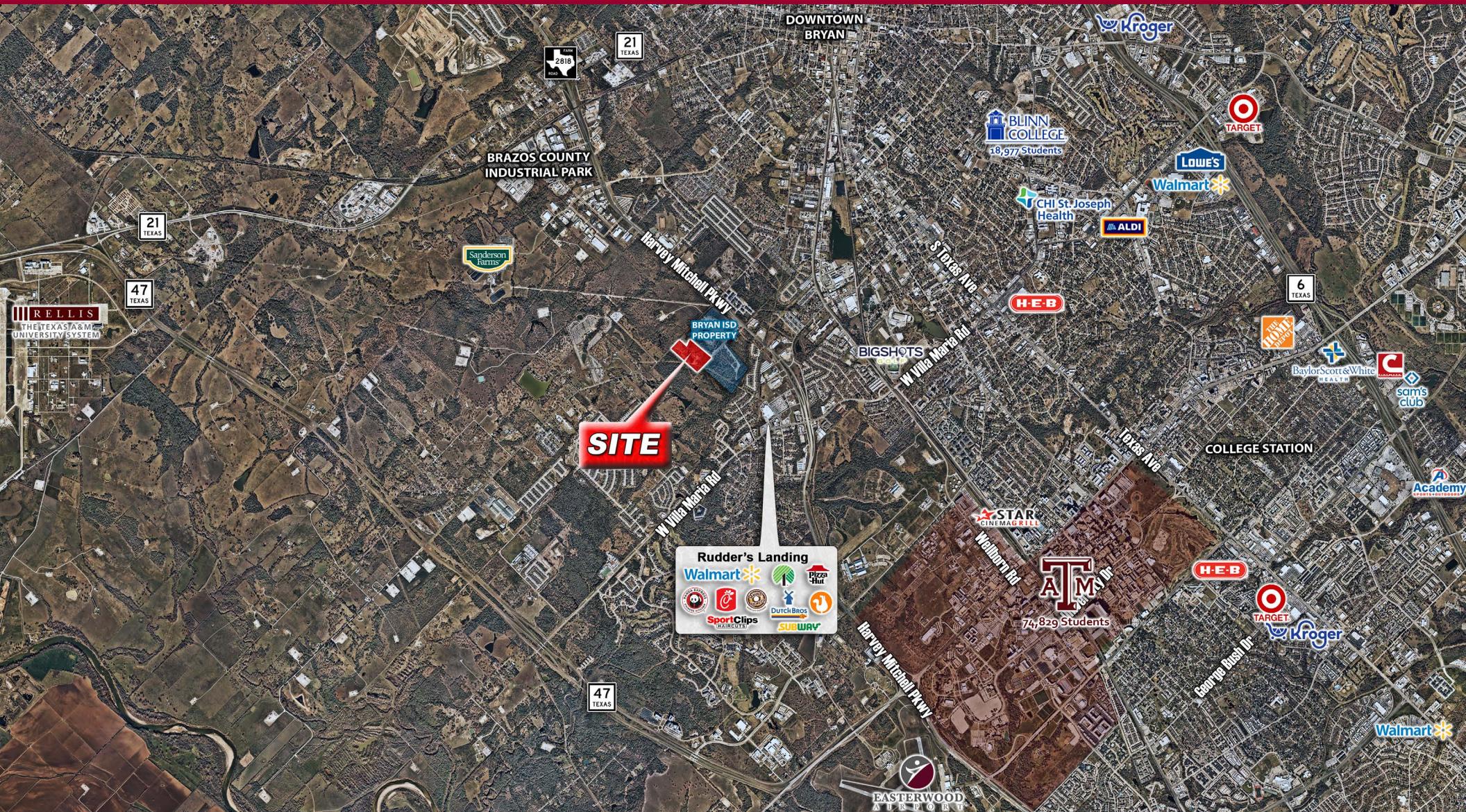
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Information About Brokerage Services

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date	Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov