



# OFFERING MEMORANDUM

11184 Dan Williams Lane College Station, Texas 77845

+/- 13.35 Acres

ArmstrongPropertiesTX.com



# DEVELOPMENT OPPORTUNITY

- Multi-Use Development Property
- Approximately 580' of Dowling Rd. Frontage
- Located in City of College Station ETJ

### **Improvements**

- +/- 10,000 SqFt Office/Warehouse Building
- +/- 4,000 SqFt Metal Barn with Electricity & Aerobic Septic
- +/- 1,677 SqFt Brick Home

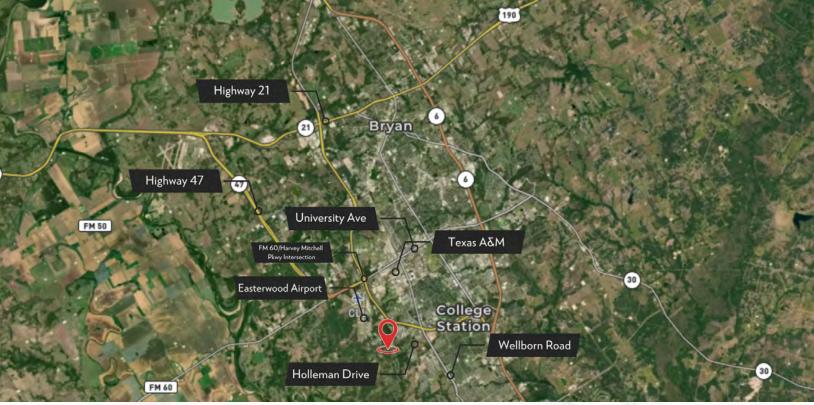
### **Utilities**

- Overhead Electric Lines
- 3 Electric Meters
- 2 Water Meters
- 3" Water Line Ran from Road
- Aerobic Septic System

Address: 11184 Dan Williams Ln., College Station, TX

Acreage: +/- 13.352 Acres

This property presents the opportunity for growth, expansion, and development in an ever-growing area of College Station that is within miles of Texas A&M University, HWY 6, and surrounded by franchised and local businesses.



### Location Overview

- Less than 5 miles from a major intersection (FM 60 / Harvey Mitchell Pkwy) with a recorded 38,654 Average Annual Daily Drivers
- 3 miles to Wellborn Road with a recorded 40,628 Average Annual Daily Drivers.
- 1 mile to Holleman Drive with a recorded
   13,541 Average Annual Daily Drivers.
- 5 miles to Easterwood Airport
- Located in College Station, TX Home of Texas A&M University



**38,654 AADT**FM 60/HARVEY MITCHELL PKWY INTERSECTION



**125,192** 2023 POPULATION



**\$84,849** 2025 AVERAGE HOUSEHOLD



**48,000**APPROXIMATE TOTAL HOUSING UNITS



# Located in College Station ETJ

Concept Rendering



Zoning to be verified by Buyer.







# Property Improvements Main Floor & Exterior

- 5 16'x16' Roll-up doors
- Wrap around 18' awnings with 20' eves
- Concrete Slab
- Spray foam insulation
- Metal roof
- Break room & 2-stall restroom in shop area
- 3500 SqFt of interior office spaces
- 10' ceilings in office spaces
- Conference room/showroom, lobby, break room
- (9) Individual offices on main floor
- (1) 12'x14' executive office with full bath
- (1) 12'x15' executive office with half bath
- Tankless gas water heater with recirculating system
- Water filtration system
- BTU Electricity; 400amp service
- Wellborn water meter



Foreman Office in Shop





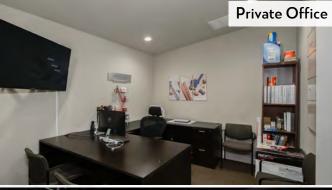






### Property Improvements Second Floor

- (4) Offices on second floor
- Oversized training/conference room
- Second floor access through shop area



















## **Property Improvements**

- Awning
- Roll-Up Door
- Concrete Slab
- Aerobic Septic System
- BTU Electricity; 200amp service
- Wellborn Water meter



\*interior build out to be removed prior to conveyance









## **Property Improvements**

- 3 Bedrooms, 2 Bathrooms
- Full Kitchen with Electric Appliances
- Dining Area
- Fireplace in living room
- Attached Garage
- Fenced Backyard
- Mature Trees Surrounding Home
- Water meter Wellborn Water





## **County Overview**

**BRYAN/COLLEGE STATION** 



POPULATION 245,549

23RD BRAZOS COUNTY LARGEST COUNTY IN TEXAS



2025 - BRAZOS COUNTY

PROJECTED GROWTH 303,685



2050 - BRAZOS COUNTY

PROJECTED GROWTH 421.771

#1

BEST SMALL PLACES FOR BUSINESS AND CAREERS IN TEXAS

#1

FASTEST JOB GROWTH RATE IN TEXAS IN MID-SIZED METRO AREAS

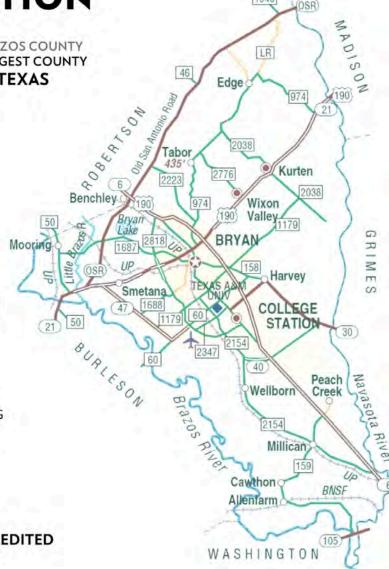
### HOME TO TEXAS A&M UNIVERSITY



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





### State Overview









26 COMMERCIAL AIRPORTS

23 SEA PORTS

22 INTERSTATE HIGHWAYS

35 FOREIGN TRADE ZONES

**NO PERSONAL OR CORPORATE INCOME TAX** 





TEXAS IS THE LARGEST **ENERGY-PRODUCING** STATE IN THE NATION

TEXAS IS THE LEADING **DESTINATION FOR CORPORATE** RELOCATION & EXPANSION PROJECTS



SMALL BUSINESSES



AND HUNDREDS



**TEXAS LEADS** THE NATION IN **JOB CREATION** 

3 YEARS IN A ROW

TEXAS LED THE NATION IN **HIGH TECH EXPORTS** FOR THE 12TH YEAR



Texas Economic Development & Tourism Office | Office of the Governor 512.936.0100 | gov.texas.gov/business | 19 10 10 10 @TexasEconDev

Revised: March 2025







### Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenents, sellers and landlords.



#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage armyties including acts performed by sales agents sponsored by the broker.
- A SALES ACENT must be appropried by a broker and works will 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):

- Fut 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 broken.
- 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 homesty 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 taking to set or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of dry material information above the property or standardism 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 broken becomes the buyer/forumt's agent of agreeing to represent the buyer, requelly through a written representation agreement. A buyer's agent must perform the broker's minimum duess above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosure to the agent by the setter or selects agent. A buyer/ferent's agent less are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an informediary between the parties the broken must find obtain the written agreement at each party to the transaction. The written agreement must state who will pay the broken and, in conspicuous bold or underlined part, set took the broken's obligations as an intermediary. A proken 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 risider associated with proser to each party (owner and towner) to communicate with provide approve and advice to, and curry out the instructions of each party to the framescion.
- Must not unless specifically authorized in writing to do so by the party, disclose.
  - If at the owner will accept a price less than the written asking price;
  - that the buyer/fenset will pay a price consumer than the price autoritied in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to discusse, unless required to do so by law.

AS SUBACENT: A bounder holder acts as a subagent when aiding a buyer in a translation without an agreement to represent the buyer A subagent can asked the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS RETWEEN 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 proker's services. Please acknowledge receipt of this notice pelow and retain a copy for your maprics.

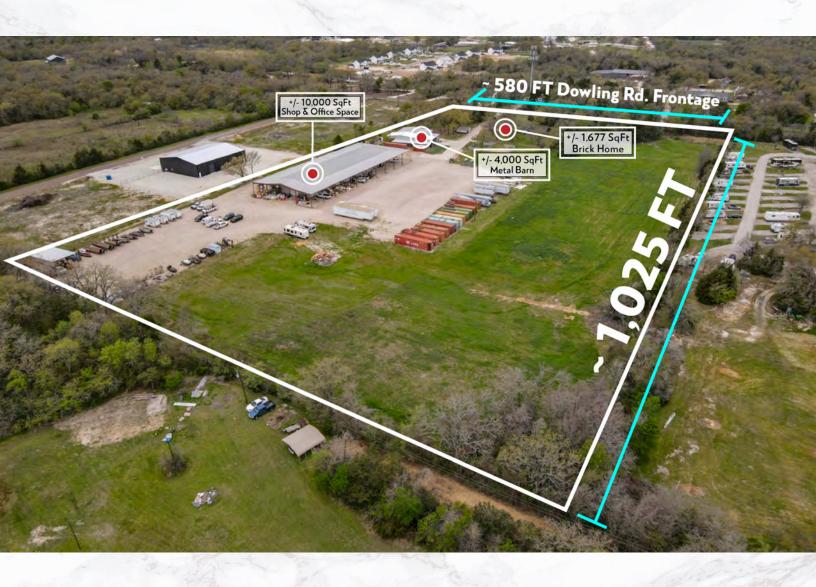
Armstrong Properties	604426	info@armstrongpropertiestx.com	(979)557-7653
Licensed Broker /Broker Firm Name or	Ligense No.	Email	Priorie
Primary Assumed Business Name			
Jessica Armetrong	574391	essica@armstrongpropertiestx.com	(979)777-4471
Dissignated Broker of Firm	Liperise No.	Email	Pieze
Licensed Supervisor of Sales Agenti Assucion	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buver/Tenant/SetenLanglord Initials		als Date	

Regulated by the Texas Real Estate Commission

Information available at www.brec.texas.gov



# 11184 Dan Williams Lane College Station, Texas 77845 +/- 13.35 Acres



Ross Kavanaugh REALTOR®

Jessica Armstrong Broker

979.229.7592

979.777.4471

Ross@ArmstrongPropertiesTX.com

Jessica@ArmstrongPropertiesTX.com

ArmstrongPropertiesTX.com