



OFFERING MEMORANDUM

11184 Dan Williams Lane
College Station, Texas 77845

+/- 13.35 Acres

ArmstrongPropertiesTX.com



EASTERWOOD
AIRPORT

KYLE FIELD

N DOWLING RD

DEVELOPMENT OPPORTUNITY

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

Improvements

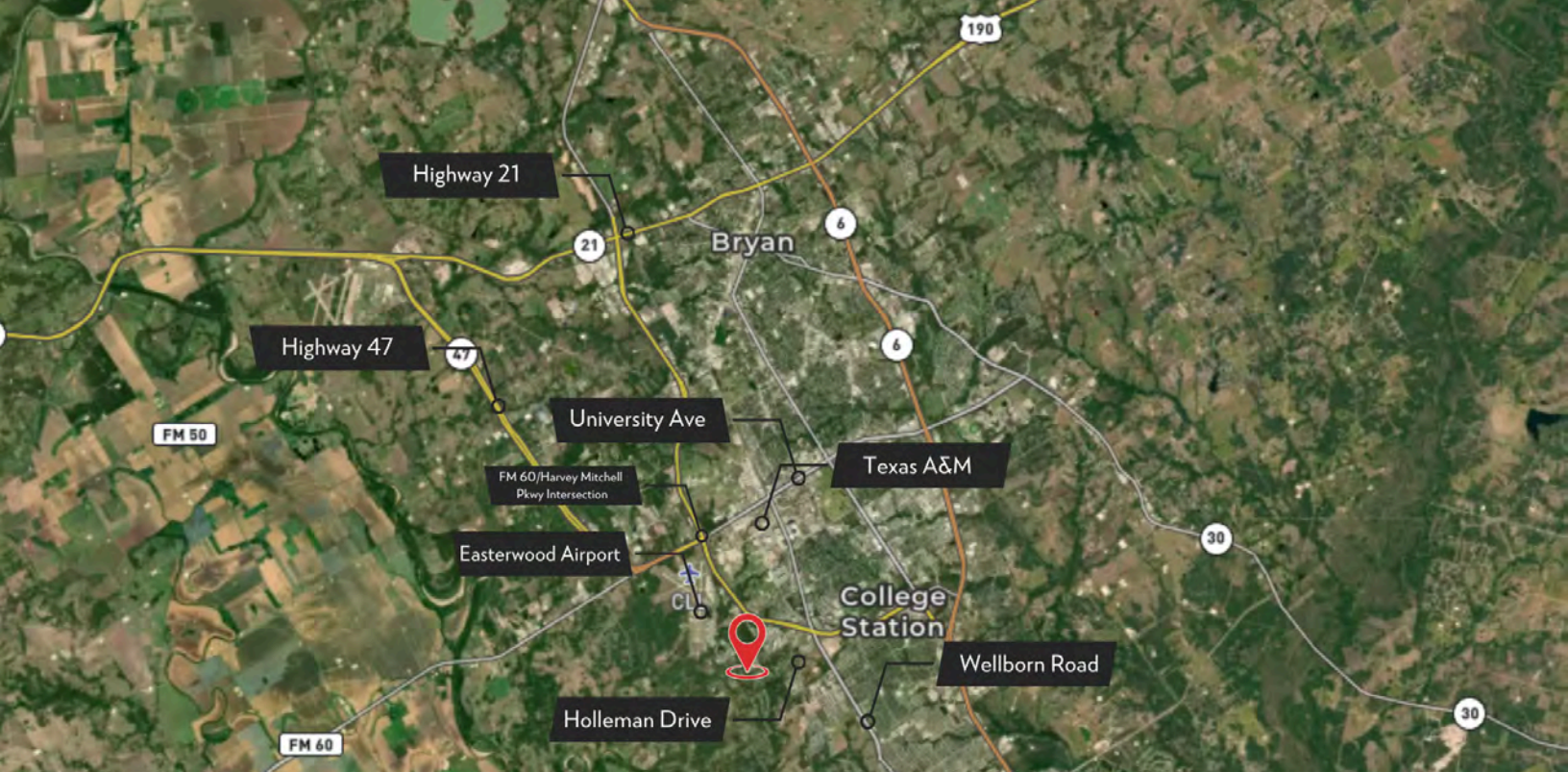
- +/- 10,000 SqFt Office/Warehouse Building
- +/- 4,000 SqFt Metal Barn with Electricity & Aerobic Septic
- +/- 1,677 SqFt Brick Home

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.





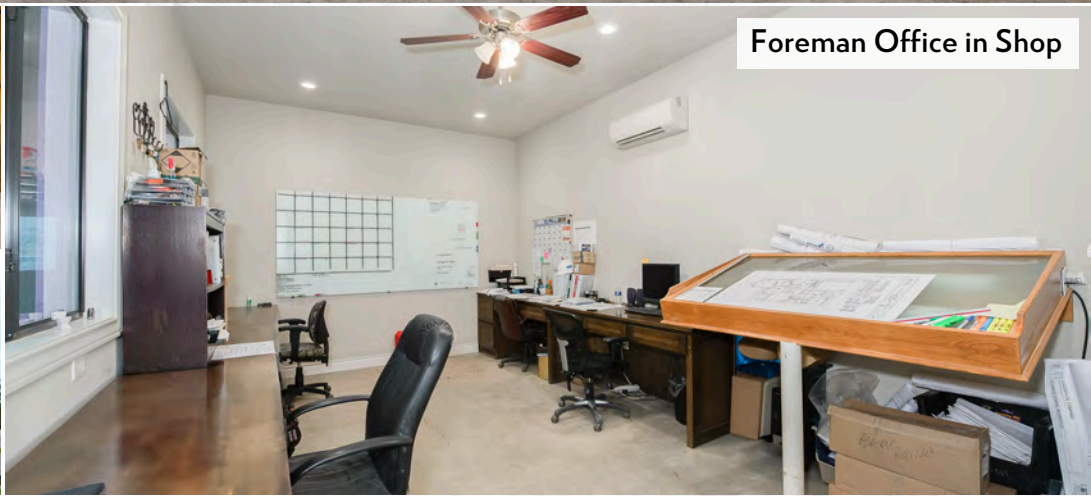
10,000 SqFt Office/Warehouse



Warehouse Space



Wrap Around Awning



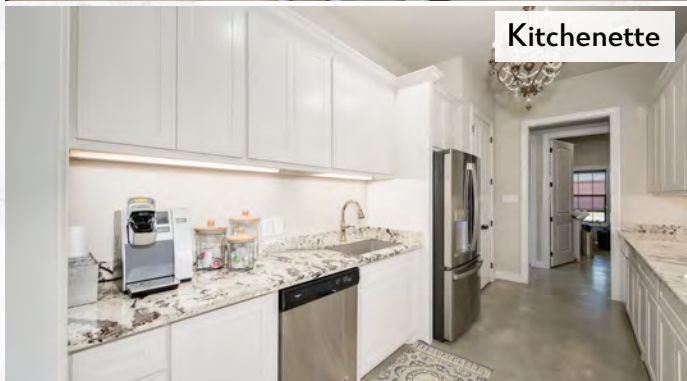
Foreman Office in Shop

Property Improvements Main Floor & Exterior

- 5 - 16'x16' Roll-up doors
- Wrap around 18' awnings with 20' eaves
- 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



Conference Space



Kitchenette



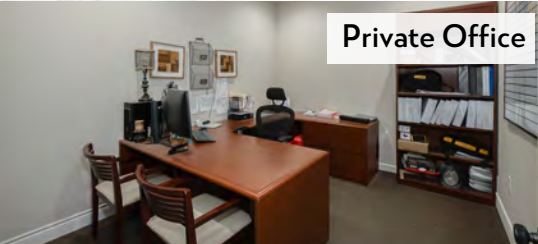
Reception Area



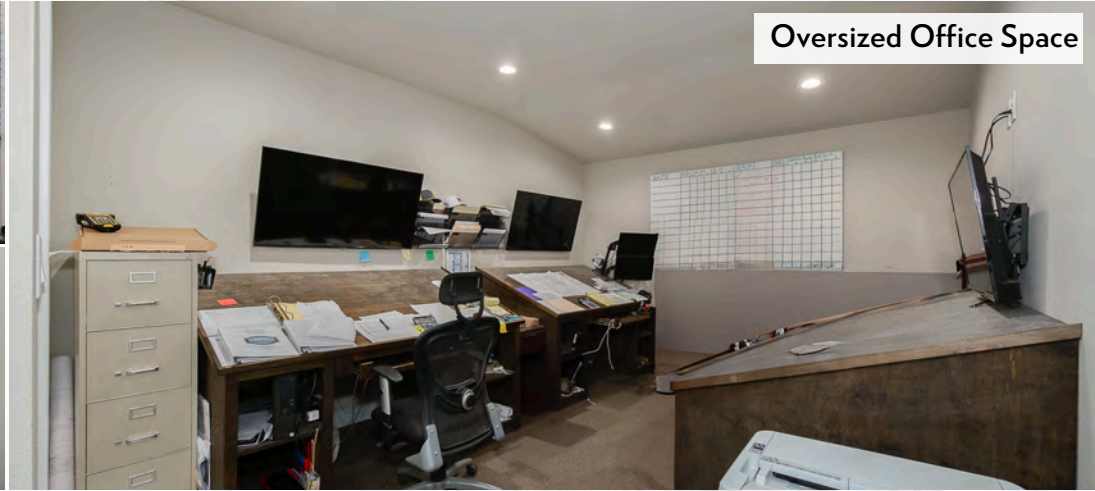
10,000 SqFt Office/Warehouse



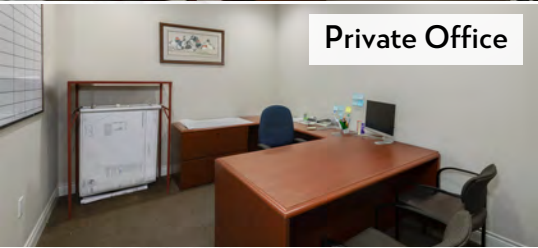
Training/Conference Room



Private Office



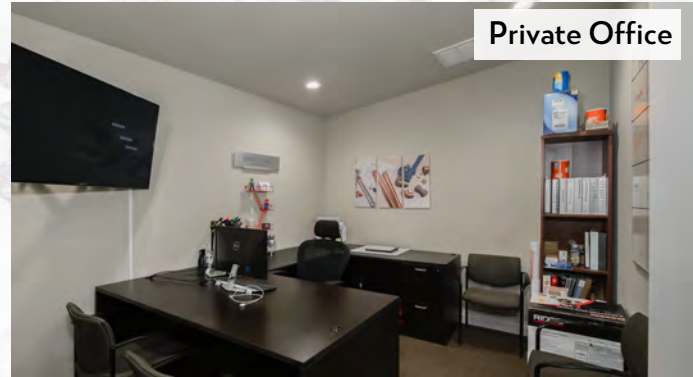
Oversized Office Space



Private Office

Property Improvements Second Floor

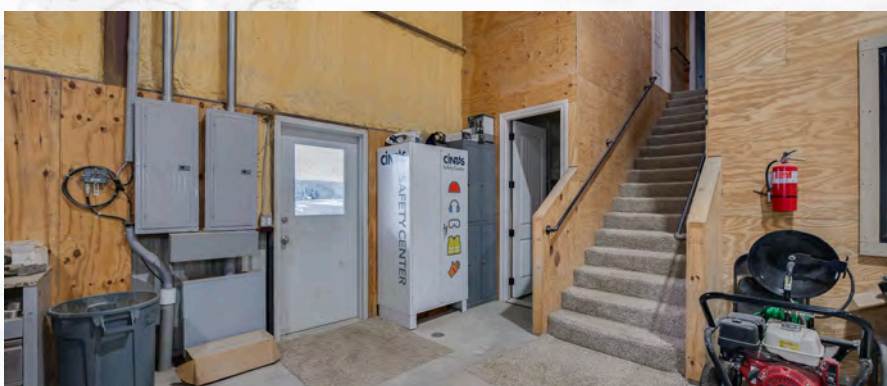
- (4) Offices on second floor
- Oversized training/conference room
- Second floor access through shop area



Private Office



Training/Conference Room



Training/Conference Room

4,000 SqFt Metal Barn



Property Improvements

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



Boundary lines are approximate and for illustrative purposes only

***interior build out to be removed prior to conveyance**



1,677 SqFt Brick Home



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



2023 - BRAZOS COUNTY
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

TEXAS — BY THE — NUMBERS

#1 U.S. EXPORTER
FOR 23 YEARS IN A ROW
IN 2024

MORE THAN
15.7 **MILLION**
PEOPLE IN THE
CIVILIAN LABOR FORCE



8 **LARGEST ECONOMY**
8TH IN THE WORLD*

*IF TEXAS WERE A NATION

26 **COMMERCIAL**
AIRPORTS

23 **SEA PORTS**

22 **INTERSTATE**
HIGHWAYS

35 **FOREIGN**
TRADE ZONES

58 **FREIGHT**
RAILROADS

367 **MILES OF**
COASTLINE

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



TEXAS LEADS
THE NATION IN
JOB CREATION
3 YEARS IN A ROW



TEXAS IS HOME TO
3.3 MILLION
SMALL BUSINESSES



AND HUNDREDS
OF PUBLICLY
TRADED FIRMS

TEXAS IS HOME TO
MORE
THAN **50**



FORTUNE 500
COMPANY HQS

TEXAS LED THE NATION IN
HIGH TECH EXPORTS
FOR THE 12TH YEAR
IN A ROW IN 2024



Texas Economic Development & Tourism Office | Office of the Governor
512.936.0100 | gov.texas.gov/business | [f](#) [@](#) [x](#) [v](#) [i](#) [n](#) @TexasEconDev

Revised: March 2025





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+/- 13.35 Acres



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