



Oldham
Goodwin

DEVELOPMENT LAND | FOR SALE

FULLY ENTITLED MULTIFAMILY TRACT

2735 Harvey Mitchell Parkway S | College Station, Texas 77840



Texas Avenue: 27,221 VPD

DOUGHERTY DENTAL GROUP
Lapels CLEANERS
HARAZ COFFEE HOUSE
AGGIELAND
THE BACK NINE Nail Soul

College Station Municipal Court

TRUIST

Harvey Mitchell Parkway: 16,373 VPD

PROPERTY HIGHLIGHTS

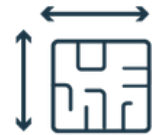
- Platted tract with multifamily zoning, all utilities, and detention
- Construction plans to support 92 total units with parking
- Less than two miles to Texas A&M University
- Adjacent to newly constructed retail center with newer Class A apartments in the area
- Near very busy intersection (Harvey Mitchell Parkway & Texas Ave South)
- Access easement to provide ingress/egress to Texas Avenue South
- Total enrollment at Texas A&M more than 71,000 at the College Station campus



ASKING PRICE
\$1,960,000



PRICE/SF
\$12.67/SF



LAND SIZE
3.55 AC

6



SITE

City Heights at College Station

Drew's CAR WASH

DISCOUNT TIRE

FIRST FINANCIAL BANK

COMFORT SUITES

DQ

ACE Hardware

Planet Fitness

H HAVERTYS

FREEBIRDS

ICE CREAMERY

OLD NAVY

DSW DESIGNER SHOE WAREHOUSE

M

Texas Avenue

WYNDHAM GARDEN

EXXON

WALGREENS

TRU>FIT

POPEYES

MCDONALD'S

Duck Bros

HARBOR FREIGHT TOOLS

Bee Creek Park

Dominos

SONIC

TSC TRACTOR SUPPLY CO.

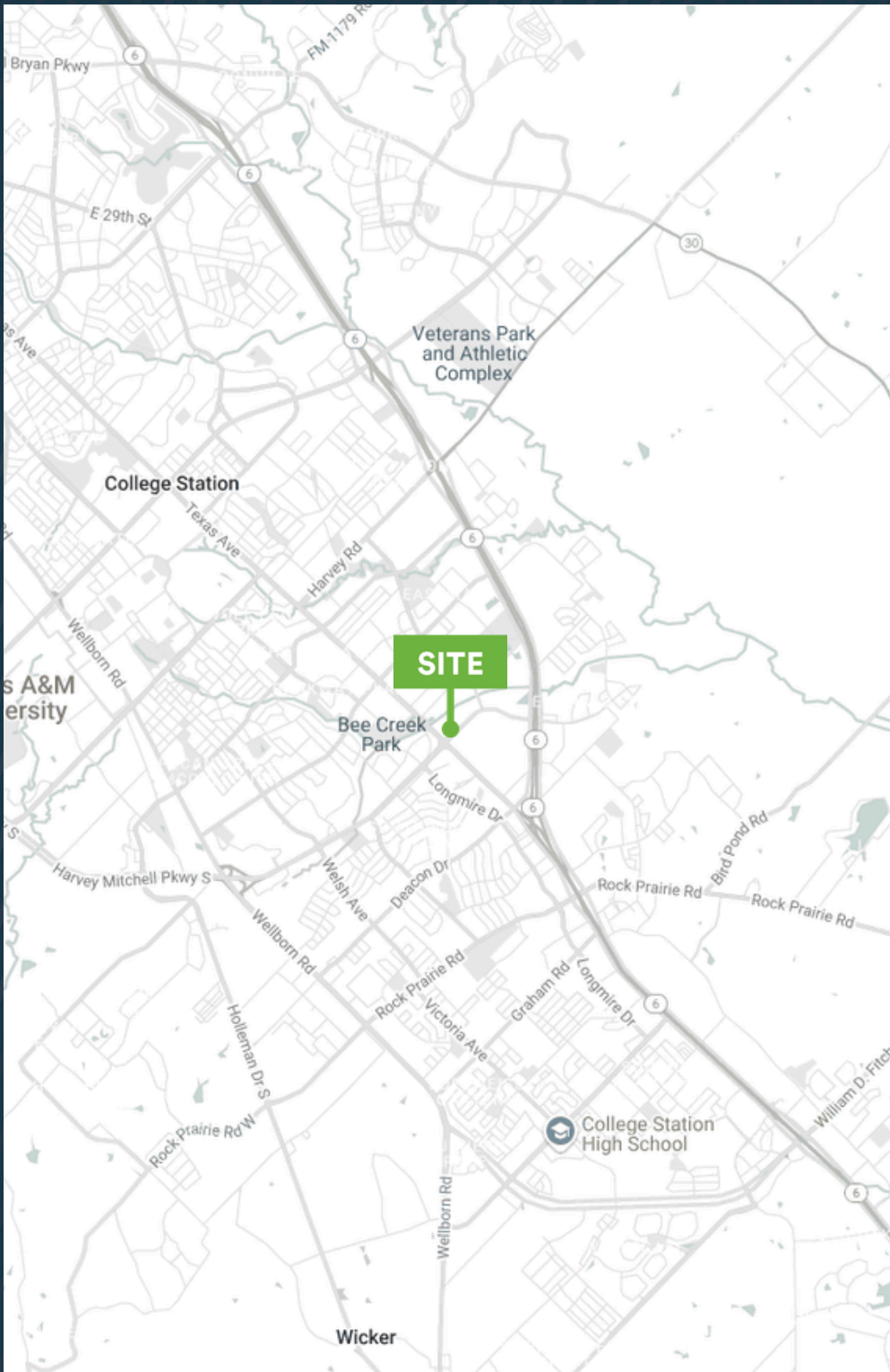
Walmart

UNITED STATES POSTAL SERVICE

Harvey Mitchell Parkway

South Knoll Elementary School

Southwood Valley Elementary School



PROPERTY INFORMATION

Size 3.55 AC

Legal Description The Creek Place, Block 1, Lot 3, 3.55 Acres, Brazos County

ID Number 31044

Access Ingress/Egress to Harvey Mitchell Parkway and Texas Avenue South

Frontage 278' on Harvey Mitchell Parkway

Zoning MF, Multifamily

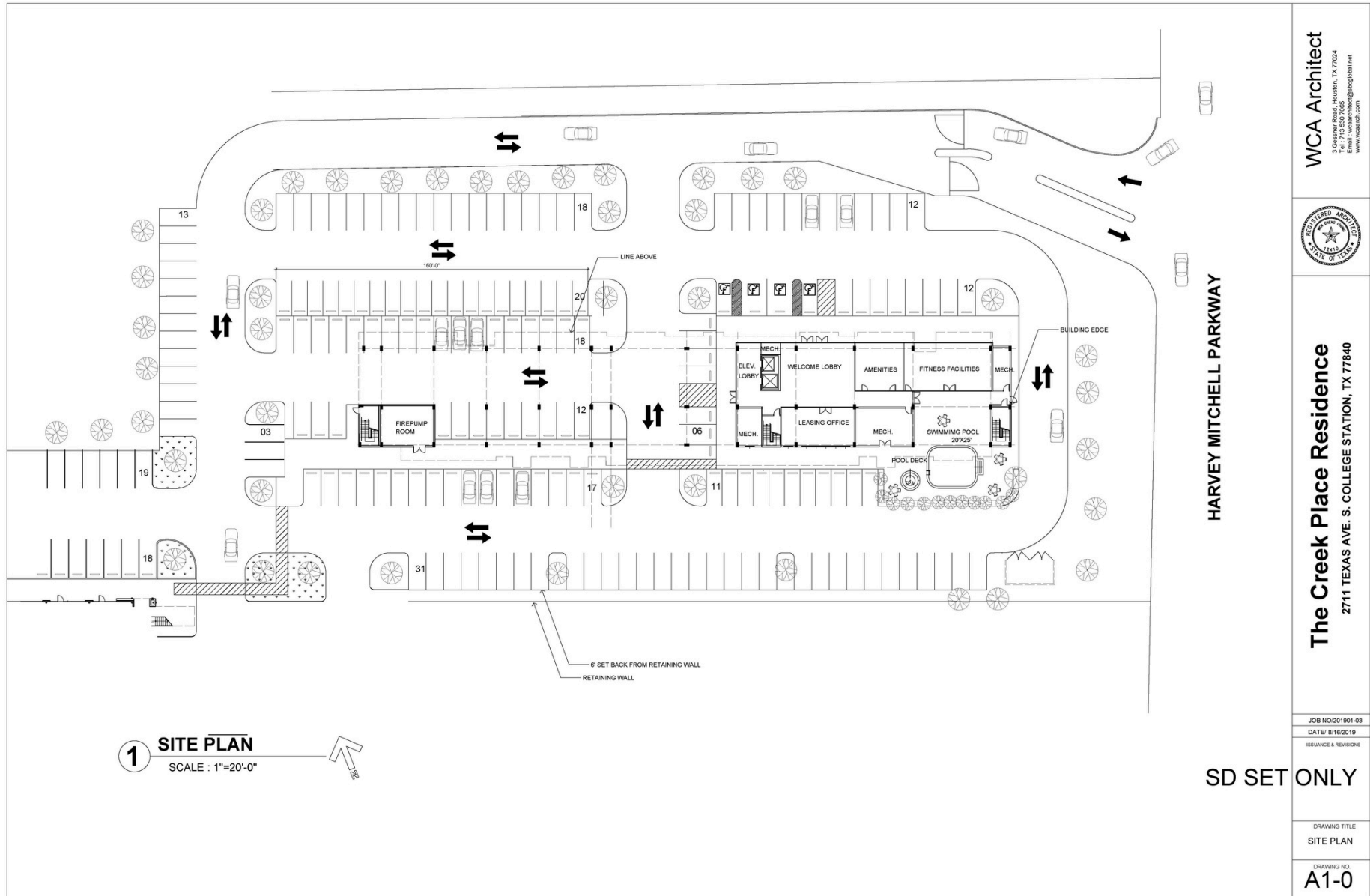
Flood Plain Less than 10%

Traffic Counts Harvey Mitchell Parkway S: 16,373 VPD
Texas Avenue: 27,221 VPD





SITE PLAN



WCA Architect
 3 General Road, Houston, TX 77024
 Tel : 713 530 7065
 www.wcaarchitect.com



The Creek Place Residence
 2711 TEXAS AVE. S. COLLEGE STATION, TX 77840

JOB NO:201901-03
 DATE/ 8/16/2019
 ISSUANCE & REVISIONS

DRAWING TITLE
SITE PLAN
 DRAWING NO.
A1-0

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

11K

HOUSEHOLD
INCOME

\$53K

CONSUMER
SPENDING

\$108K

3 MILE

ESTIMATED
POPULATION

93K

HOUSEHOLD
INCOME

\$59K

CONSUMER
SPENDING

\$829K

5 MILE

ESTIMATED
POPULATION

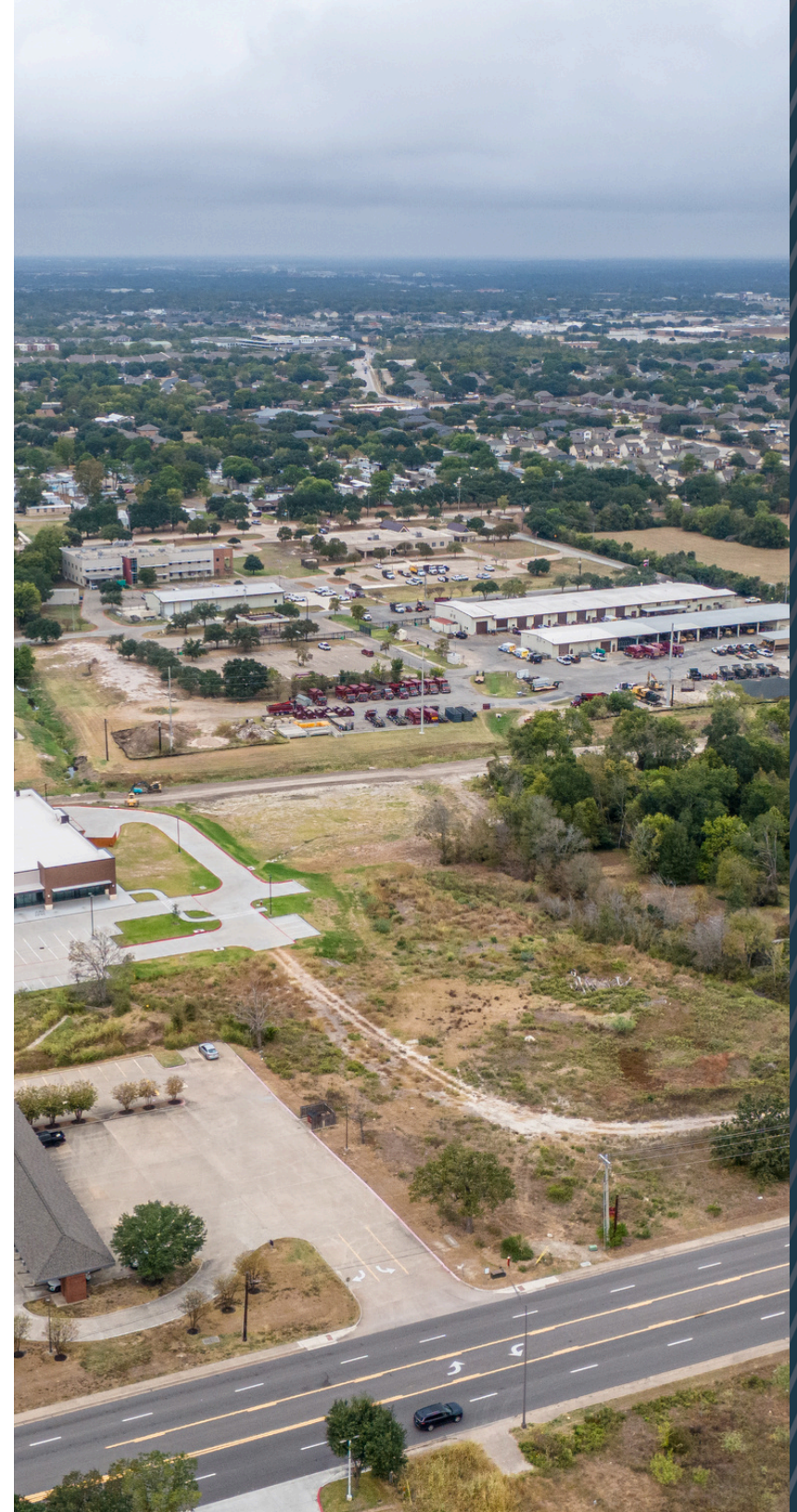
161K

HOUSEHOLD
INCOME

\$71K

CONSUMER
SPENDING

\$1.616M



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

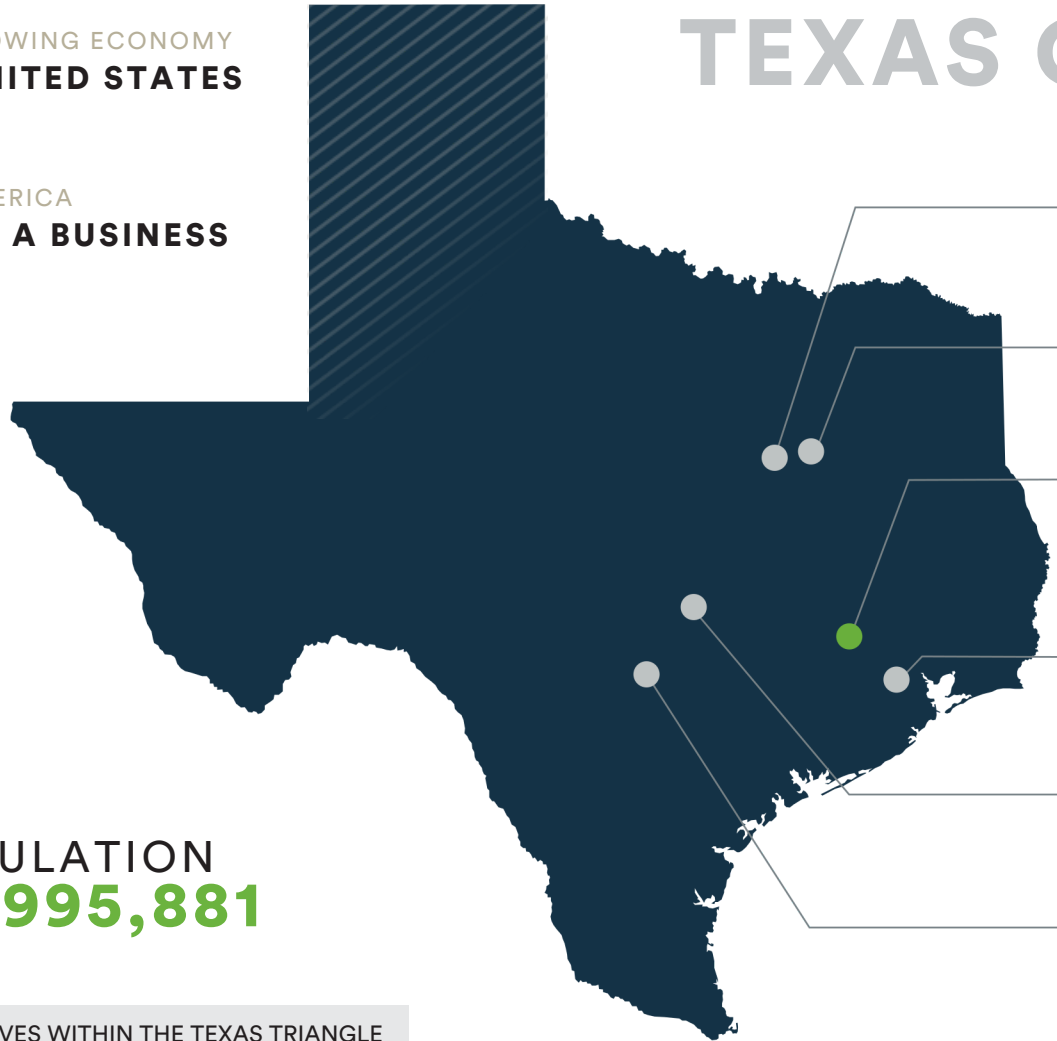


LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



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

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Managing Director | Land Services
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