



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE

1.15 AC COMMERCIAL PAD SITE IN CAPROCK CROSSING

William D. Fitch | College Station, TX 77845



Shenandoah
938+ SFH

Spring Creek
263+ SFH

SoCo
AT TOWER POINT

Baylor Scott & White
INSTITUTE FOR REHABILITATION

ANDREWS
ORTHODONTICS
smiles that EMPOWER.

GRINGOS
EST. 1982
TEX-MEX

SALTGRASS

AGGILAND
CREDIT UNION

Best Western PLUS.

WALK-ON'S
RESTAURANT & BAR

T-Mobile

verizon

Domino's
PIZZA

generator
ENERGY SERVICES
THE BATTERY POWER PEOPLE.

6

William D. Fitch Parkway (Highway 40) VPD ±21,571

SITE

MATHNASIUM
The Best Learning Center

HAROLD'S SEA
CREAMERY

ROSA
PIZZA BAR
HANDMADE DOUGH & DRINKS

Hill Country
Paints

HARVEST
COFFEE BAR & BAKERY

Tower Center
Business Condos II

Southside
SOCIAL CLUB

CapRock
24 HOUR
EMERGENCY

ZAXBY'S

Walgreens

DISCOUNT
TIRE

37156 VPD

PROPERTY HIGHLIGHTS

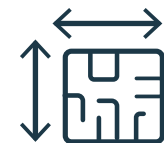
- Rare and desirable general commercial zoning
- Affluent South College Station – Avg. Household Income Greater than \$150k in 2-mile radius
- All city utilities and regional stormwater detention facility in place
- Easy and convenient access to SH-6 and SH-40 (William D. Fitch)
- Explosive growth in South College Station boasting excellent demographics
- Situated near major retail destination anchors such as H-E-B, Lowe's, PetSmart, Gold's Gym, Chick-fil-A, Starbucks, CapRock 24-Hour Emergency Center and a two-minute drive to Baylor Scott & White Hospital
- Engineered to accommodate more than 2,600 SF QSR with drive-thru



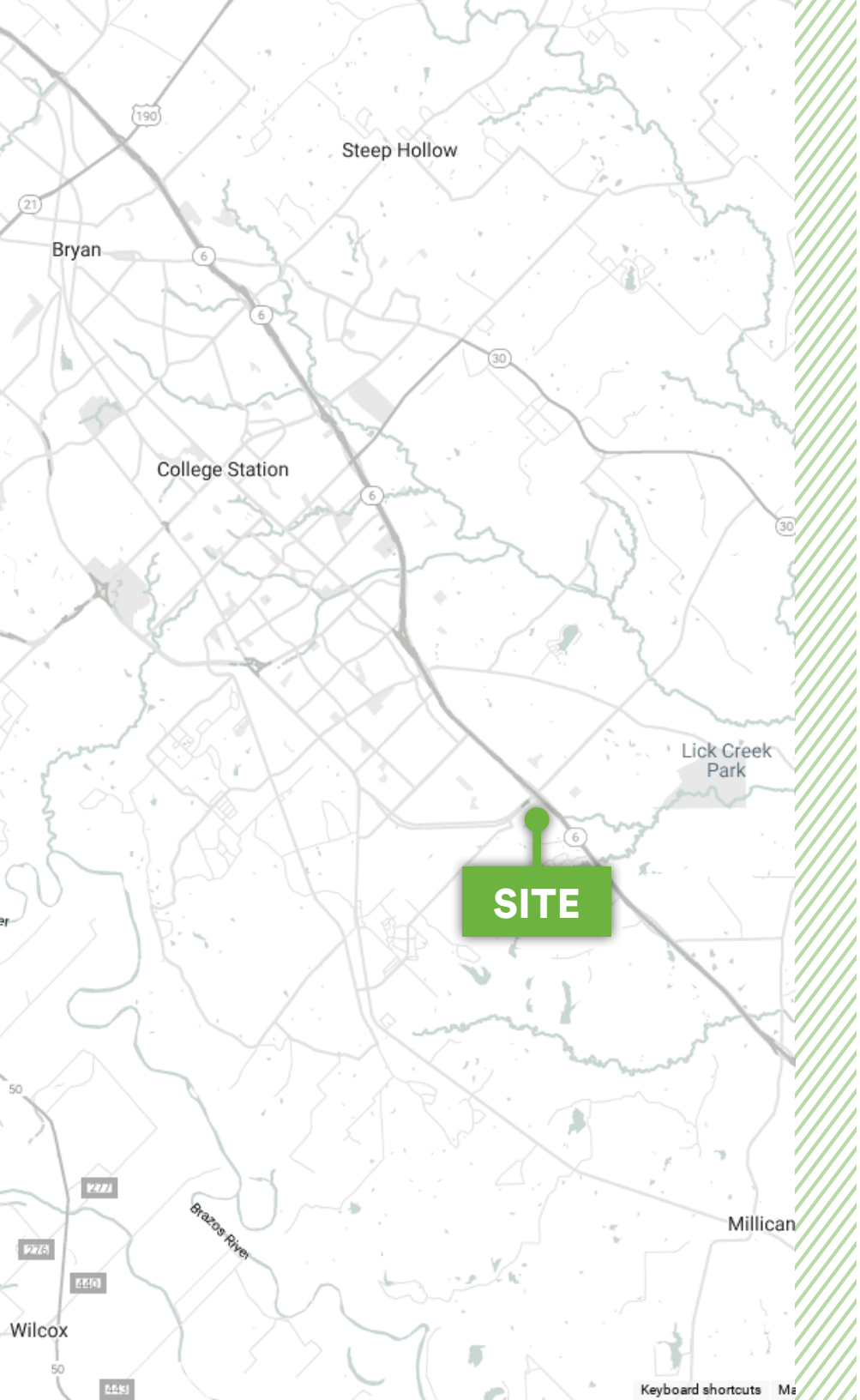
SALES PRICE
\$1,349,000



PRICE/SF
\$27.17/SF



LAND SIZE
1.149 AC



PROPERTY INFORMATION

Size	1.149 AC
Legal Description	Caprock Crossing, Block 3, Lot 7R, Brazos County
ID Number	Brazos CAD 407234
Access	Greens Prairie Road
Frontage	188' on William D. Fitch
Zoning	GC, General Commercial
Utilities	All public utilities and off-site stormwater detention provided
Flood Plain	None
Traffic Counts	21,571 AADT – Wm D. Fitch



SURVEY

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORTS PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 163016.

THE FOLLOWING BLANKET EASEMENTS DO APPLY TO LOT 1A-R, BLOCK 3:
 1. CITY OF BRYAN 213/509
 2. CITY OF COLLEGE STATION (TEMPORARY) 11020/28
 3. WELLBORN WATER SUPPLY CORP. 683/118
 4. WELLBORN WATER SUPPLY CORP. 273/408
 5. CITY OF BRYAN 141/481

BLANKET ACCESS AND UTILITY EASEMENT RESERVED IN DEED, 6997/31, DOES APPLY TO LOT 1A-R, BLOCK 3.

EXCEPT AS SHOWN HEREON ALL OTHER EASEMENTS (PLATTED EASEMENTS EXCEPTED) REFLECTED ON THE ABOVE CITED TITLE REPORT DO NOT CROSS THIS TRACT.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF COLLEGE STATION.

POINT OF BEGINNING
 1/2 INCH IRON ROD
 FOUND - CM

VARIABLE WIDTH BTU
 EASEMENT, 5148/289

1.149 ACRE TRACT

LOT 4R
 BLOCK 3
 CAPROCK CROSSING
 PLAT, 13481/27

25' PRIVATE CROSS ACCESS
 EASEMENT, 13481/27

1/2 INCH IRON ROD
 FOUND - CM

20' PUBLIC UTILITY
 EASEMENT, 13481/27

GREENS PRAIRIE ROAD WEST
 BACK OF CURB

R-400.00'
 Arc-133.11'
 D-19'03"59"
 T-67.18'
 B-S 41'40"40" W
 Chord-132.50'

TRANSFORMER
 EASEMENT, 519/345 &
 537/792

50' PUBLIC ACCESS
 EASEMENT, 11003/35

60' ELECTRICAL EASEMENT,
 213/499

20' ELECTRICAL EASEMENT,
 1231/378

20' PRIVATE DRAINAGE
 EASEMENT, 11003/35

36" CORRUGATED
 PLASTIC PIPE

S 38'47"22" E
 42.29'

CAPROCK CROSSING
 PLAT, 13481/27
 LOT 1A-R
 BLOCK 3

70' PUBLIC UTILITY EASEMENT,
 11003/35

20' ELECTRICAL
 EASEMENT, 519/345
 & 537/792

STORM SEWER
 MANHOLE

STORM SEWER
 MANHOLE

60' PUBLIC ACCESS,
 PRIVATE DRAINAGE &
 LANDSCAPE EASEMENT,
 11003/35

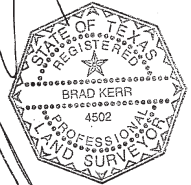
APPROXIMATE LOCATION
 OF 8" SANITARY SEWER
 LINE

10' PRIVATE DRAINAGE
 EASEMENT, 11003/35

APPROXIMATE
 LOCATION OF
 8" WATER LINE

SCALE: 1" = 60'

- LEGEND:
- SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - CONCRETE



LAND TITLE SURVEY PLAT
 OF A
 1.149 ACRE TRACT
 PORTION OF
 LOT 1A-R, BLOCK 3
 CAPROCK CROSSING
 VOLUME 13481, PAGE 27
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: 02-03-15
 PLAT DATE: 09-20-16
 JOB NUMBER: 16-781
 CAD NAME: 16-781

CRS FILE: CAPROCK (cont.) 16-735 (job)
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 298-3195

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



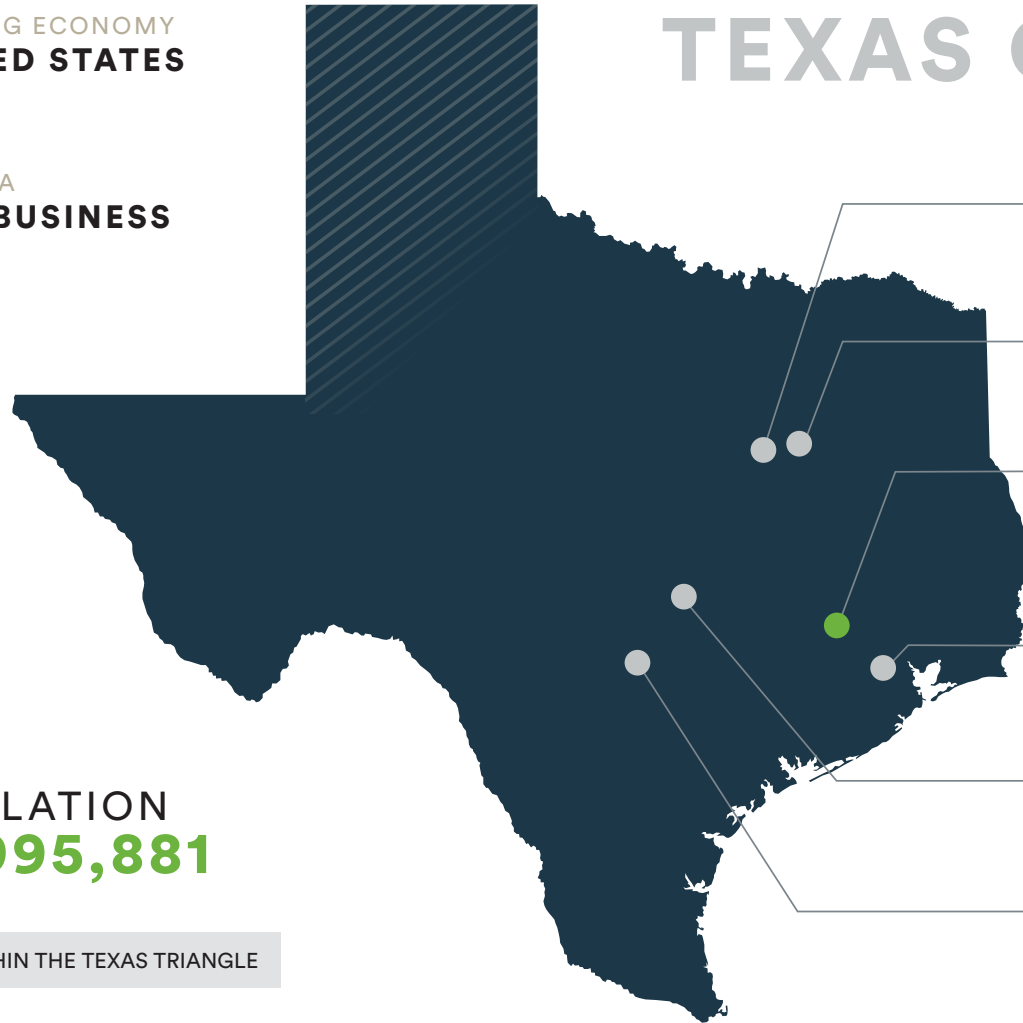
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

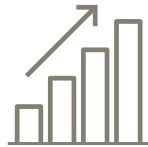
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**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



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



BRAZOS VALLEY
POPULATION
412,681

#1 BEST SMALL PLACES
FOR BUSINESS AND
CAREERS IN TEXAS

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



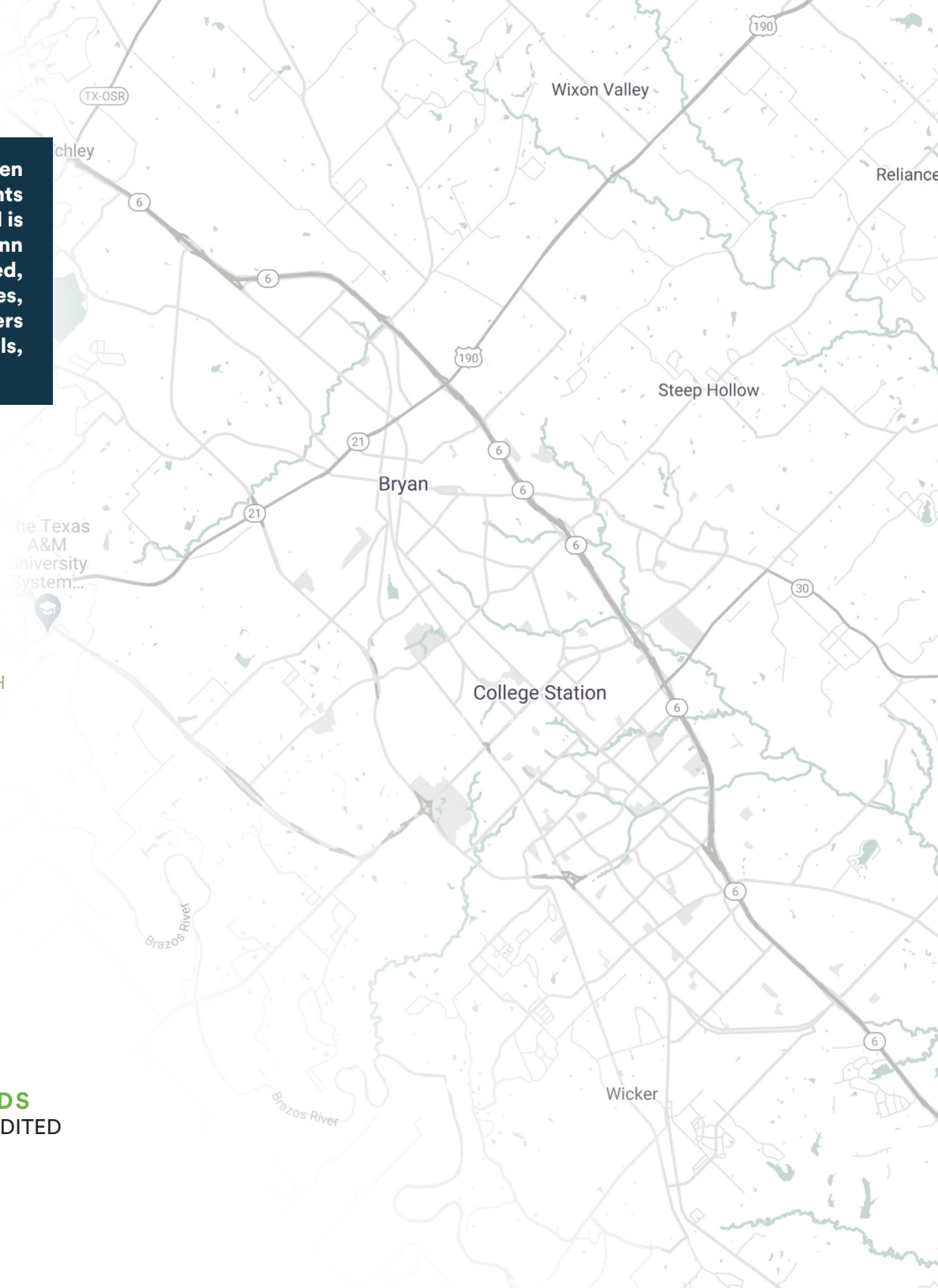
HOME TO TEXAS A&M UNIVERSITY

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



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

6.7K

HOUSEHOLD
INCOME

\$138K

CONSUMER
SPENDING

\$100K

3 MILE

ESTIMATED
POPULATION

43K

HOUSEHOLD
INCOME

\$122K

CONSUMER
SPENDING

\$540K

5 MILE

ESTIMATED
POPULATION

91K

HOUSEHOLD
INCOME

\$93K

CONSUMER
SPENDING

\$1M

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.

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.

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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O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
O: 254.255.1111



OLDHAMGOODWIN.COM

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.