

INLINE RETAIL SITE | COLLEGE STATION, TX

1.88 AC SHOVEL-READY LOT FOR SALE, LEASE, OR JOINT VENTURE

2501 Earl Rudder Freeway | College Station, TX 77845



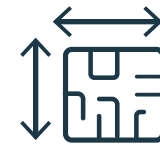
PROPERTY HIGHLIGHTS

- 1.88 - acre tract zoned for light industrial use—ready for development.
- Land is fully entitled and shovel ready
- More than 380' of frontage along Earl Rudder Freeway, excellent visibility
- Shared ingress/egress with Providence Park, Academy, and Providence Parkway.
- Next to Academy, Varsity Grill, and future Lazyboy (coming soon)
- Central to the entire Bryan-College Station region, Texas A&M University, Post Oak Mall, Baylor Scott & White, and St. Joseph healthcare.
- Lot could be divided into (2) two pad sites for long-term ground lease



SALES PRICE

**Contact
Broker**

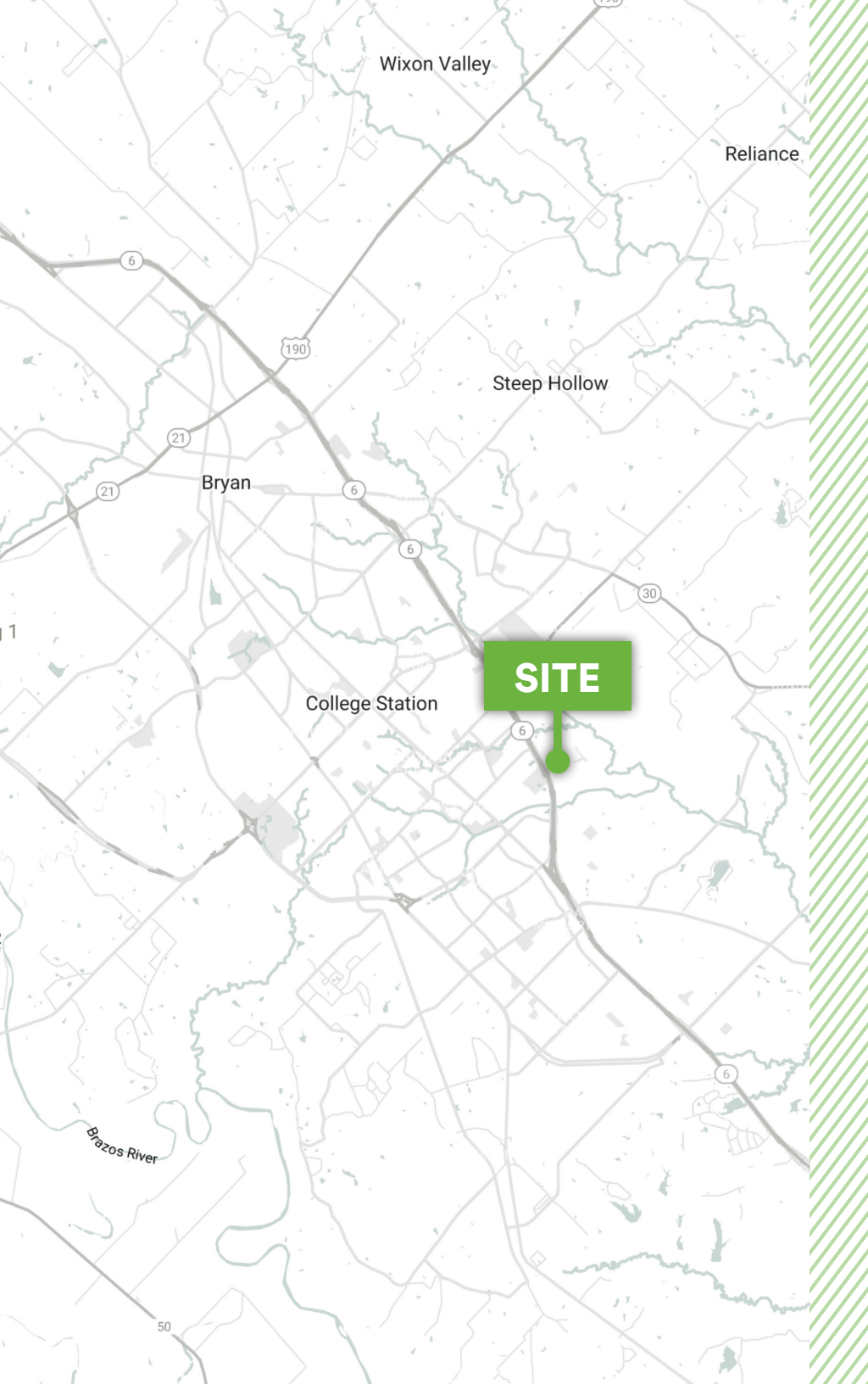


LAND SIZE

1.88 AC

COLLEGE STATION, TX *Single Family Neighborhoods*





PROPERTY INFORMATION

Size	1.88 AC
Legal Description	THE SCIENCE PARK, BLOCK 1, LOT 5R-1, ACRES 3.358
ID Number	413741
Access	Shared ingress/egress along State Highway 6 and cross access within Providence Park
Frontage	381' of frontage along S Earl Rudder Freeway
Zoning	Zoned for light industrial use
Utilities	All utilities available: on-site access to water, wastewater, gas, electric and fiber. Electricity is provided by underground transmission lines. Fiber is supported by several different underground Fiber Optic Cable providers
Flood Plain	None
Traffic Counts	SH-6 (Earl Rudder Freeway): 92,874 AADT



PROPERTY PLAT



LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

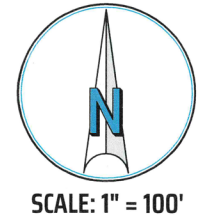
PUE = PUBLIC UTILITY EASEMENT

PrAE = PRIVATE ACCESS EASEMENT

PrDE = PRIVATE DRAINAGE EASEMENT

EAE = EMERGENCY ACCESS EASEMENT

- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GRATE INLET
- LIGHT POLE/STANDARD UTILITY POLE
- PIPE LINE MARKER
- TRANSFORMER
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- CURB



LINE	BEARING	DISTANCE
L1	N 42°32'43" E	182.95'
L2	S 47°47'01" E	20.42'
L3	S 39°58'32" E	152.63'
L4	S 39°43'19" E	25.41'
L5	S 45°13'52" W	96.25'
L6	S 49°34'36" W	77.32'
L7	S 44°52'23" W	158.07'

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP REFERENCED ON 12/20/2023, THIS TRACT IS ZONED GENERAL COMMERCIAL (GC) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25 FEET
SIDE SETBACK (INTERIOR) - 7.5 FEET
REAR SETBACK - 15 FEET

TITLE COMMITMENT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE COMPANY, OF NO. 547015, EFFECTIVE DATE: 11/27/2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10b: EASEMENTS AND BUILDING LINES SET OUT ON THE PAST AND CURRENT PLATS RECORDED IN VOLUME 13632, PAGE 292; VOLUME 14160, PAGE 1; VOLUME 14497, PAGE 239; VOLUME 151012, PAGE 248 AND VOLUME 17535, PAGE 274 (OPRBCT) DO APPLY TO THIS TRACT AND ARE SHOWN HEREON.
- ITEM 10c: EASEMENTS AND BUILDING LINES SET OUT IN THE RESTRICTIONS RECORDED IN VOLUME 17526, PAGE 108 (OPRBCT) DO AFFECT THIS TRACT. THE SIGN EASEMENT AREA WAS CREATED BY SAID RESTRICTIONS. ALL OTHER EASEMENTS LISTED IN THE RESTRICTIONS REFER TO THE CURRENT SUBDIVISION PLAT.
- ITEM 10d: EASEMENTS SET OUT IN THE RESTRICTIONS RECORDED IN VOLUME 17526, PAGE 108 (OPRBCT) DO AFFECT THIS TRACT.
- ITEM 10e: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 307, PAGE 395 (ORBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10f: EASEMENT TO HENRY ETTA MADISON RECORDED IN VOLUME 334, PAGE 362 (ORBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10g: EASEMENT TO ERNEST JONES, JR. RECORDED IN VOLUME 334, PAGE 368 (ORBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10h: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 334, PAGE 419 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10i: EASEMENT TO ERNEST JONES, JR. RECORDED IN VOLUME 336, PAGE 106 (ORBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10j: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 530, PAGE 6 (ORBCT) WAS RELEASED (3512/97 OPRBCT).
- ITEM 10k: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 555, PAGE 508 (ORBCT) WAS VACATED AND ABANDONED (14457/107 OPRBCT; CITY OF COLLEGE STATION ORDINANCE NO. 2018-3968).
- ITEM 10l: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 1074, PAGE 113 (ORBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10m: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 1076, PAGE 379 (ORBCT) DOES NOT CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10n: EASEMENT TO GTE SOUTHWEST INCORPORATED RECORDED IN VOLUME 3093, PAGE 278 (OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10o: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 3512, PAGE 97 (ORBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10p: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 14362, PAGE 95 (ORBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10q: EASEMENT TO PROVIDENCE PARK PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN VOLUME 17526, PAGE 82 (OPRBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10r: EASEMENT TO OGC COLLEGE STATION PARK, LP, RECORDED IN VOLUME 17526, PAGE 93 (OPRBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10s: EASEMENT PER CITY ORDINANCE RECORDED IN VOLUME 17372, PAGE 92 (OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10t: CRITICAL ACCESS DRIVE AGREEMENT RECORDED IN VOLUME 13669, PAGE 187 (OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10u: DETENTION EASEMENT AGREEMENT RECORDED IN VOLUME 13669, PAGE 230; 15187, PAGE 58 AND 17526, PAGE 104 (OPRBCT) DOES AFFECT THIS TRACT. THIS AGREEMENT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.
- ITEM 10v: ORDINANCE NO. 2018-3968 VACATING EASEMENT RECORDED IN VOLUME 14457, PAGE 107 (OPRBCT) DOES AFFECT THIS TRACT.
- ITEM 10w: ORDINANCE NO. 2021-4295 VACATING STASNEY LANE AND EASEMENTS RECORDED IN VOLUME 17372, PAGE 92 (OPRBCT) DOES AFFECT THIS TRACT AS SHOWN HEREON.
- ITEM 10x: ORDINANCE NO. 2021-4296 VACATING A PORTION OF AN ELECTRICAL EASEMENT AND A PORTION OF A UTILITY EASEMENT RECORDED IN VOLUME 17372, PAGE 99 (OPRBCT) DOES NOT AFFECT THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

REV 12-27-23: TO SHOW PROPOSED LOT DIVISION IN RED AND ADDITIONAL DIMENSIONING
REV 1-9-24: ADDED PROPOSED LOT NUMBERS WITH ACREAGE.

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010446575115 (CALCULATED USING GEOID128).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT CALLED AND MEASURED (17526/108 OPRBCT).

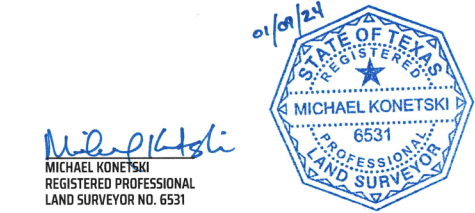
THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0310F, REVISED DATE: 04-02-2014.

SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.



LAND TITLE SURVEY PLAT

OF A

3.358 ACRE TRACT

BEING ALL OF LOT 5R, BLOCK ONE

THE SCIENCE PARK SUBDIVISION

VOLUME 17535, PAGE 274 OPRBCT

MORGAN RECTOR LEAGUE SURVEY, ABSTRACT 46

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 12-14-2023 | PLAT DATE: 12-21-2023
JOB NUMBER: 23-1207 | CAD NAME: 23-1207-TITLE-5
POINT FILE: 23-1207 (cont); 23-1207 (job)
DRAWN BY: MS CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



"When one person stands to gain over another, the facts must be uncovered"

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



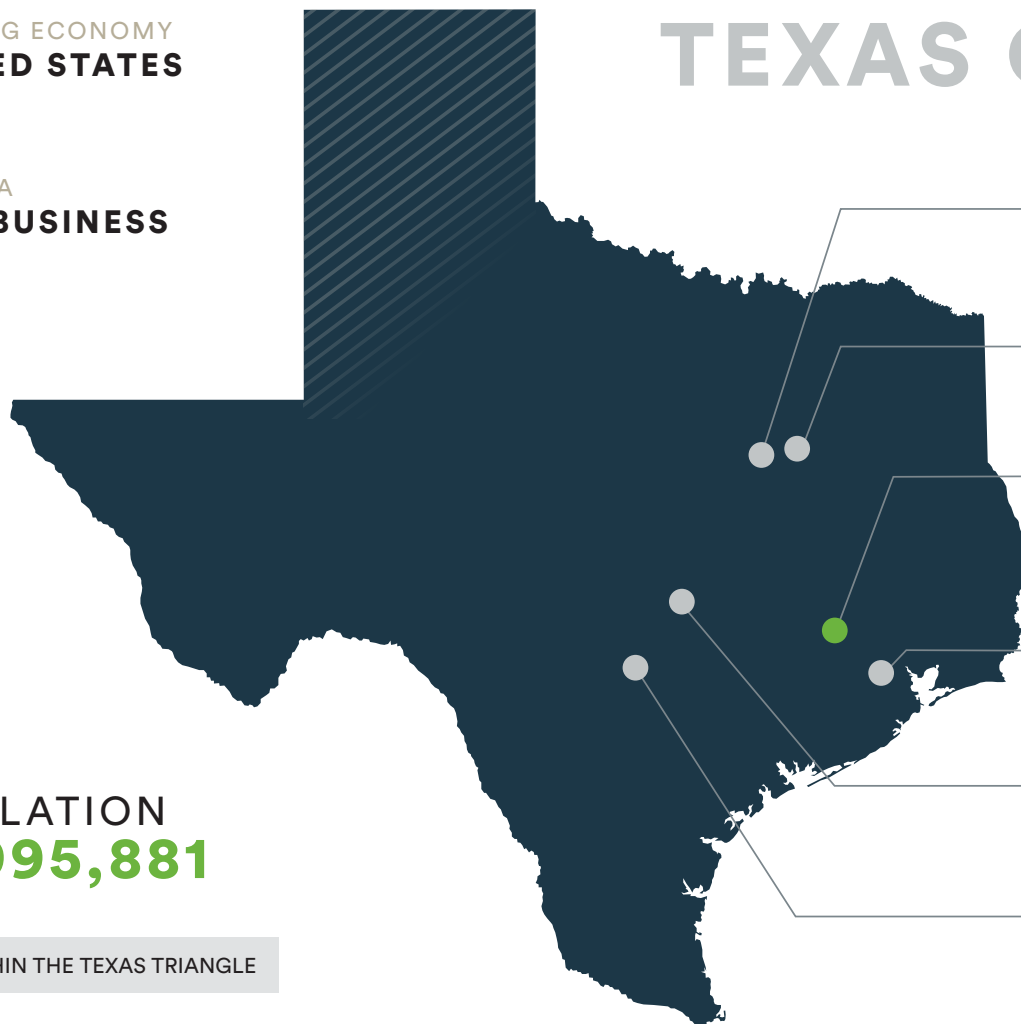
POPULATION
28,995,881

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

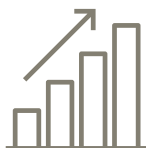
4TH LARGEST POPULATION
IN THE U.S.

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

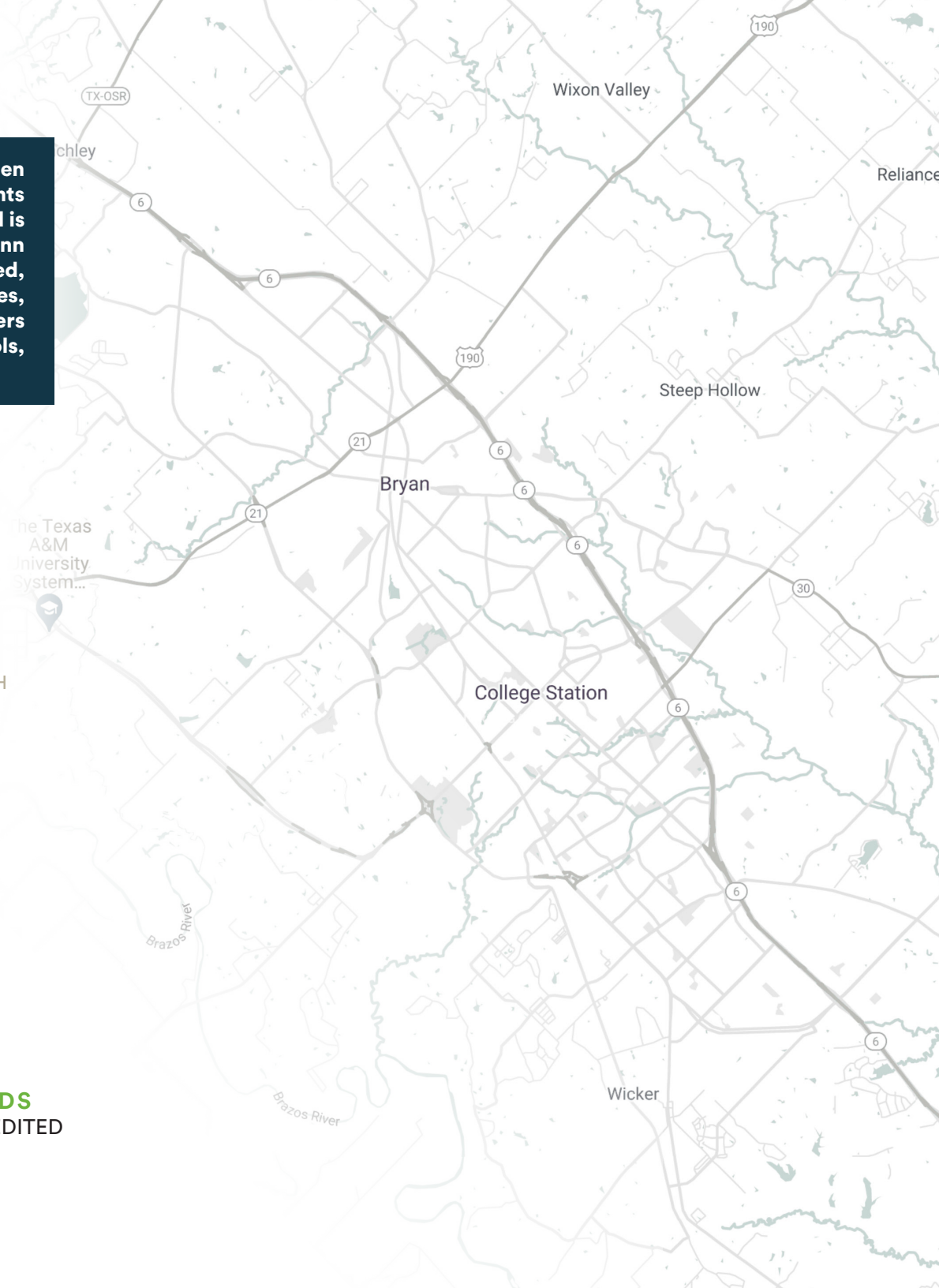
4TH IN THE NATION AMONG PUBLIC UNIVERSITIES

12%

LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE



610+ HOSPITAL BEDS
NATIONALLY ACCREDITED
MEDICAL CENTERS



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

7K

HOUSEHOLD
INCOME

\$80K

CONSUMER
SPENDING

\$7M

3 MILE

ESTIMATED
POPULATION

76K

HOUSEHOLD
INCOME

\$71K

CONSUMER
SPENDING

\$760M

5 MILE

ESTIMATED
POPULATION

152K

HOUSEHOLD
INCOME

\$73K

CONSUMER
SPENDING

\$1.6B

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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Jeremy.Richmond@OldhamGoodwin.com

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2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

14811 St. Mary's Lane, Suite 130
Houston, Texas 77079
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

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

    OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

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.