



**3.6 AC**

Pad sites 0.5 - 2 AC available for ground lease and build-to-suit



# University Drive Pad Sites

NWC University Dr E & Plaza Centre Ct  
3071 University Dr, College Station, TX, 77840

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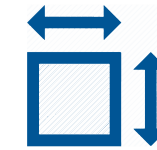
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**0.5 - 3.6 AC**



**NWC University Dr  
& Plaza Centre Ct**



**21,672 CPD**



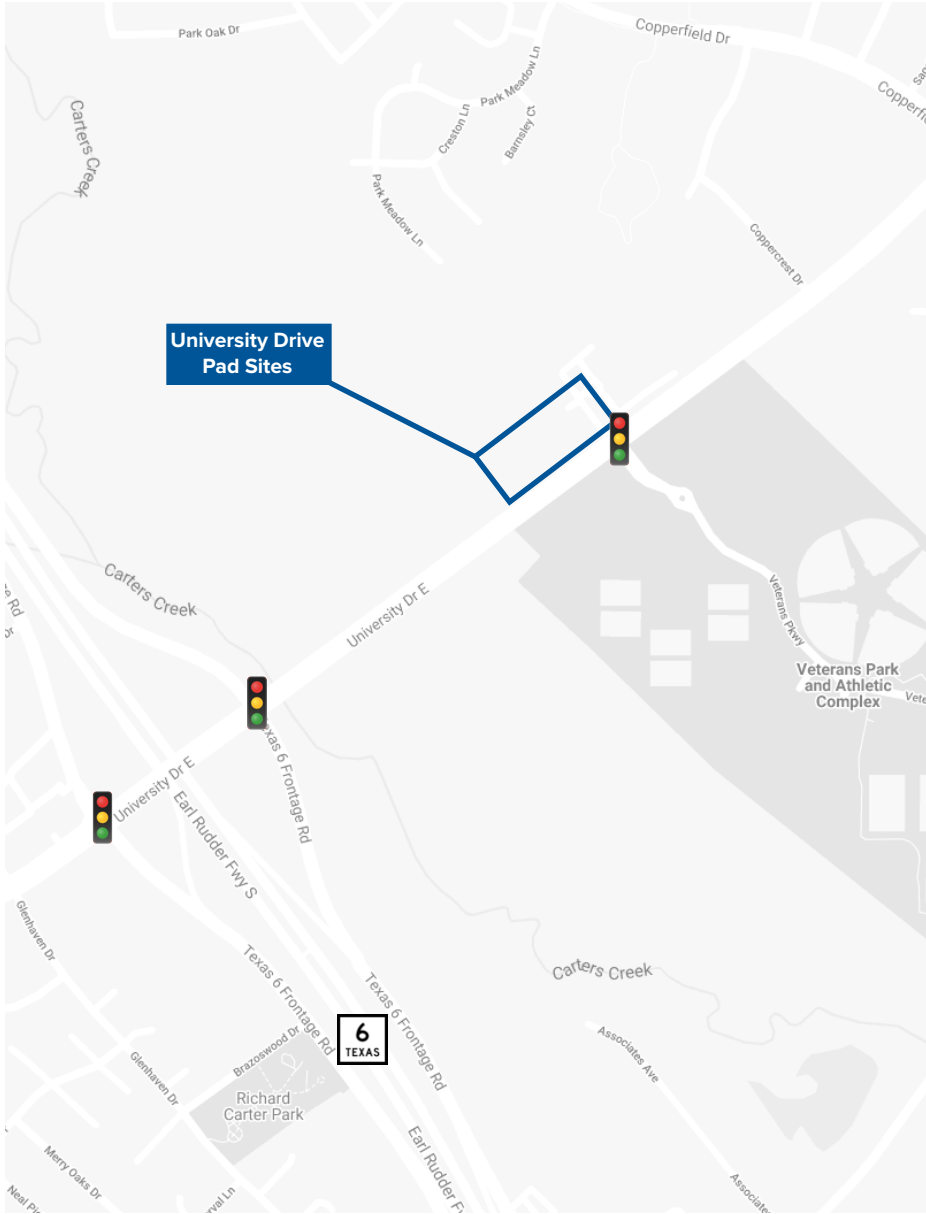
**Call for Price**

### College Station

College Station has been the fastest growing mid-to-large metro area in Texas since 2010. Its population grew 71% between 2000 and 2019. With Texas A&M University and its 72,982 students at the heart of the regional economy, College Station has also been ranked the best performing small city in Texas by the Milken Institute. The study noted its highly educated workforce (over 60% of the population has a bachelor's degree) and 3.5% unemployment rate.

*Source: Esri, US Census*

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Total Population</b>	6,630	67,642	154,845
<b>2010-2021 Annual Growth Rate</b>	4.84%	1.75%	1.49%
<b>Average Household Income</b>	\$99,910	\$70,626	\$64,752
<b>Total Households</b>	2,860	27,888	60,341



## Access at Lighted Intersection

- First lighted full-access intersection after SH-6 frontage
- 620' of frontage on University Dr E
- 21,672 AADT on University Dr E
- Additional ingress and access to University Dr E

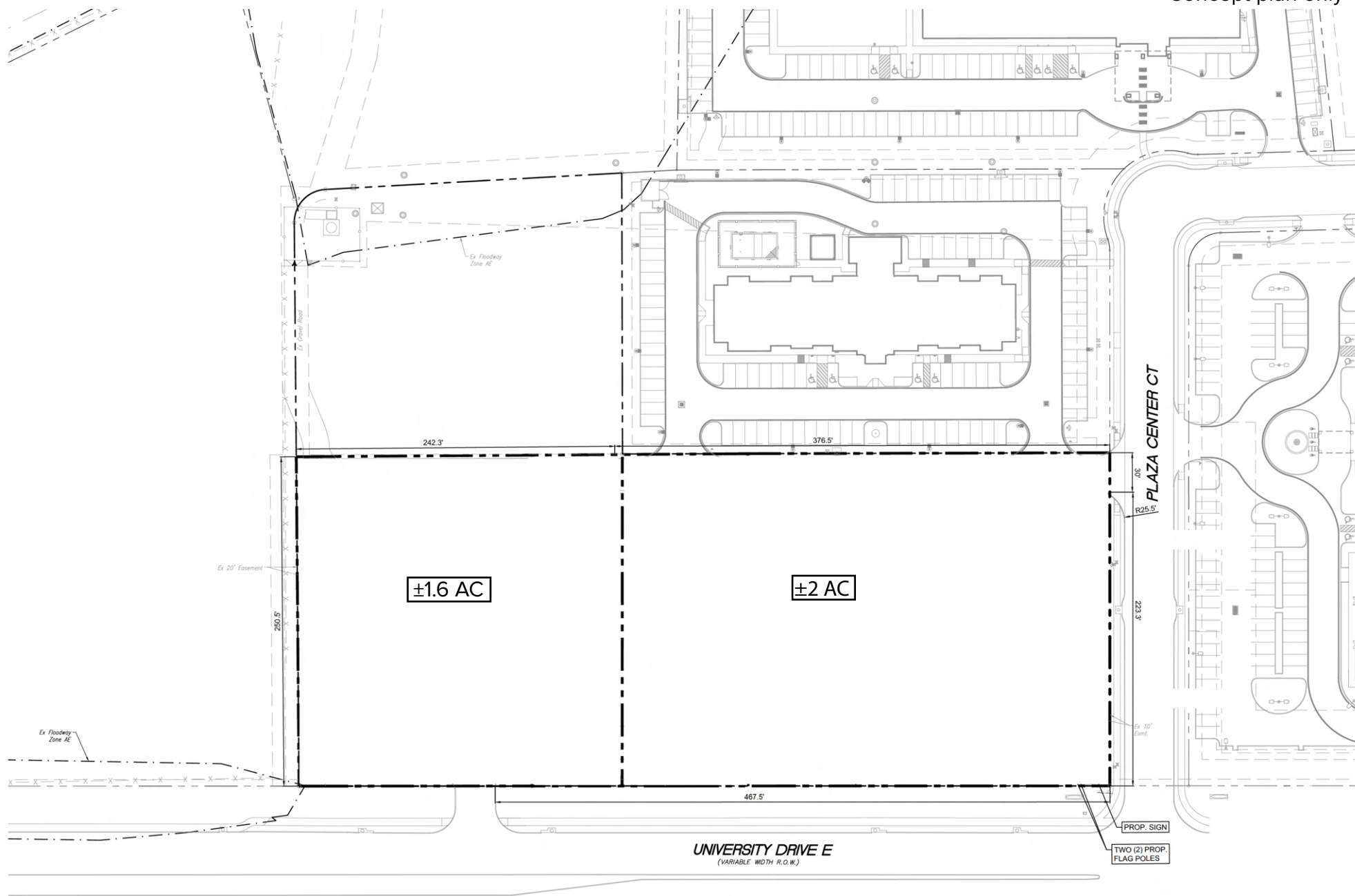
## Across From Veterans Park & Athletic Complex

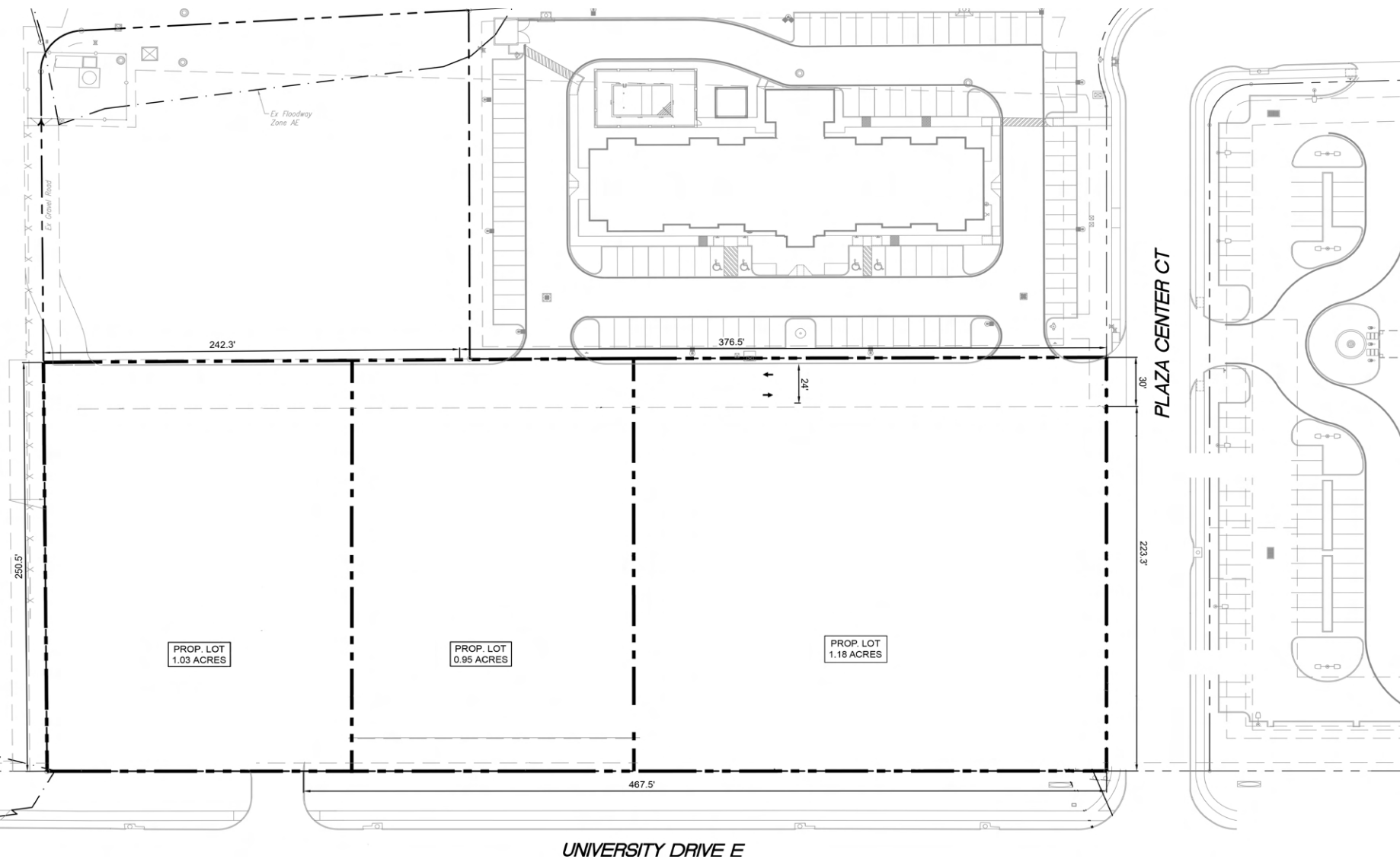
- More than 1 million annual visitors
- More than 30 tournaments per year
- 1,473 parking spaces
- 18 multi-purpose sport fields

## In Walking Distance From Three Hotels

- 317 total rooms
- IHG and Hilton reservation systems
- High weekend occupancy with tournaments and A&M football games

\*Concept plan only







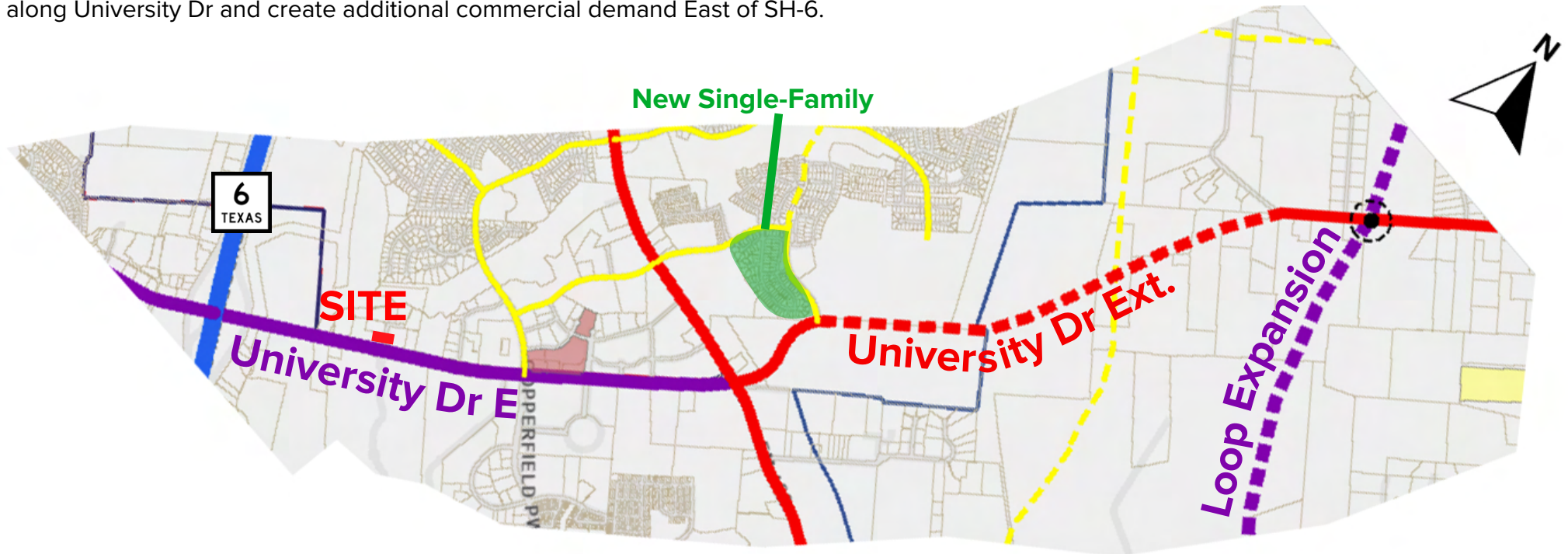




The pad site is located at the first lighted full-access intersection after SH-6 frontage, across from a regional sports complex attracting more than 1 million annual visitors, and along the commute path for the burgeoning residential district East of SH-6 in Bryan. In the last 6 months, construction has been completed on more than 388 new homes along University Dr to the northeast, adding to the 3,939 homes already nearby. With 620' of frontage on University Dr, and situated on a plaza with 317 hotel rooms across three buildings, the site is also easily accessible to the ~600 employees of the Wayfair facility and office condos with which it shares a drive, and the employees of the more than 1.5 million square feet of businesses within a 1-mile radius. ~3 miles northeast from Texas A&M campus along University Dr, and ~5 miles along University Dr from Easterwood Airport, the site is convenient to populations on both sides of SH-6, and benefits greatly from the dramatic growth along University Dr to the East.



As one of the primary east-west thoroughfares in the Bryan & College Station metro area, University Dr services Easterwood Airport in the west, Texas A&M University at the center, and the expanding residential and commercial corridor surrounding this site at its present eastern end. With the extension of University Dr that has already begun towards the planned 6 lane William D Fitch PW/Harvey Mitchell PW loop, single-family home developers are underway on multiple projects along University Dr northeast of Boonville Rd, which will drive further traffic along University Dr and create additional commercial demand East of SH-6.







# Information About Brokerage Services

Texas law requires all real estate licensees 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.

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