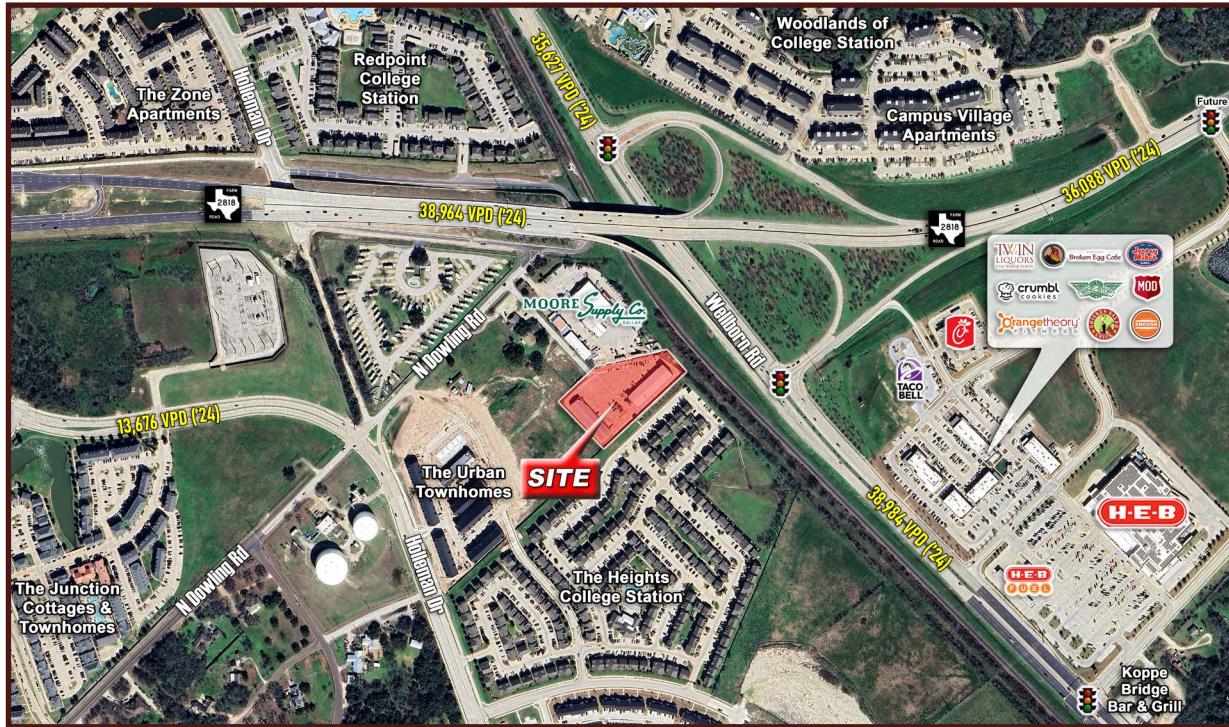


commercial real estate

UNIQUE COLLEGE STATION INVESTMENT FOR SALE

95 N Dowling Road, College Station, Texas 77845

95 N Dowling Road, College Station, Texas 77840



PROPERTY DESCRIPTION:

95 N Dowling Rd in College Station, TX offers a distinctive investment opportunity combining long-term stability with exceptional upside potential. The property is secured by a 15-year NNN lease that commenced in September 2022, providing approximately 12 years of remaining term with minimal landlord responsibilities. The site encompasses 1.32 acres of fully concreted parking, ideally positioned near Texas A&M University, Kyle Field, Easterwood Airport, and the George Bush Presidential Library—a highly sought-after area with limited industrial availability.

Adding to the property's appeal is an adjacent 1.02-acre parcel improved with nearly 10,000 SF of covered and enclosed space and additional concreted parking. This secondary area presents a valuable income-producing opportunity through separate leasing or future use by an investor seeking premium storage near campus. With few industrial properties offering outside storage this close to Texas A&M, this site represents a rare combination of secure, long-term tenancy and future flexibility in one of College Station's most desirable locations.

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For more information, please contact Jillian Fifield

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UNIQUE COLLEGE STATION INVESTMENT

FOR SALE

95 N Dowling Road, College Station, Texas 77840

LOCATION:

SWQ of Harvey Mitchell Pkwy & Wellborn Rd in College Station, TX

BUILDING SIZE:

11,962 sf and ±10,000 sf

LAND SIZE:

±2.34 Acres

PRICING:

Call Broker for Pricing Details

ZONING:

Heavy Industrial and General Commercial

TRAFFIC COUNTS:

Wellborn Rd: 38,964 vpd

Harvey Mitchell Pkwy: 39,388 vpd
(TXDOT 2024)

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2025 Population	17,642	90,902	156,388
2030 Proj. Pop.	18,474	94,811	163,364
Daytime Pop.	10,900	109,252	170,189
Avg. HH Income	\$47,194	\$61,349	\$81,434

PROPERTY HIGHLIGHTS:

- Exceptional 2.34-acre site with two buildings and expansive concrete-paved parking
- Long-term NNN Lease + Additional Storage
- 15-year lease with a national tenant
- Five 5-year renewal options for up to 40 years total potential term
- True NNN structure – minimal landlord responsibilities
- Strong lease protections and indemnifications in place
- Located in a high-traffic, growth area
- Rare Industrial Site allowing outside storage
- Additional Income Potential from the ~10,000 SF storage building and concreted parking
- Completely fenced

DISTANCE FROM:

- Texas A&M University - 3.5 miles
- Kyle Field - 2.2 Miles
- Easterwood Airport - 3.6 Miles
- George Bush Library - 2.4 Miles
- Highway 6 - 4 Miles

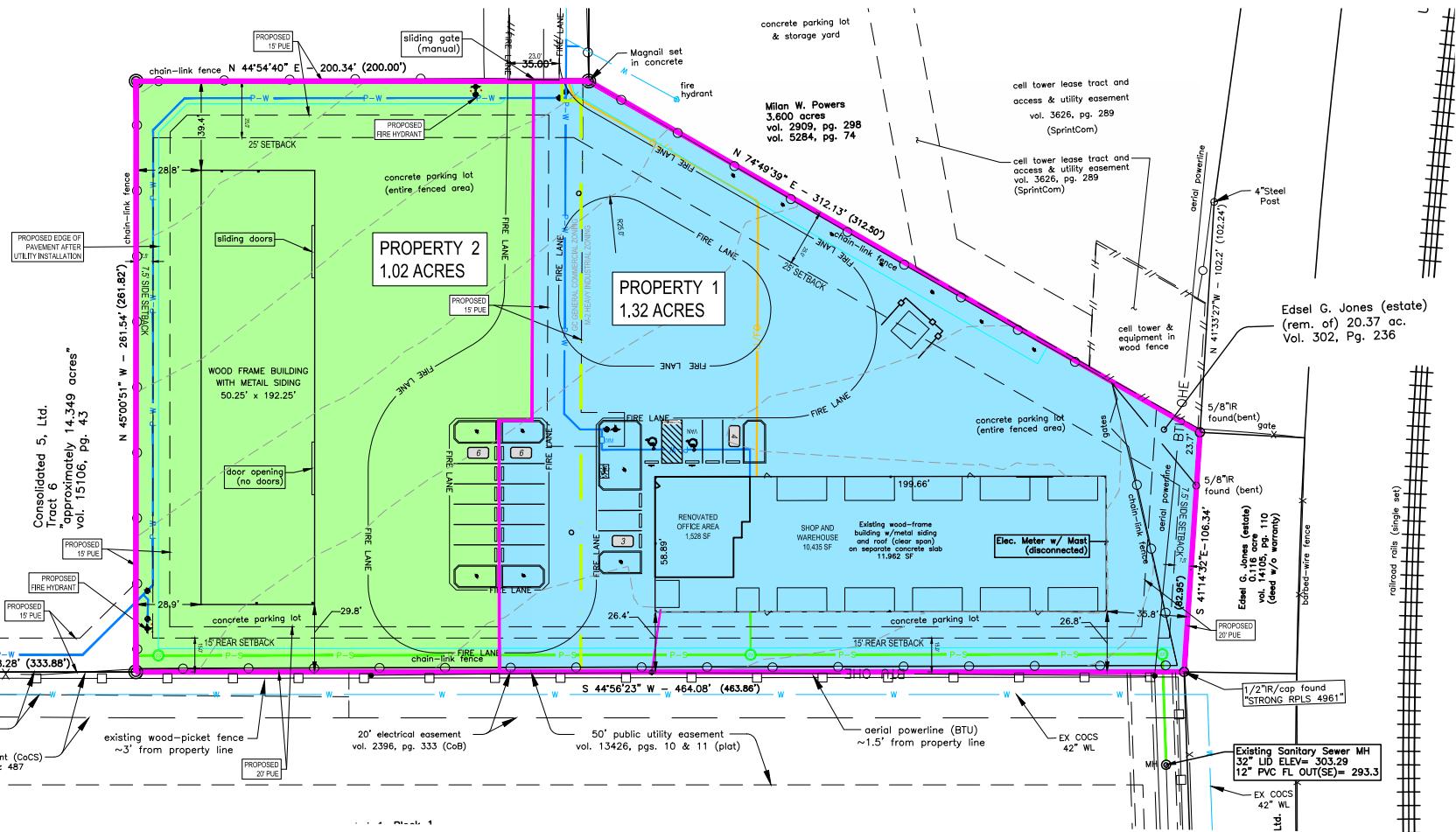
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UNIQUE COLLEGE STATION INVESTMENT

FOR SALE

95 N Dowling Road, College Station, Texas 77840



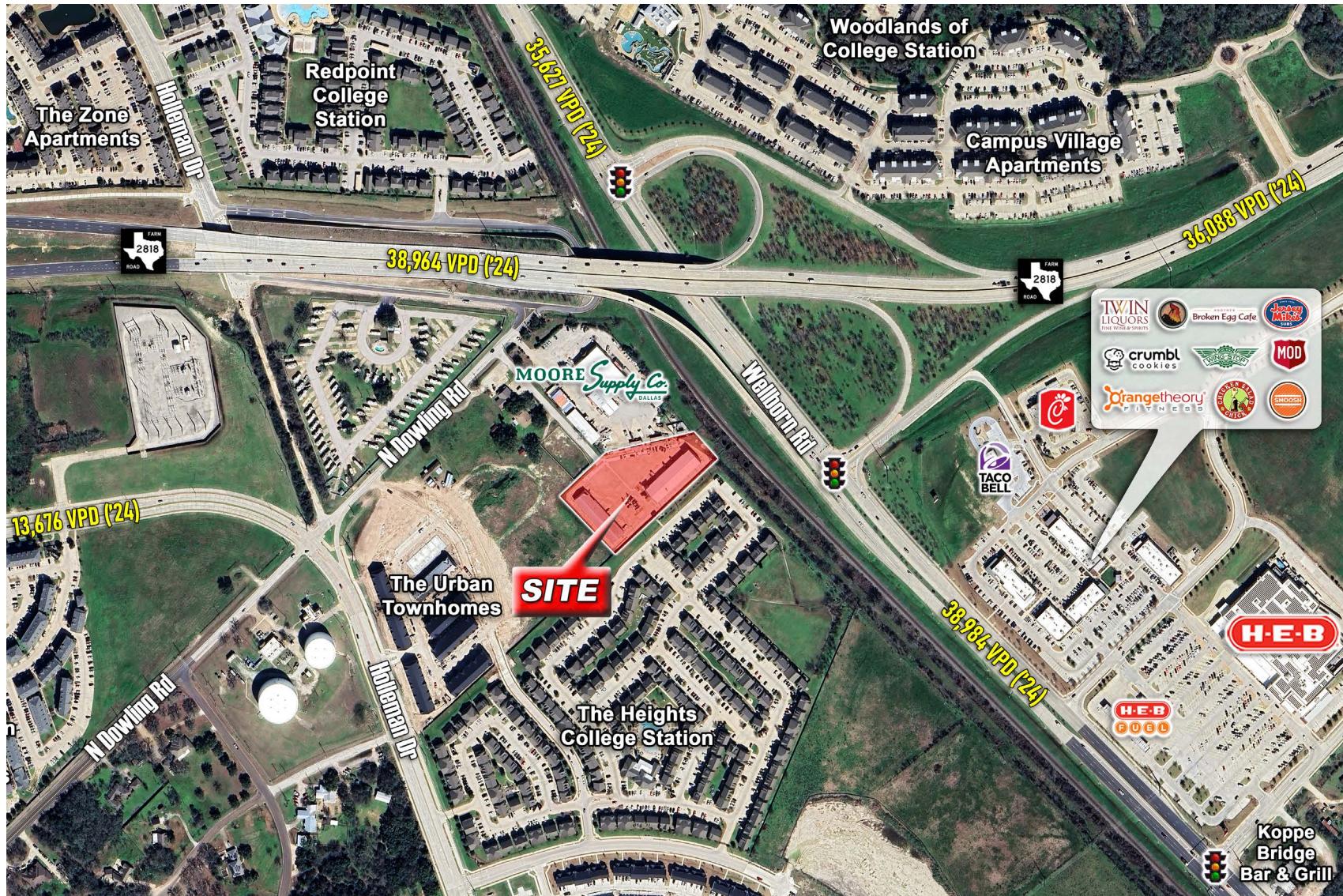
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2-10-2025



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jillian Fifield	840845	jfifield@ridgepcre.com	214-454-7384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date