

2.00 - 5.7 ACRES AT PROVIDENCE PARK | COLLEGE STATION, TX
DIVISIBLE FOR FLEXIBLE DEVELOPMENT OPTIONS

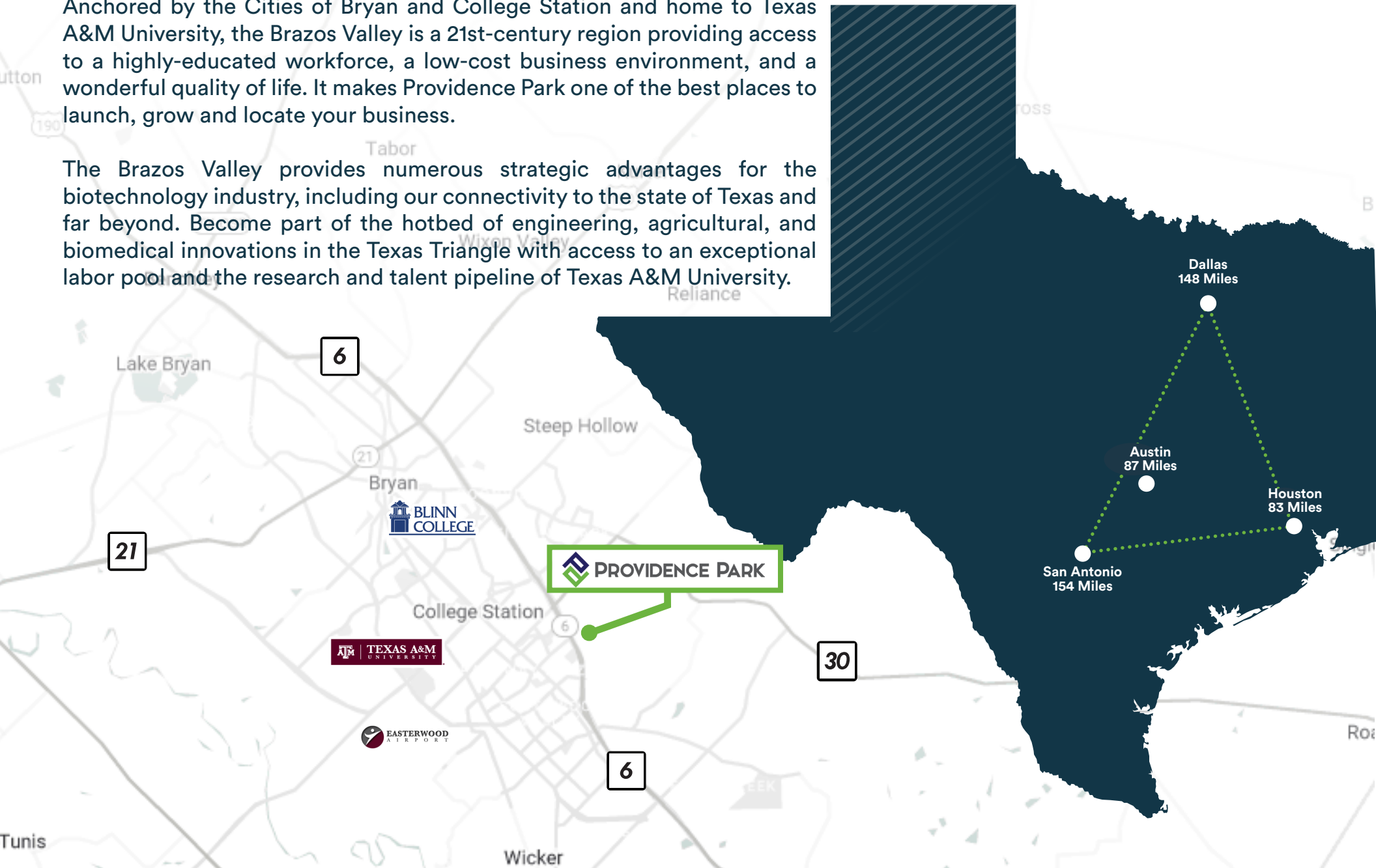
S Earl Rudder Freeway | College Station, TX 77845



AT THE CENTER OF TEXAS' EMERGING BIOTECHNOLOGY INDUSTRY CLUSTER

Anchored by the Cities of Bryan and College Station and home to Texas A&M University, the Brazos Valley is a 21st-century region providing access to a highly-educated workforce, a low-cost business environment, and a wonderful quality of life. It makes Providence Park one of the best places to launch, grow and locate your business.

The Brazos Valley provides numerous strategic advantages for the biotechnology industry, including our connectivity to the state of Texas and far beyond. Become part of the hotbed of engineering, agricultural, and biomedical innovations in the Texas Triangle with access to an exceptional labor pool and the research and talent pipeline of Texas A&M University.



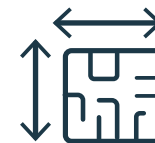
PROPERTY HIGHLIGHTS

- 5.706-acre tract zoned for light industrial use—ready for development.
- Adjacent to life science campus in the heart of Bryan-College Station directly off State Highway 6, in the middle of the “Texas Triangle” with access to major markets and millions of people.
- Land is fully entitled, shovel ready, and existing PDD will accommodate a variety of users such as office, flex, laboratory, warehouse, and light manufacturing.
- Positioned next to established and leading innovation, research, and technology companies, many specializing in bioscience and related manufacturing.
- Convenient to major retailers such as Academy Sports + Outdoors, national and regional restaurants, banks, and medical services.
- Central to the entire Bryan-College Station region, Texas A&M University, Post Oak Mall, Baylor Scott & White, and St. Joseph healthcare.
- Anchored by the Cities of Bryan and College Station and home to Texas A&M University, the Brazos Valley is a 21st century region providing access to a highly-educated workforce, a low cost business environment, and a wonderful quality of life. It makes this location one of the best places to launch, grow and locate your business.



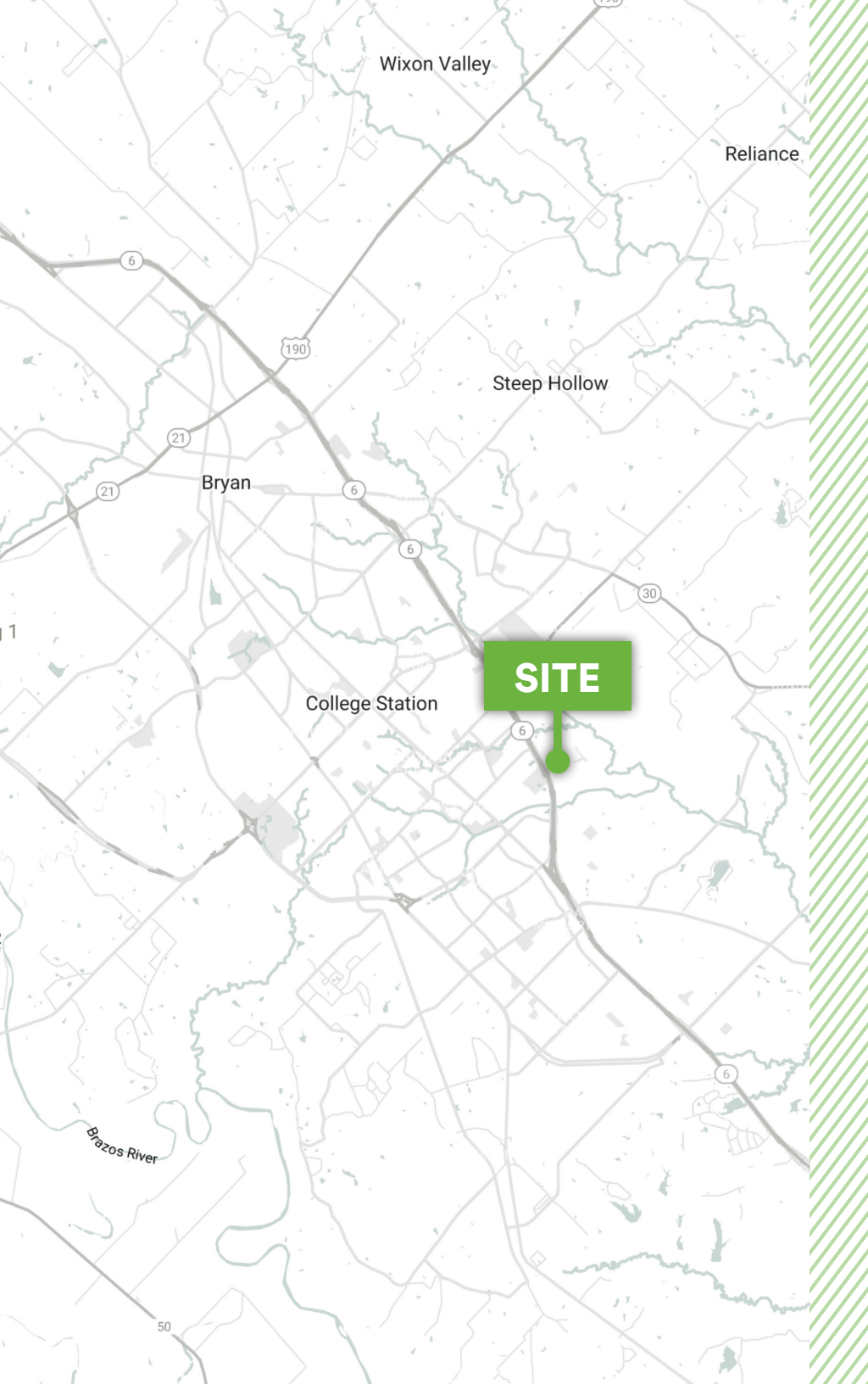
SALES PRICE

**Contact
Broker**



LAND SIZE

5.706 AC
Divisible

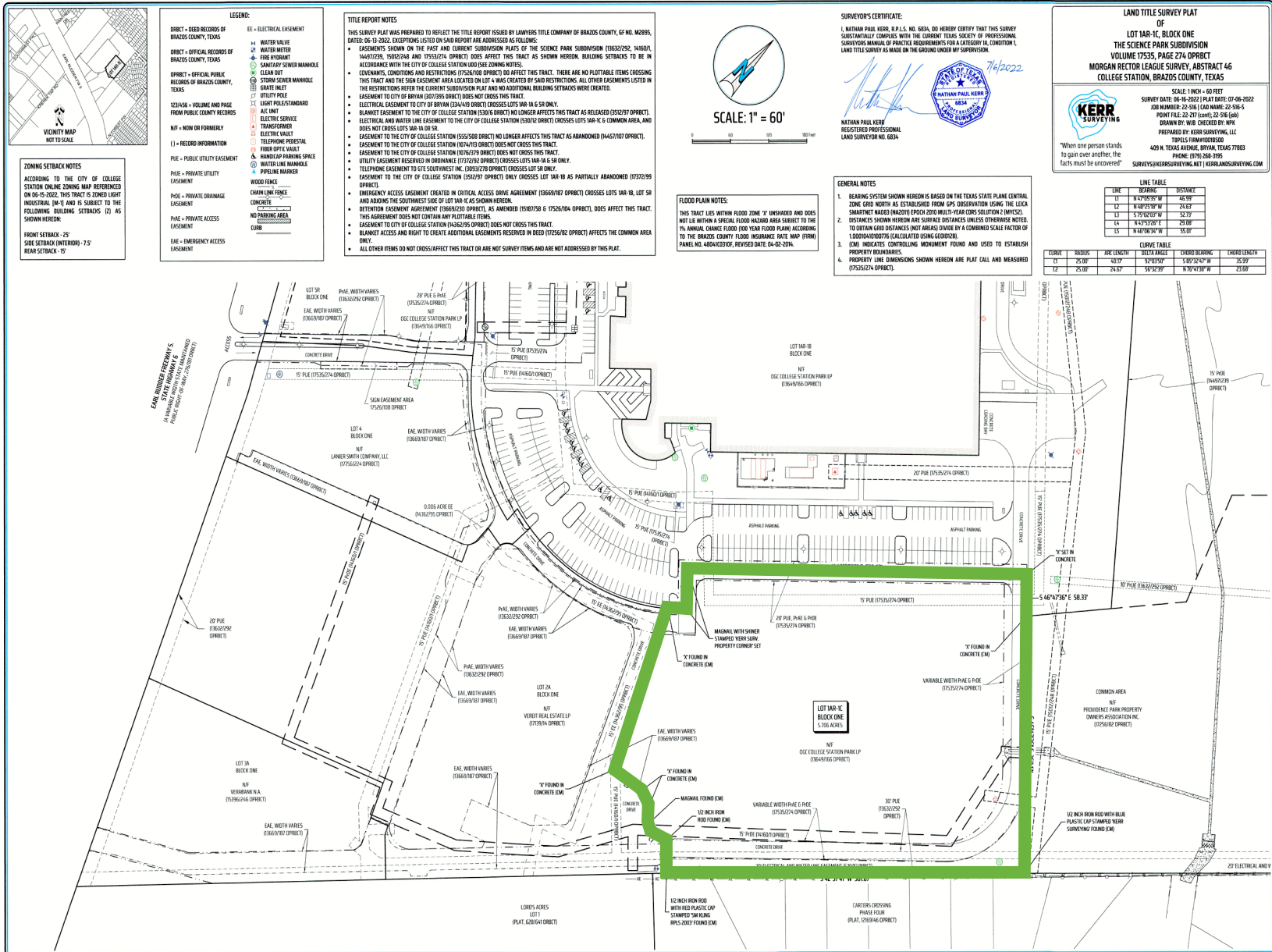


PROPERTY INFORMATION

Size	5.706 AC
Legal Description	THE SCIENCE PARK, BLOCK 1, LOT 1 AR 1 C, ACRES 5.706
ID Number	441934
Access	Shared ingress/egress along State Highway 6 and cross access within Providence Park
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 SURVEY



ZONING/RESTRICTIONS

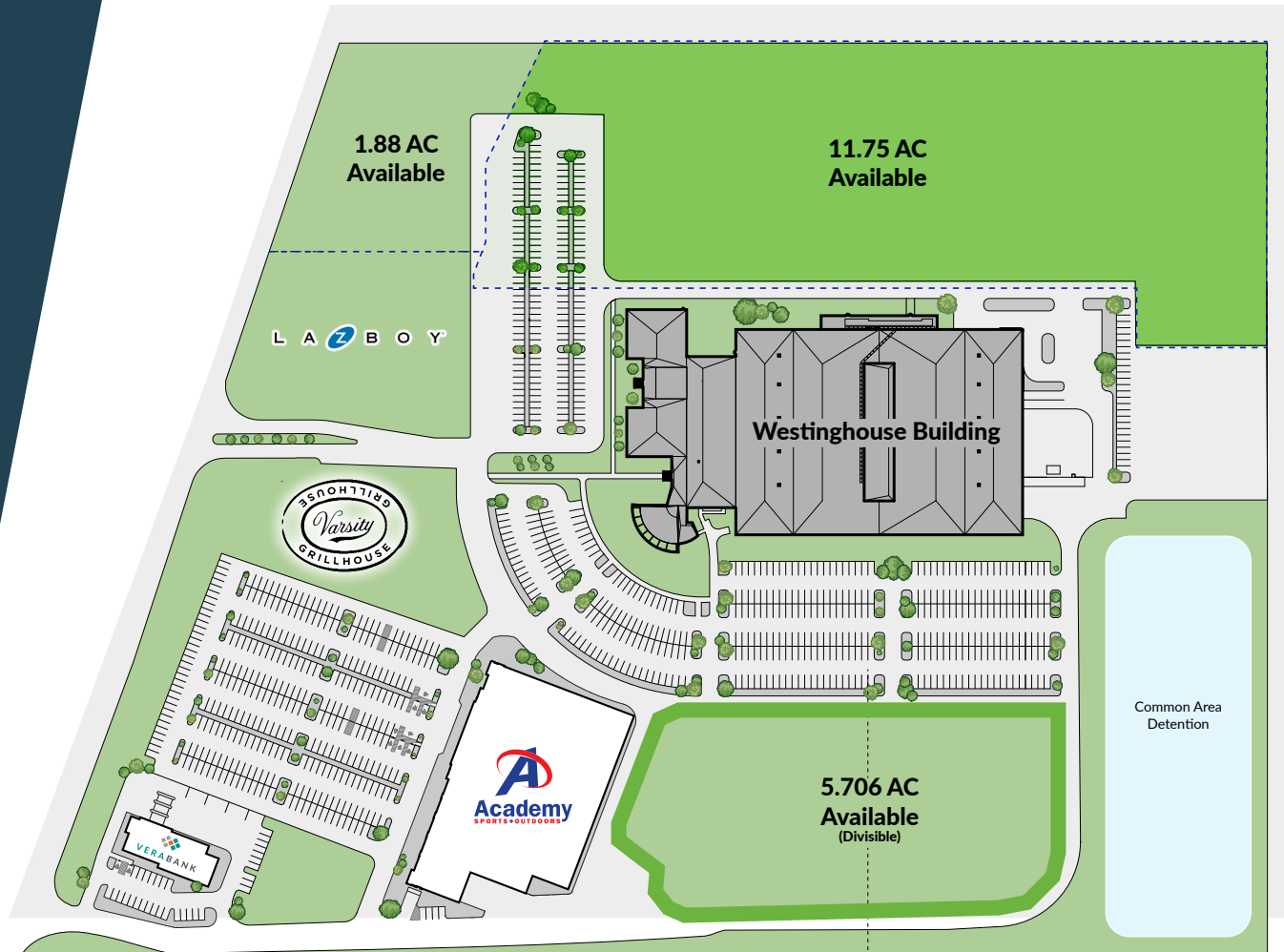
- Zoned for light industrial use. Out parcels facing Highway 6 are subject to some use restrictions and some architectural requirements.
- Expedited planning and review available from the City of College Station

ON-SITE REGIONAL DETENTION

- Available to site and development.
Capable of supporting large customers cost effectively.

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.



THE BRAZOS VALLEY



THE BRAZOS VALLEY is a high growth area at the center of the Texas Triangle. By 2050 approximately 35 million people, or 70% of the population of Texas, will live in the metropolitan areas that compose the Texas Triangle, a globally competitive megaregion. The demographic information presented below is for the College Station - Bryan MSA.

The Brazos Valley's location gives companies significant advantages. Unique connectivity to four of the largest metros in the U.S. will place your business in the center of the vast majority of the state's 29 million residents. By 2050, more than 35 million people are projected to live in the Texas Triangle mega-region of Dallas-Fort Worth, San Antonio and Houston, which also includes Austin. Access to the Port of Houston's global distribution network, rail-served sites and one of the fastest internet highways in the nation with up to 1 gigabit per second download speed make it easy to reach the state, the nation and the world.

#1

Best Small Places for Business
& Careers in Texas
(Forbes)

12

Lower Cost of Living
than the National Average
(BrazosValleyEDC)

#1

Fastest Job Growth Rate in
Texas in Mid-Sized Metro
Areas
(Business Facilities)



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



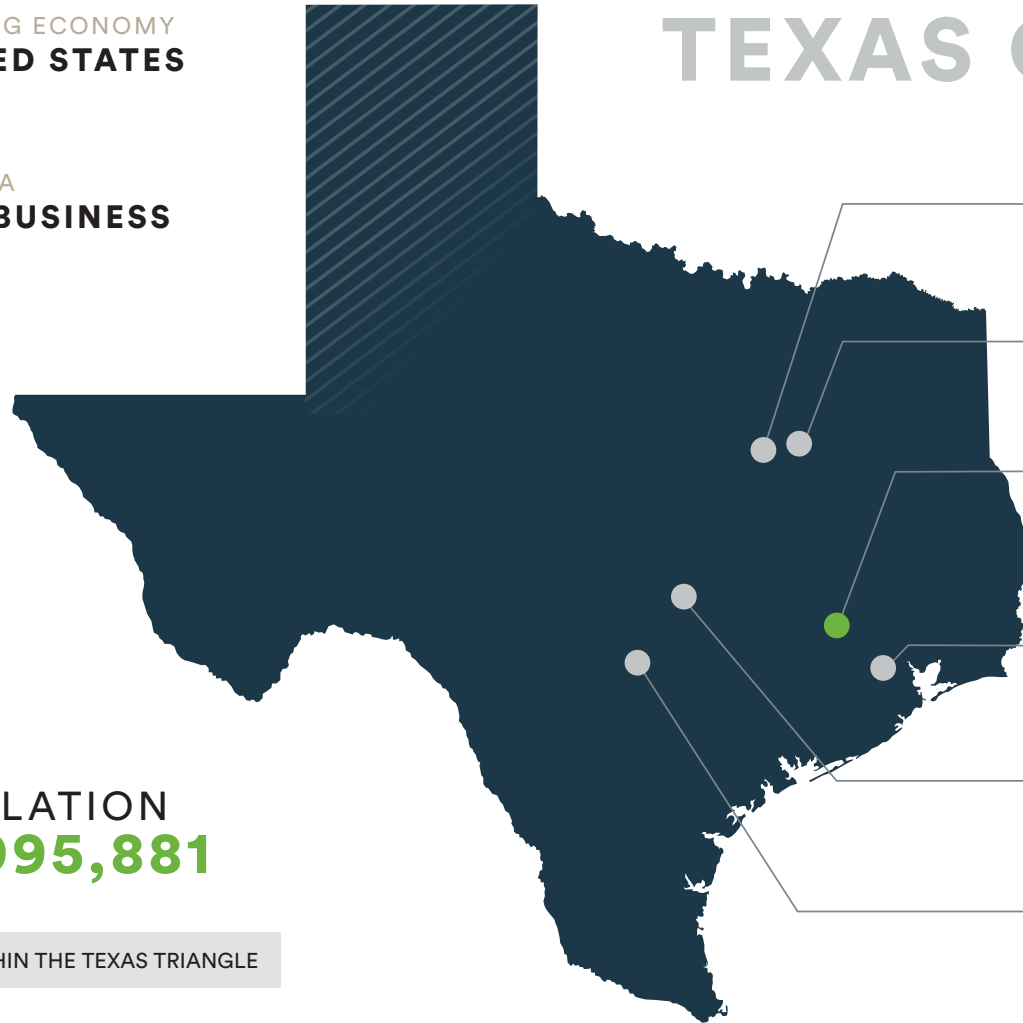
POPULATION
28,995,881

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

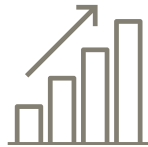
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**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

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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O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
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O: 254.255.1111



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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.