



Oldham
Goodwin

MIXED-USE PAD SITES | FOR SALE

BRYAN TOWNE CENTER

3001 Wildflower Drive | Bryan, Texas 77802



1.69 AC

1.64 AC

.64 AC

PROPERTY HIGHLIGHTS

- Mixed-use regional shopping center anchored by Target, Pet Supplies Plus, Cracker Barrel, upscale hospitality, medical facilities, health & wellness, restaurants, and national retailers
- Visible and accessible to State Highway 6, the most important regional mobility and transportation corridor in the Brazos Valley
- Outparcels available with all utilities, off-site detention, entitlements, and cross-access parking
- Located at Briarcrest Drive, central to Texas A&M University and all households throughout Bryan/College Station MSA
- Multiple points of access from State Highway 6 feeder and Briarcrest Drive with a combined 142,000 VPD
- Situated in high growth corridor near expanding residential communities and newer public schools.



SALES PRICE

0.64 AC
\$500,000

1.64 AC
\$525,000

1.69 AC
\$1,100,000

6

Boonville Road

CHASE

JACK in the box

Kroger

Freddy's STEAKBURGERS

LOS CUCOS MEXICAN CAFE

DUTCH BROS

TACO BELL

COTTON PATCH CAFE

PREMIERE CINEMAS

SUBWAY

Imperial Chinese Sushi

Great Clips IT'S GONNA BE GREAT

HOOTERS

BWP PREMIER BEST WESTERN.

TWIN PEAKS EATS • DRINKS • SCENIC VIEWS

Widgsons

IHOP RESTAURANT

BaylorScott&White HEALTH

tru

by HILTON

2

Drew's CAR WASH

DOLLAR GENERAL

goodwill

ALLEN ACADEMY

EXXON

MIRAMONT

SITE

TOYOTA

WOODSPRING SUITES AN EXTENDED STAY HOTEL

McDonald's I'm lovin' it

Stripes

VW

Mazda

DISCOUNT TIRE

jiffylube

H-E-B

SNAP FITNESS 24-7

stripes

VERABANK GENUINE BANKING

US ARMY ELITE

Briarcrest Dr: ~63,000 VPD

Highway 6: ~79,000 VPD

Widgsons

ALDI

DQ

TACO BELL

SONIC America's Drive-In.

Canes CHICKEN FINGERLS

Chick-fil-A

PANDA EXPRESS CHINA EXPRESS

TARGET.

GRACE BARBER CHILDREN'S

RACK ROOM SHOES

SHIPLEY DO-NUTS

Jersey Mike's SUBS

JUMPING WORLD TRAMPOLINE PARK

AQUA-TOTS SWIM SCHOOLS

PET SUPPLIES PLUS

TRUFIT

popshelf

Recovery CRYO

DOLLAR TREE

maurices

Lucky Nails



BRYAN
MODERN DENTISTRY



TARGET



Recovery
CRYO
maurices



PET SUPPLIES PLUS



TRU-FIT

popshelf

Pad Site

CapRock
24 HOUR
EMERGENCY

Wildflower Drive



HYATT
house

AQUA-TOTS
SWIM SCHOOLS



Smarty Sprouts

Pad Site

Pad Site

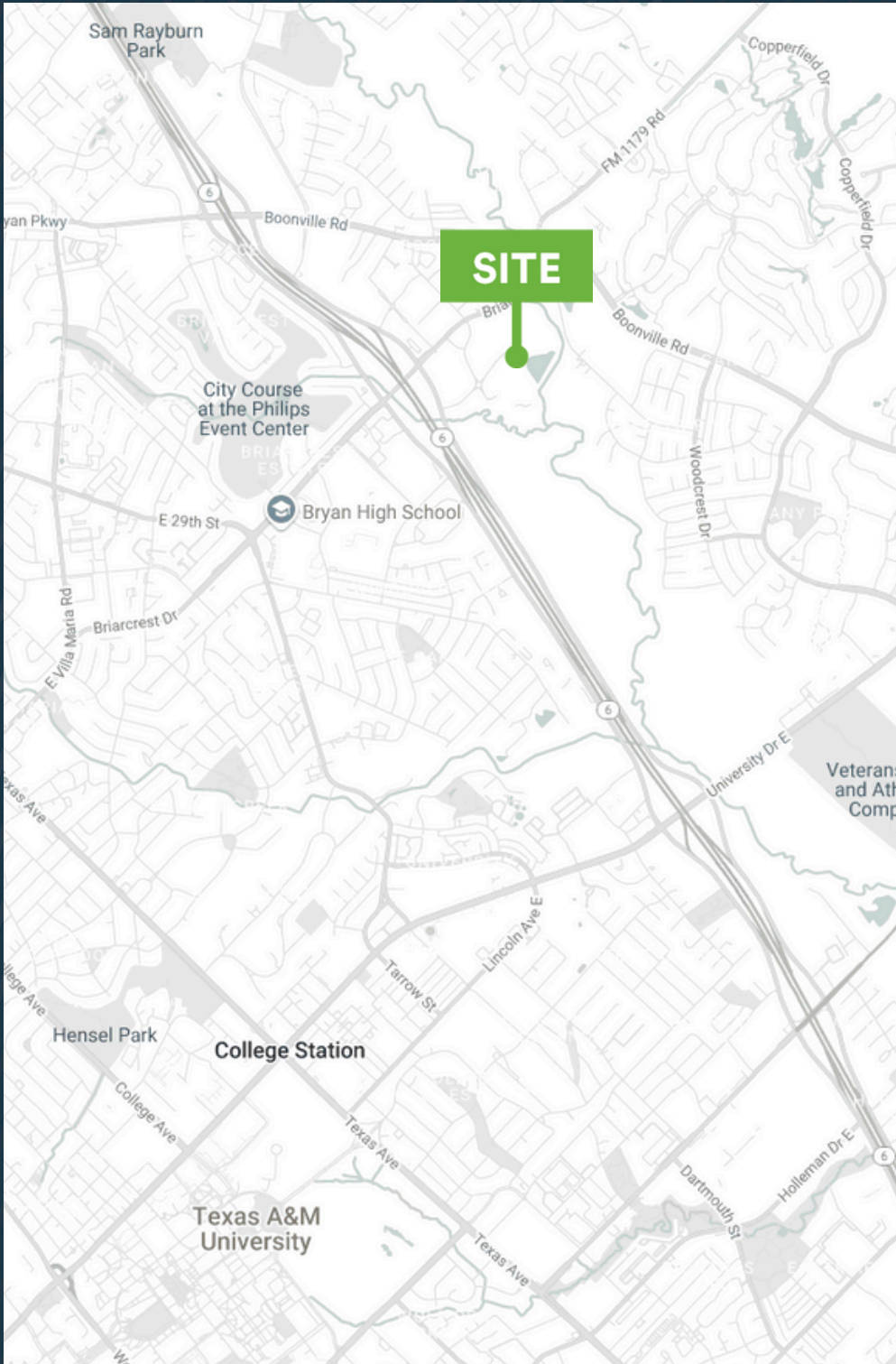
DISCOUNT
TIRE



North Earl Rudder Freeway

Briarcrest Drive





PROPERTY INFORMATION

Size	Lot 1RB - 0.63 Acres
	Lot 2D - 1.64 Acres
	Lot 2RB - 1.69 Acres
Legal Description	Bryan Towne Center, Brazos County
ID Number	Brazos CAD 418589, Brazos CAD 306414, Brazos CAD 446253
Access	Multiple points of access from SH-6 and Briarcrest Drive. Lot 1RB already has existing driveway constructed.
Frontage	North Earl Rudder Freeway (Highway 6) Towne Center Way, and Wildflower Drive
Zoning	PDD, Planned Development District
Utilities	Full Utilities Available
Flood Plain	None
Traffic Counts	North Earl Rudder Freeway (Highway 6): 79,000 VPD Briarcrest Drive: 63,000 VPD



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

5K

HOUSEHOLD
INCOME

\$81K

CONSUMER
SPENDING

\$65.3M

3 MILE

ESTIMATED
POPULATION

63K

HOUSEHOLD
INCOME

\$72K

CONSUMER
SPENDING

\$687.7M

5 MILE

ESTIMATED
POPULATION

156K

HOUSEHOLD
INCOME

\$60K

CONSUMER
SPENDING

\$1.41B



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



BEST STATE
FOR BUSINESS

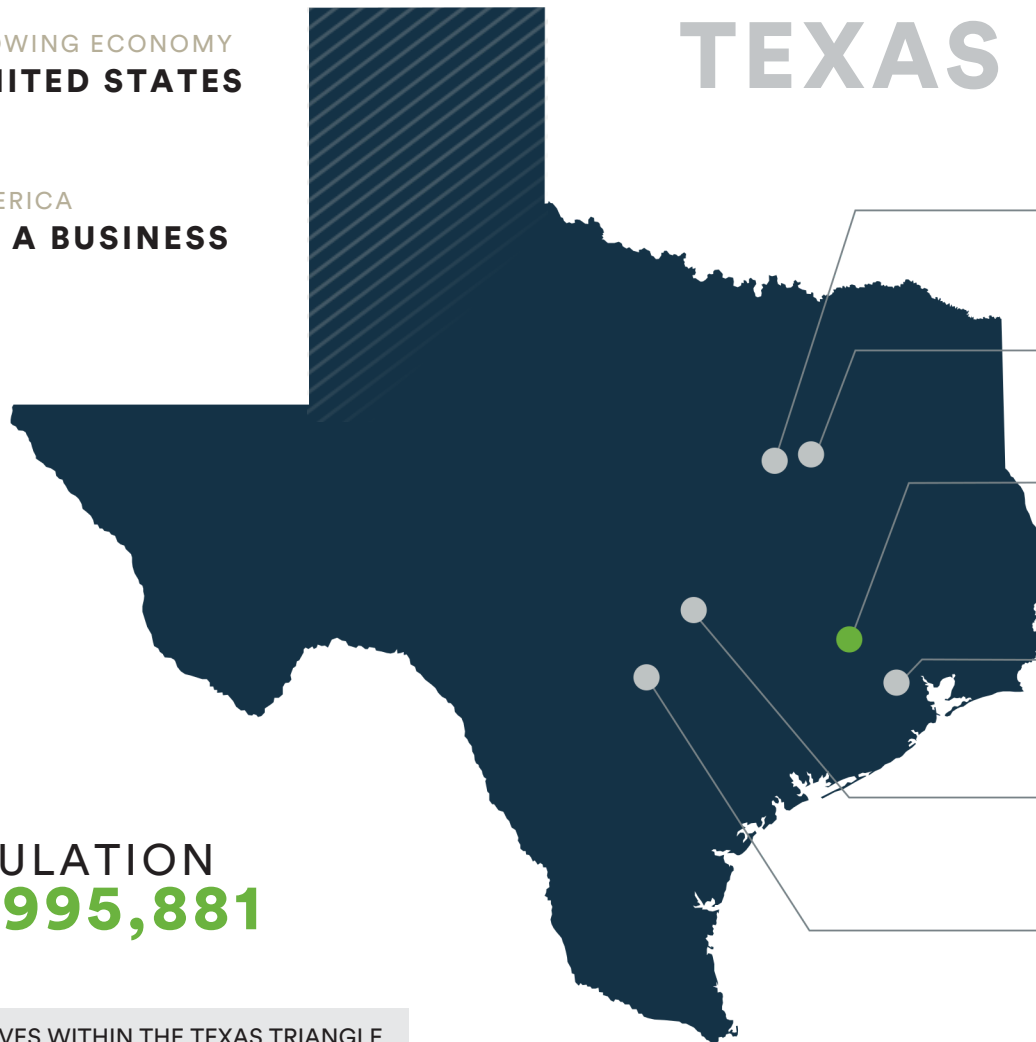


TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

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

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:



Jeremy Richmond | CCIM
Managing Director | Land Sales
D: 979.977.6096 C: 979.777.8176
Jeremy.Richmond@OldhamGoodwin.com



Freddy Alonso
Associate | Retail Services
O: 979.268.2000 C: 956.854.5631
Freddy.Alonso@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

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

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