

# FOR SALE OR LEASE

150 Venture Drive, College Station, TX 77845



**22,728 SF OFFICE BUILDING ON 4.5 AC**

OLDHAMGOODWIN.COM | 979.268.2000



## INVESTMENT OVERVIEW

**OLDHAM GOODWIN** is pleased to present 150 Venture Drive in College Station, TX for your consideration. 150 Venture is a campus style, 22,728 SF office building, situated on an oversized lot in the College Station Business Park. The property is in the heart of College Station's rapid southerly growth path, near highly desirable neighborhoods, schools, dining and entertainment. Its locational attributes, and convenient access to State Highway 6, make it an excellent choice for a regional or corporate office in South College Station. The building itself offers a flexible layout and is being offered for sale at a major discount to its replacement cost.

### RENTAL RATE

\$18.00/SF/YR - NNN

### SALES PRICE

\$4,000,000

### PRICE PER SF

\$175.99/SF

### BUILDING SIZE

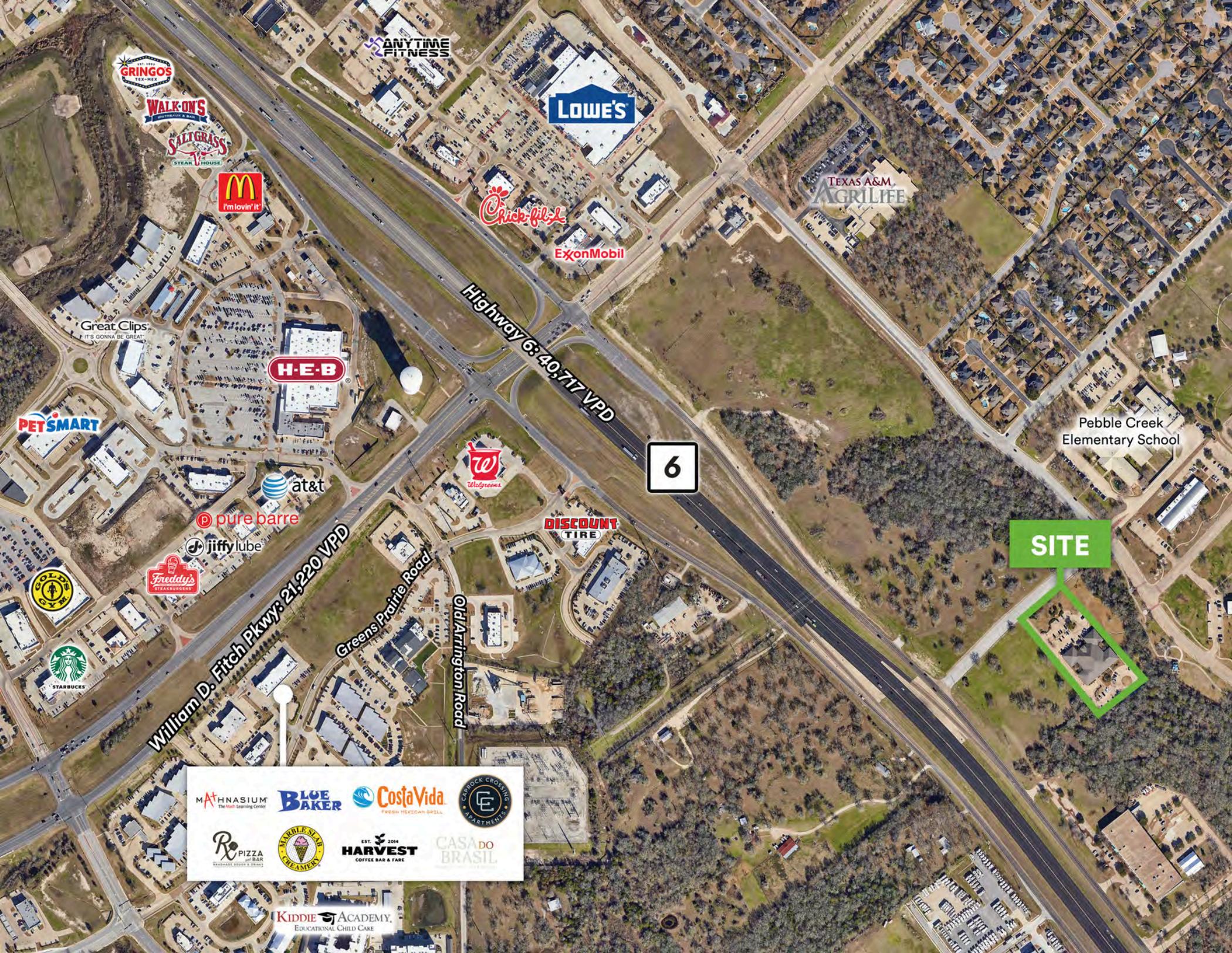
22,728 SF

### LAND SIZE

4.5 AC







GRINGOS  
TEX-MEX

WALK-ONS  
SPORTSWEAR & BAGS

SALTGRASS  
STEAK HOUSE

McDonald's  
I'm lovin' it

ANYTIME  
FITNESS

Lowe's

Chick-fil-A

ExxonMobil

TEXAS A&M  
AGRI LIFE

Great Clips  
IT'S GONNA BE GREAT

H-E-B

Highway 6: 40,717 VPD

6

Pebble Creek  
Elementary School

PET SMART

at&t

Walgreens

DISCOUNT  
TIRE

pure barre

jiffy lube

Freddy's  
RESTAURANT

GOLD'S  
GYM

STARBUCKS

William D. Fitch Pkwy: 21,220 VPD

Greens Prairie Road

Old/Arrington Road

SITE

MATHNASIUM  
The Math Learning Center

BLUE BAKER

Costa Vida  
FRESH MEXICAN GRILL

CARROCK CROSSING  
APARTMENTS

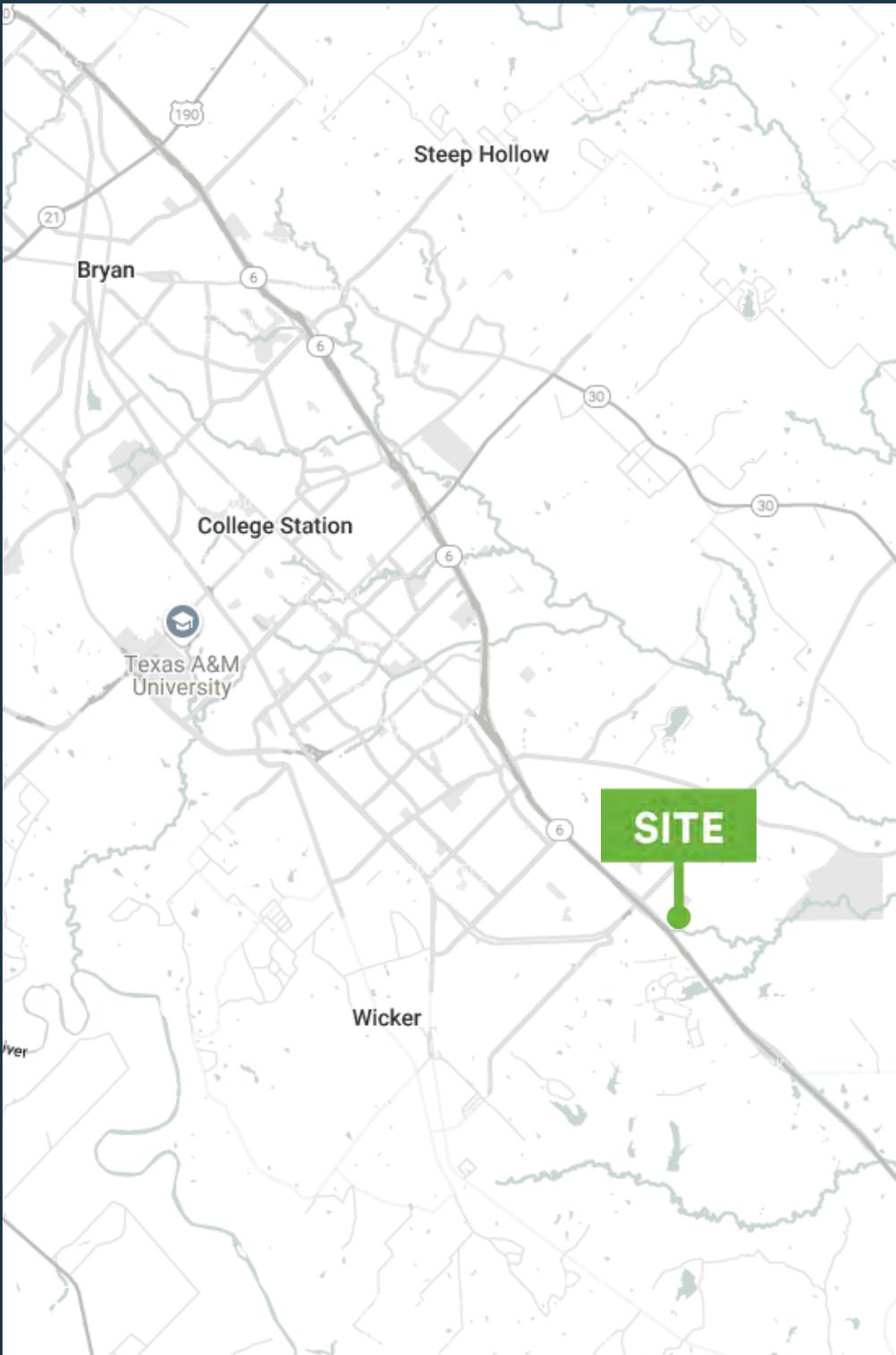
RO PIZZA  
MARIACHI FOOD & DRINK

MAKABLE STATE  
ICE CREAMERY

EST. 2014  
HARVEST  
COFFEE BAR & FARE

CASA DO  
BRASIL

KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE



## BUILDING SPECIFICATIONS

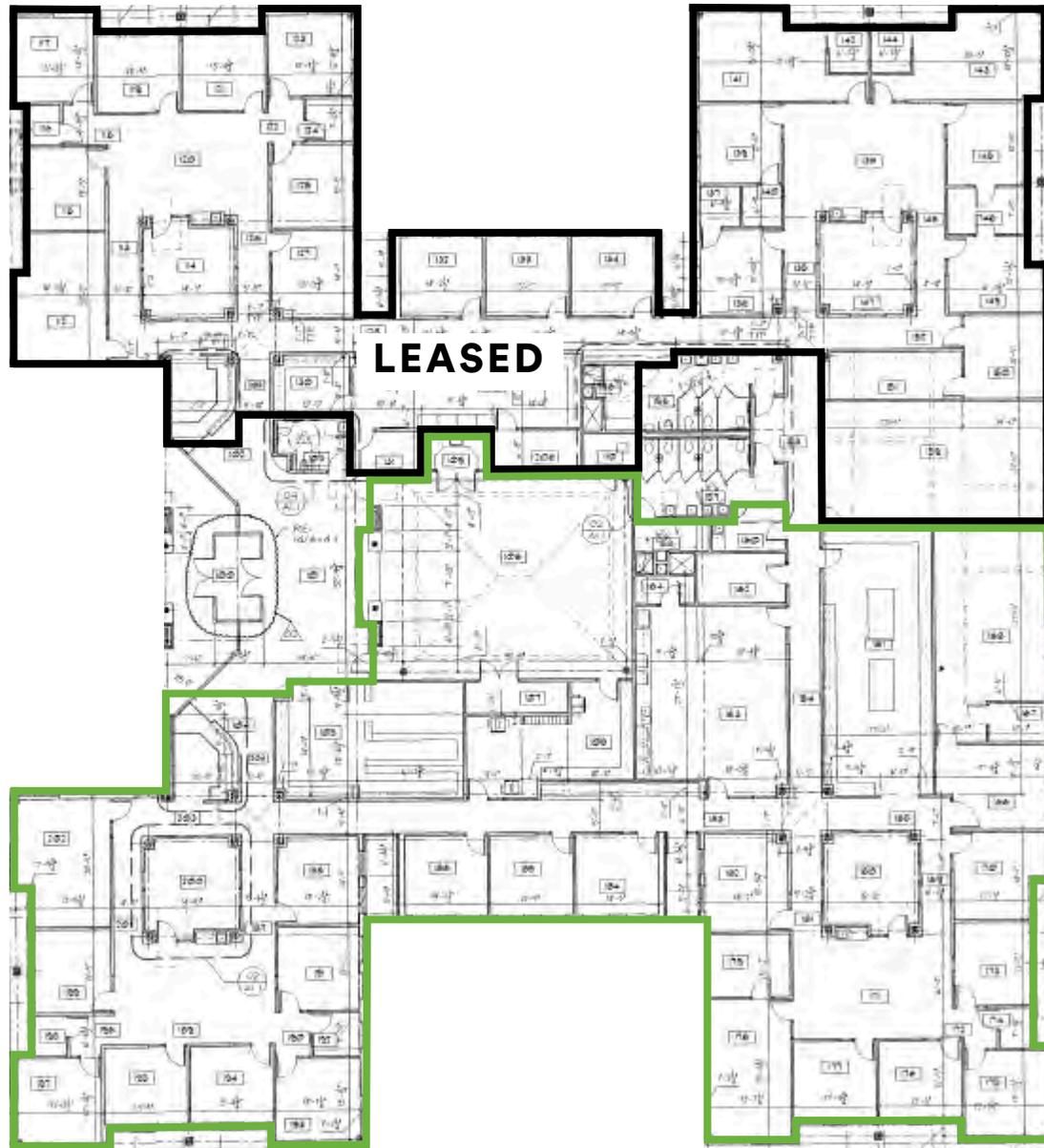
Building Area:	22,728 SF
Year Built:	2000
Foundation:	Reinforced Concrete Slab
Exterior Walls:	Stone and Brick Veneer
Roof Cover:	Composition
Utilities:	College Station Utilities
Parking:	95 spaces

## SITE SPECIFICATIONS

Size:	4.5 Acres
Legal Description:	The Business Center at College Station, Phase 1, Block 3, Lot 1A, Acres 4.5
Access:	Access via one (1) curb cut on Venture Drive
Zoning:	C-E - Commercial
Frontage:	~345' along Venture Drive



# FLOOR PLAN



**AVAILABLE**  
**12,413 SF**





# DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

5K

HOUSEHOLD  
INCOME

\$176K

CONSUMER  
SPENDING

\$82B

3 MILE

ESTIMATED  
POPULATION

32K

HOUSEHOLD  
INCOME

\$132K

CONSUMER  
SPENDING

\$451B

5 MILE

ESTIMATED  
POPULATION

66K

HOUSEHOLD  
INCOME

\$105K

CONSUMER  
SPENDING

\$842B



# TEXAS OVERVIEW

**2<sup>ND</sup>** 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



## 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

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**



**BEST STATE**  
FOR BUSINESS



**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over \$3.1 Billion annually. A&M's 79,000 students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.



BRAZOS VALLEY  
**POPULATION**  
**412,681**

**#1** BEST SMALL TOWNS FOR BUSINESS AND CAREERS IN TEXAS

**#1** FASTEST JOB GROWTH RATE IN TEXAS IN MID-SIZED METRO AREAS



**HOME TO TEXAS A&M UNIVERSITY**  
**LARGEST UNIVERSITY IN THE COUNTRY**  
FALL 2024 ENROLLMENT - 79,000  
TIER 1 RESEARCH INSTITUTION

**12%** LOWER COST OF LIVING THAN THE NATIONAL AVERAGE

**4.1%** UNEMPLOYMENT RATE



# 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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
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