SAGO

HOLLEMAN CROSSING

3004 HOLLEMAN DRIVE SOUTH
COLLEGE STATION, TX 77845

PREPARED BY:

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HOLLEMAN CROSSING
RETAIL PROPERTY FOR SALE
+/- 11,953 SF

PROPERTY DETAILS & HIGHLIGHTS

OFFERING SUMMARY

- **SALE PRICE:** $3,500,000
- **BUILDING SIZE:** +/- 11,953 SF

PROPERTY HIGHLIGHTS

- Prime retail space at a high-traffic intersection
- Central to multiple student housing complexes
- Potential for value-add opportunity
- Traffic count: 45,232 VPD
- Occupancy: 50%

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EXTERIOR PHOTOS

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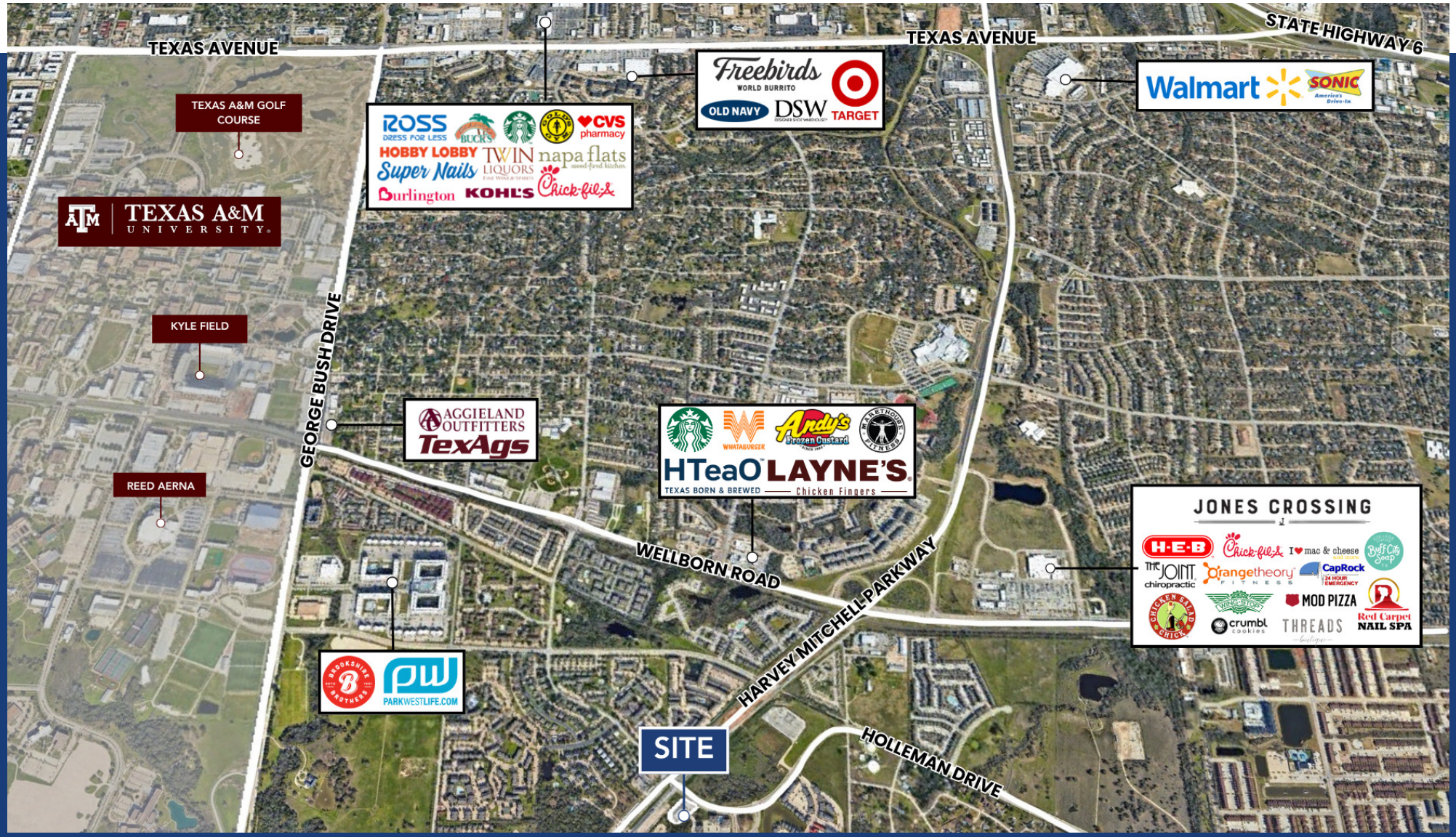
LOCATION MAP



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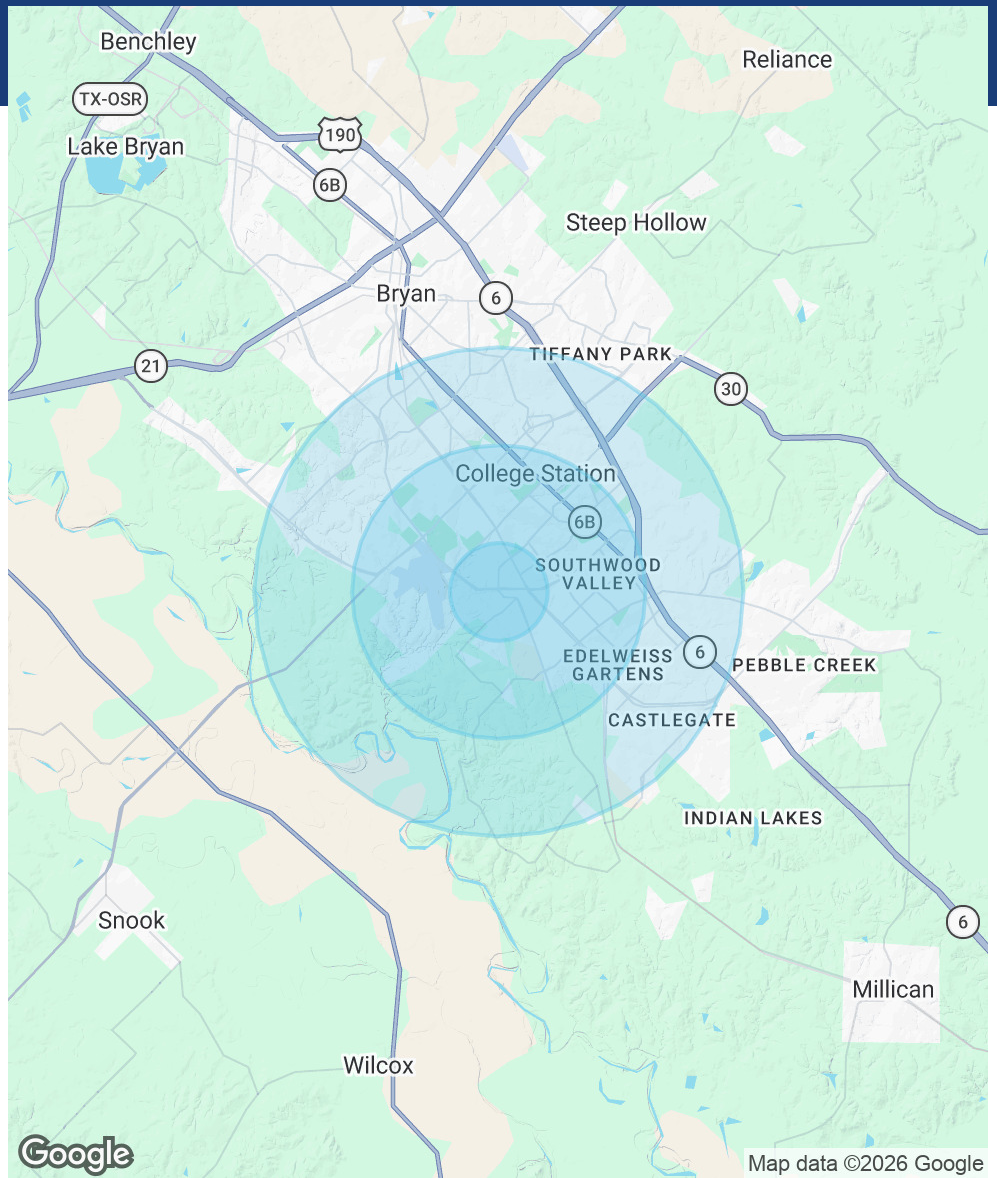
MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,521	88,063	154,738
AVERAGE AGE	24	27	30
AVERAGE AGE (MALE)	24	27	30
AVERAGE AGE (FEMALE)	24	27	31
HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
TOTAL HOUSEHOLDS	6,514	30,607	57,583
# OF PERSONS PER HH	2.7	2.9	2.7
AVERAGE HH INCOME	$37,021	$52,891	$71,612
AVERAGE HOUSE VALUE	$385,912	$352,468	$350,590

Demographics data derived from AlphaMap



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BROKERAGES SERVICES

SAGO BROKERAGE SERVICES

Sago Commercial Real Estate brokers are connectors. We commit ourselves to not only understanding the markets in which we work, but knowing the people who make them work. Our commitment to community leadership and involvement sets us apart. Our knowledge of local real estate market trends and recent transaction data makes Sago Commercial Real Estate the clear choice for your Commercial Real Estate Brokerage needs.

Our team is focused on providing the absolute highest level of service to owners and users of Land, Retail, Office, and Industrial properties. Whether we are reducing the cost of occupancy for a tenant or maximizing return for a landlord, our focus is always on client relationships to ensure they last beyond one transaction.

Sago Commercial Real Estate's clients benefit from our constant education program. Our brokers are involved in continuing education programs that far exceed the average Commercial Broker or the industry mandated coursework. All of our brokers are candidates or designees of the prestigious Certified Commercial Investment Member (CCIM) program and are involved in the International Council of Shopping Centers (ICSC) and National Association of Industrial and Office Parks (NAIOP). We believe that our commitment to constantly improving ourselves has a direct effect on our Client's bottom line and overall satisfaction.

> *"SAGO's communication skills were what I appreciated the most about them. They always got back to me in a timely manner and communicated everything I asked and more!"*

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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 o!er to or counter-o!er 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 sub agent 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 by law to do so.

AS SUB AGENT: A license holder acts as a sub agent when aiding a buyer in a transaction without an agreement to represent the buyer. A sub agent 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 responsibilties 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.

Sago Commercial Real Estate	9015812	info@sagocre.com	979.260.5000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	E-Mail Address	Phone Number
Barry Moore, CCIM, SIOR	624142	bmoore@sagocre.com	979.260.5000
Designated Broker of Firm	License No.	E-Mail Address	Phone Number
Luke Patin	821639	lpatin@sagocre.com	979.260.5000
Licensed Supervisor of Sales Agent/Associate	License No.	E-Mail Address	Phone Number
Sales Agent/Associate's Name	License No.	E-Mail Address	Phone Number

Texas Law requires all real estate license holders to give this information about brokerage services to prospective buyers, tenants, sellers and landlords.

Regulated by the Texas Real Estate Commission
Information Available at www.trec.texas.gov
IABS 1-0 Date

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CONTACT

Whether you're buying. selling, or need a trusted partner to manage your commercial property or portfolio, we're here to help – and would be honored to earn your business.

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