



University Terrace



Redmond Row

UNIVERSITY TERRACE AND REDMOND ROW

- **University Terrace Apartments** – 52 Units
1700 George Bush Drive College Station, TX 77840
- **Redmond Row** – 16 townhomes (16 units, 64 beds)
304 Redmond Drive, College Station, TX 77840



OFFERING PROCEDURES

Prospective investors expected to make an offer are invited to submit:

- Letter of Intent
- Resume and/or Business Letter indicating recent or current assets owned or purchased
- Transaction References
- Banking References
- Source of Equity for Acquisition

INTEREST OFFERED

One hundred percent fee simple interest in University Terrace and Redmond Row located in College Station, TX.

TERMS

University Terrace and Redmond Row is being sold on an all-cash basis.

PROPERTY TOUR

Prospective investors are encouraged to visit the subject property. Please DO NOT contact the on-site management or staff without prior approval. All property showings are by appointment only. Please contact Chase or Taylor for more details.

SALES CONDITIONS

Interested prospective investors should be aware that the owner of the property is selling the property as-is, where-is condition with all faults, if any, and without representations or warranties of any kind of nature, expressed or implied, written or oral.

OFFER DUE DATE

The call for offers is to be determined.

COMMUNICATIONS

All communications, inquiries and requests, including property tours, should be addressed to the listing agents.



EXECUTIVE ADVISORS

CHASE TUCKER, CCIM

Managing Director
806.470.4988
Chase@texasmt.com

TAYLOR TUCKER, CCIM

Managing Director
806.319.2602
Taylor@texasmt.com

DANIEL CHASTAIN

Advisor
281.755.4763
Daniel@texasmt.com

RICK CANUP, CCIM

Owner/Broker
806.438.8188
RCanup@cbcworldwide.com

LAINÉ TORRES

Executive Administrator
806.642.0724
Laine@cbclubbock.com

TEXAS MULTIFAMILY TEAM

4918 S Loop 289
Lubbock, TX 79414
www.texasmt.com





CONTENTS

Property Analysis	6
Financial Analysis	22
Comparable Rents	26
The Location	32

PROPERTY ANALYSIS





University Terrace

University Terrace Apartment Homes is a 52-unit multifamily community located in midtown College Station, TX – southeast of Texas A&M University.

Built in 1971 and situated on 2.84 acres, the garden-style property is comprised of 4, two-story buildings of masonry construction with brick and hardie plank siding. The two-bedroom floor plans are offered with amenities such as fully equipped kitchens with stainless steel appliances and granite countertops, hardwood floors, and walk-in closets.

Residents enjoy the property's prime location along George Bush Drive, with convenient access to major College Station thoroughfares and just steps from the Texas A&M University campus, shopping dining and nearby parks.

PROPERTY DETAILS

OFFERING

Sale Price	TBD by Market
Property Address	1700 George Bush Dr College Station, TX 77840
Number of Units	52
Number of Floors	2
Rentable SF	57,156
# of Buildings	4
Year Built	1971
Parking	Reserved Covered Parking Included

FEES & DEPOSITS

Application Fee	\$45
Administrative Fee	N/A
Security Deposit	\$300
Pet Deposit	\$500
Late Fee	\$50

TAX INFORMATION

Parcel #	38869
Tax Rate / \$100	Brazos County: 0.419700 College Station ISD: 0.975300 City of College Station: 0.511872
Foundation	Slab
Construction Materials	Hardie Board, Brick
Roof	Composition

PERSONNEL

Management Company	Self-Managed
Property Manager	Self-Managed
Maintenance Tech	1

MECHANICAL

HVAC	Individual
Electricity	Individual
Hot Water	Individual
Electrical Wiring	Copper

UTILITIES

Electric	Tenant
Water / Sewer	Landlord
Trash	Tenant
Cable / Internet	Tenant

LAUNDRY

On-Site Facility	Yes
Coin or Card	Coin
In Unit W/D Hookup	No

SCHOOL

School District	College Station Independent School District
Elementary	South Knoll Elementary School
Middle School	A&M Consolidated Middle School



Redmond Row

Redmond Row is a 16-unit multifamily community located in the Redmond Terrace neighborhood of College Station, TX – steps from Texas A&M University.

Built in 2016 and situated on 3.54 acres, the townhomes are comprised of 16, two-story buildings of hardie plank siding. The four-bedroom floor plans are offered with amenities such as fully equipped kitchens with stainless steel appliances, washers and dryers (select units), and private patios/balconies.

Residents enjoy the property's prime location in the Southside/Redmond-Terrace neighborhood — just a few minutes' drive or bike ride from the Texas A&M University campus, with convenient access to major roads and local shopping, dining, and neighborhood amenities.

PROPERTY DETAILS

OFFERING

Sale Price	TBD by Market
Property Address	304 Redmond Dr College Station, TX 77840
Number of Units	16
Number of Beds	64
Number of Floors	2
Rentable SF	28,206
# of Buildings	16
Year Built	2016
Parking	–

FEES & DEPOSITS

Application Fee	\$45
Administrative Fee	N/A
Security Deposit	1 Month Rent
Month to Month Fee	N/A
Pet Deposit	\$500
Late Fee	\$50

TAX INFORMATION

Parcel #	38854
Tax Rate / \$100	Brazos County: 0.419700 College Station ISD: 0.975300 City of College Station: 0.511872
Foundation	Slab
Construction Materials	Hardie Board, Brick
Roof	Composition

PERSONNEL

Management Company	Self-Managed
Property Manager	Self-Managed
Maintenance Tech	1

MECHANICAL

HVAC	Individual
Electricity	Individual
Hot Water	Individual
Electrical Wiring	Copper

UTILITIES

Electric	Tenant
Water / Sewer	Tenant
Trash	Tenant
Cable / Internet	Tenant

LAUNDRY

On-Site Facility	Yes
Coin or Card	N/A
In Unit W/D Hookup	Yes

SCHOOL

School District	College Station Independent School District
Elementary	South Knoll Elementary School
Middle School	A&M Consolidated Middle School
High School	A&M Consolidated High School

University Terrace

52 UNITS | STUDENT HOUSING | ADJACENT TO TEXAS A&M UNIVERSITY



Investment Highlights

ADJACENT TO TEXAS A&M UNIVERSITY

University Terrace is a 52-unit student housing community located immediately adjacent to Texas A&M University, one of the largest and fastest-growing universities in the country. The property's proximity to campus positions it as a highly desirable housing option for students seeking walkable access to classes, athletics, and campus amenities.

100% OCCUPIED THROUGH SPRING 2027

The property is fully leased through Spring 2027, providing immediate income stability and eliminating near-term lease-up risk. This long-term occupancy underscores the property's strong demand profile and exceptional tenant retention.

MASSIVE RENT UPSIDE – RENTS FAR BELOW MARKET

Current rents are significantly below comparable market rates, particularly given the property's location adjacent to campus. There is substantial room to increase rents through both operational improvements and interior upgrades, creating immediate and long-term value.

STRONG REPUTATION & CONSISTENT OCCUPANCY

University Terrace has an excellent reputation among students and consistently maintains full occupancy. The property benefits from strong word-of-mouth, repeat leasing cycles, and dependable demand year after year.

PRIME LOCATION NEAR RETAIL & DINING

In addition to its campus adjacency, the property is located near a major retail corridor with abundant shopping, restaurants, and entertainment options, further enhancing tenant demand and rent growth potential.

SELF-MANAGED – IDEAL FOR PROFESSIONAL MANAGEMENT TAKEOVER

The property is currently self-managed, presenting a clear opportunity for a new owner to implement professional third-party management. This transition would drive operational efficiencies, improved expense controls, and enhanced tenant experience.

Value Creation Strategies

FURNISH ADDITIONAL UNITS TO DRIVE PREMIUM RENTS

Select furnished units at the property are achieving rent premiums of nearly \$500 per unit over unfurnished units. Expanding the furnished unit program represents one of the most compelling and immediate value-add opportunities, with minimal capital investment relative to the rent upside.

RENOVATE INTERIORS & INCREASE RENTS

Rents are materially below market for the location. A strategic interior renovation program—updating flooring, fixtures, finishes, and appliances—would support significant rent increases while aligning the property with competing student housing assets.

IMPLEMENT PROFESSIONAL PROPERTY MANAGEMENT

Bringing in a professional student-housing-focused management company would improve leasing efficiency, optimize operating expenses, and implement proven revenue-enhancement strategies tailored to the student demographic.

INTRODUCE A TECHNOLOGY & CONNECTIVITY PACKAGE

Given the student tenant base, implementing a technology package (high-speed internet, bulk WiFi, smart locks, or bundled cable/internet) would allow ownership to charge additional monthly fees while improving tenant satisfaction and competitiveness.

ENHANCE AMENITIES TO SUPPORT RENT GROWTH

There is an opportunity to add or upgrade amenity offerings such as a grilling area, outdoor seating, pickleball court, or enhanced poolside common areas. These improvements would increase the property's appeal and justify higher rents in a competitive student housing market.

OPTIMIZE OPERATIONS & EXPENSES

Professional management and scale efficiencies can streamline payroll, maintenance, and vendor contracts, improving NOI without sacrificing service quality.

Redmond Row

64 BEDS (16 UNITS) | STUDENT HOUSING COMMUNITY | EXPANSION OPPORTUNITY



Investment Highlights

ADJACENT TO TEXAS A&M UNIVERSITY & STUDENT DEMAND DRIVERS

Redmond Row's proximity to Texas A&M University drives consistent student demand and supports strong, predictable leasing performance. The property's proximity to campus positions it as a highly desirable housing option for students seeking walkable access to classes, athletics, and campus amenities.

PRIME LOCATION NEAR CAMPUS & RETAIL

In addition to its campus adjacency, the property is located near a major retail corridor with abundant shopping, restaurants, and entertainment options, further enhancing tenant demand and rent growth potential. The property also benefits from close proximity to retail and dining options popular with students.

MASSIVE RENT UPSIDE – RENTS FAR BELOW MARKET

Current rents are significantly below comparable market rates, particularly given the property's location adjacent to campus. There is substantial room to increase rents through both operational improvements and interior upgrades, creating immediate and long-term value.

SELF-MANAGED – IDEAL FOR PROFESSIONAL MANAGEMENT TAKEOVER

Like University Terrace, Redmond Row is self-managed, positioning it well for a professional management takeover to unlock operational and revenue efficiencies. This transition would drive operational efficiencies, improved expense controls, and enhanced tenant experience.

STRONG OCCUPANCY & IMMEDIATE RENT UPSIDE

Current rents are far below market, providing a clear opportunity for immediate rent increases even without renovations. The property benefits from strong word-of-mouth, repeat leasing cycles, and dependable demand year after year.

EXPANSION POTENTIAL WITH CITY-APPROVED PLANS

The property includes city-approved plans to build an additional seven (7) units, offering future development upside and economies of scale.

Value Creation Strategies

IMMEDIATE RENT INCREASES

Market rents support immediate increases across the rent roll. A new owner can capture upside quickly upon acquisition with minimal capital investment.

ADD OUTDOOR AMENITIES & DOG PARK

There is an opportunity to add a dog park and outdoor seating area behind the buildings near the creek. These enhancements would increase the property's lifestyle appeal and support higher rents.

RENOVATE UNITS TO ACHIEVE FURTHER RENT GROWTH

A light to moderate renovation program would allow for additional rent premiums beyond the initial increases, positioning the asset more competitively within the student housing submarket.

DEVELOP ADDITIONAL UNITS

With city-approved plans already in place for seven additional units, a new owner has the option to expand the property and significantly increase total revenue and asset value.

IMPLEMENT TECHNOLOGY PACKAGE

Introducing a bulk internet/WiFi or technology package tailored to student renters provides an additional income stream while improving tenant experience.

PROFESSIONAL PROPERTY MANAGEMENT TAKEOVER

Transitioning to professional management would improve leasing strategy, expense controls, and long-term asset performance.

University Terrace

52 UNITS | STUDENT HOUSING | ADJACENT TO TEXAS A&M UNIVERSITY

Apartment Amenities

- Air Conditioning / Heating
- Dishwasher
- Disposal
- Ice Maker
- Granite Countertops
- Kitchen Island
- Pantry
- Oven
- Range
- Refrigerator
- Microwave
- Stainless Steel Appliances
- Vinyl Plank Floors
- Walk-In Closets
- Ceiling Fans
- High-Speed Internet Access
- Smoke-Free
- Yard

Community Amenities

- Pool
- Laundry Facilities
- Furnished Units Available
- Grill
- Courtyard
- 24 Hour Access
- Close to Texas A&M University – Walk to Campus



Redmond Row

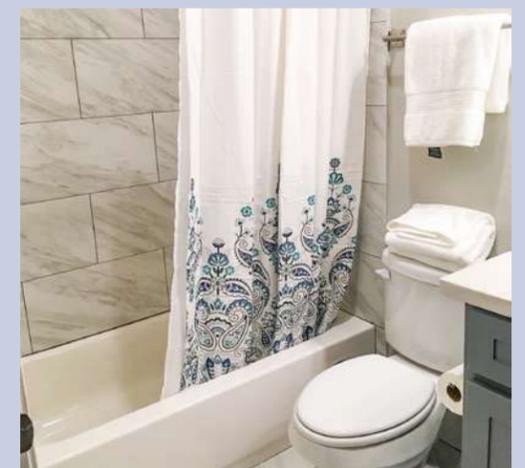
64 BEDS (16 UNITS) | STUDENT HOUSING COMMUNITY | EXPANSION OPPORTUNITY

Apartment Amenities

- Air Conditioning / Heating
- Dishwasher
- Disposal
- Ice Maker
- Granite Countertops
- Kitchen Island
- Pantry
- Oven
- Range
- Refrigerator
- Microwave
- Stainless Steel Appliances
- Vinyl Plank Floors
- Walk-In Closets
- Ceiling Fans
- High-Speed Internet Access
- Smoke-Free
- Fenced Yard

Community Amenities

- Open Green Spaces
- Open Surface Parking Spaces
- Close to Texas A&M University – Walk to Campus





FINANCIAL ANALYSIS



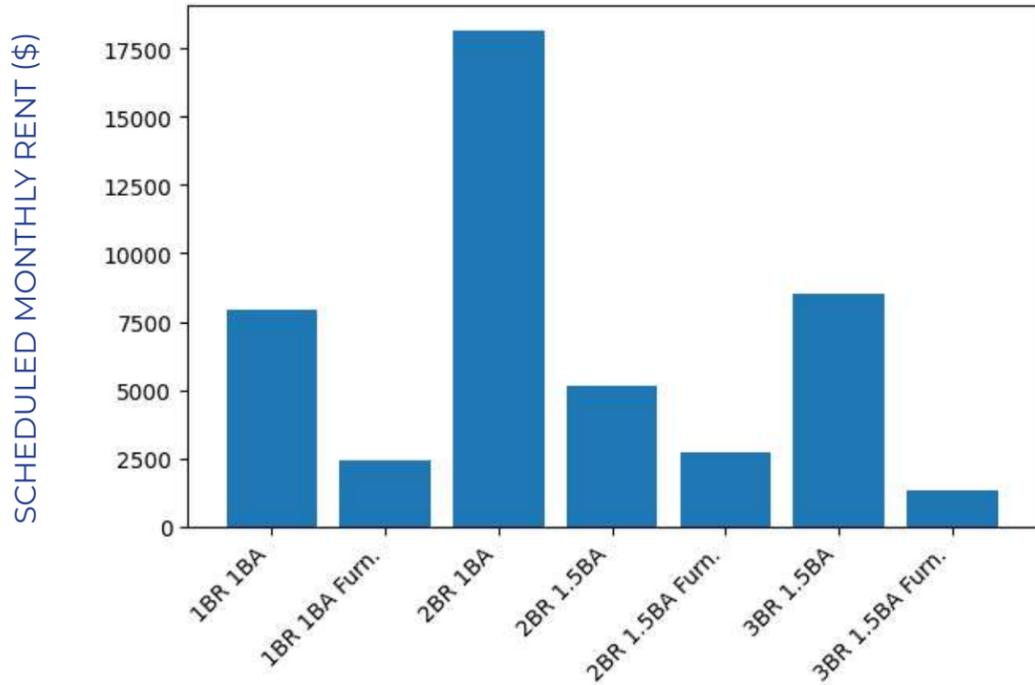
University Terrace Unit Mix

# Units	Unit Type	# Beds	Monthly Rent / Unit	Scheduled Rent	Sqft	Total Sqft	Rent PSF
10	1 BR x 1 BA	10	\$795	\$7,950	825	8,250	\$0.96
2	1 BR x 1 BA - Furnished	2	\$1,200	\$2,400	825	1,650	\$1.45
22	2 BD x 1 BA	44	\$825	\$18,150	1,025	22,550	\$0.80
6	2 BD x 1.5 BA	12	\$860	\$5,160	1,130	6,780	\$0.76
2	2 BD x 1.5 BA - Furnished	4	\$1,350	\$2,700	1,350	2,700	\$1.00
9	3 BD x 1.5 BA	27	\$945	\$8,505	1,350	12,150	\$0.70
1	3 BD x 1.5 BA - Furnished	3	\$1,350	\$1,350	1,350	1,350	\$1.00
Total / Avg: 52		102	\$889	\$46,215	1,066	55,430	\$0.83

Redmond Row Unit Mix

# Units	Unit Type	# Beds	Monthly Rent / Unit	Scheduled Rent	Sqft	Total Sqft	Rent PSF
16	4 BR x 4.5 BA	64	\$3,200	\$51,200	1,763	28,208	\$1.82
Total / Avg: 16		64	\$3,200	\$51,200	1,763	28,208	\$1.82

SCHEDULED RENT BY UNIT TYPE



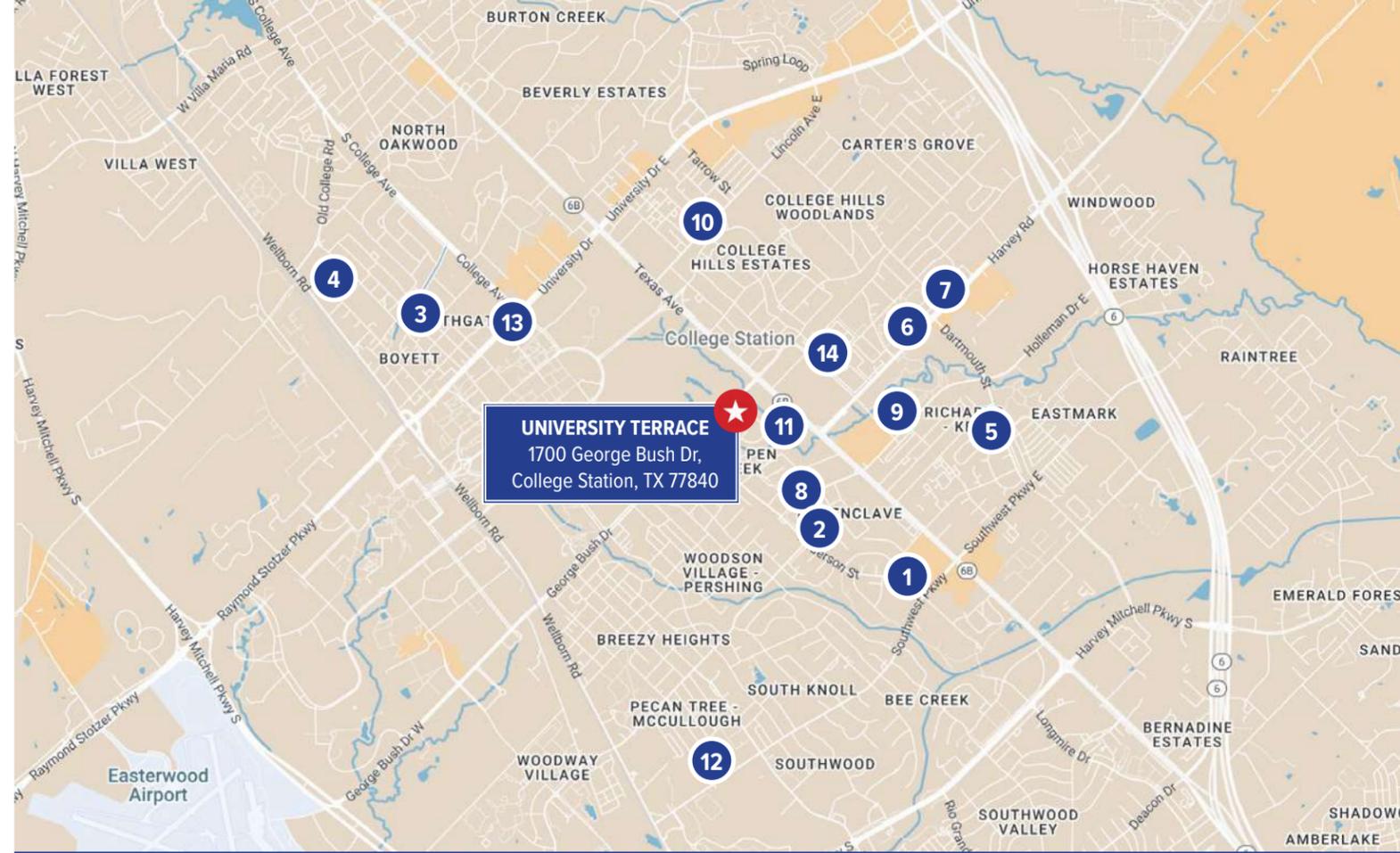
Redmond Row

COMPARABLE RENTALS

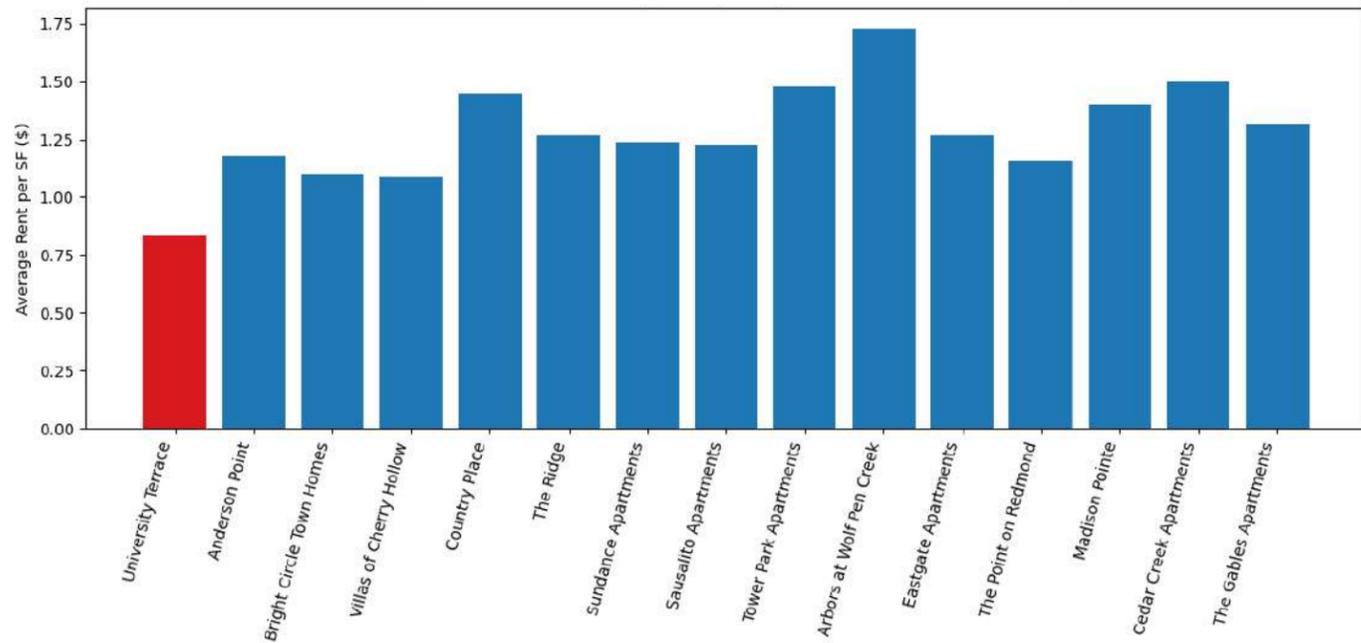


University Terrace Comparable Rental Summary

Property Name	Yr Built	Units	Occupancy	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	Rent / SF
S University Terrace	1971	52	100.00%	1,066	-	\$997.50	\$1,011.67	\$1,147.50	\$0.83
1 Anderson Point	1976	84	96.40%	796	-	-	\$938	-	\$1.18
2 Bright Circle Town Homes	1996	16	-	1,400	-	-	-	\$1,536	\$1.10
3 Villas of Cherry Hollow	1978	64	98.40%	846	-	\$842	\$959	-	\$1.09
4 Country Place	1974/2004	212	94.80%	629	\$701	\$872	\$1,139	-	\$1.45
5 The Ridge	1995	192	99.00%	861	-	\$966	\$1,142	\$1,348	\$1.27
6 Sundance Apartments	1976	156	94.90%	883	-	\$953	\$1,170	\$1,349	\$1.24
7 Sausalito Apartments	1976	148	91.20%	766	-	\$844	\$1,036	\$1,315	\$1.23
8 Tower Park Apartments	1974/2002	209	98.10%	703	-	\$941	\$1,200	\$1,500	\$1.48
9 Arbors at Wolf Pen Creek	1996	172	94.80%	791	-	\$1,174	\$1,466	\$1,633	\$1.73
10 Eastgate Apartments	1977	80	92.50%	701	-	\$977	\$756	-	\$1.27
11 The Point on Redmond	1966	109	91.70%	733	-	\$775	\$928	\$1,317	\$1.16
12 Madison Pointe	1980	250	91.20%	740	-	\$919	\$1,120	\$1,598	\$1.40
13 Cedar Creek Apartments	1984	67	97.00%	997	-	-	\$1,493	-	\$1.50
14 The Gables Apartments	1979	128	96.10%	660	\$729	\$869	\$1,016	-	\$1.32
Average		136	95.08%	838					\$1.28



AVERAGE RENT PER SQ FT (\$)

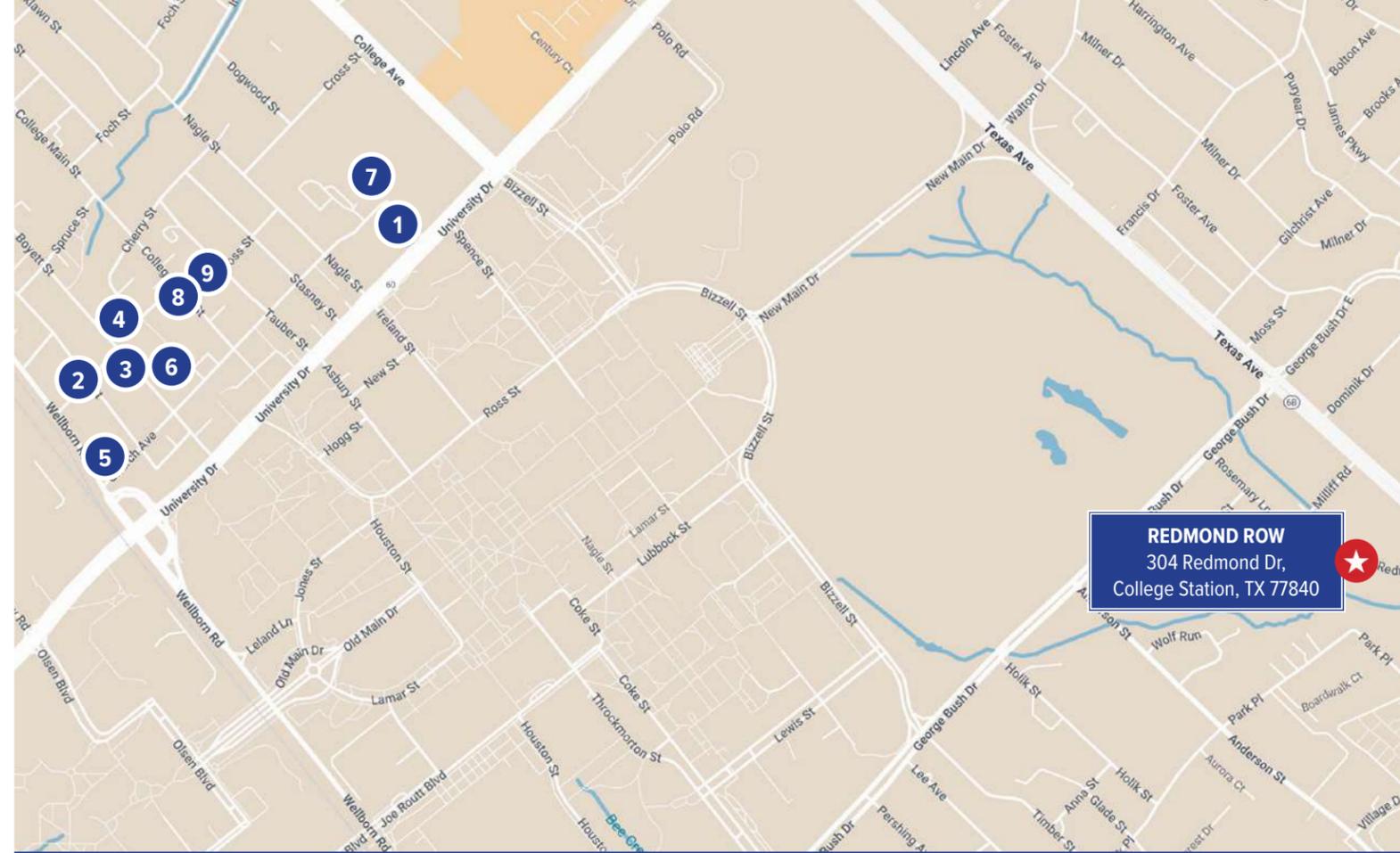


UNIVERSITY TERRACE
1700 George Bush Dr, College Station, TX 77840

Pin	Property Name	Address	City	State
1	Anderson Point	1601 Anderson St	College Station	TX
2	Bright Circle Town Homes	1000 Bright Cir	College Station	TX
3	Villas of Cherry Hollow	503 Cherry St	College Station	TX
4	Country Place	3902 College Main St	Bryan	TX
5	The Ridge	2250 Dartmouth St	College Station	TX
6	Sundance Apartments	811 Harvey Rd	College Station	TX
7	Sausalito Apartments	1001 Harvey Rd	College Station	TX
8	Tower Park Apartments	1601 Holleman Dr	College Station	TX
9	Arbors at Wolf Pen Creek	301 Holleman Dr E	College Station	TX
10	Eastgate Apartments	401 Lincoln Ave	College Station	TX
11	The Point on Redmond	309 Redmond Dr	College Station	TX
12	Madison Pointe	503 Southwest Pkwy	College Station	TX
13	Cedar Creek Apartments	1000 E University Dr	College Station	TX
14	The Gables Apartments	401 University Oaks Blvd	College Station	TX

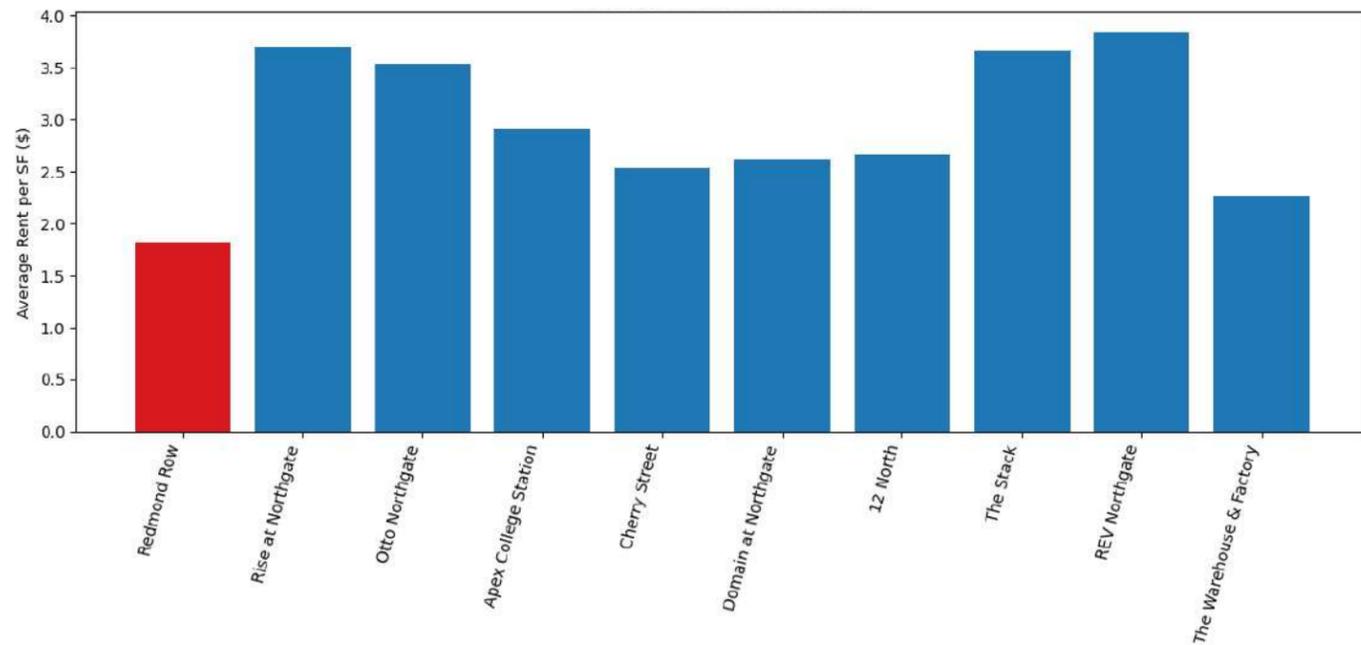
Redmond Row Comparable Rental Summary

Property Name	Yr Built	Units	Occupancy	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Rent / SF
S Redmond Row	2016	16	100.00%	1,763	-	-	-	-	\$3,200	\$1.82
1 Rise at Northgate	2013	-	-	992	\$1,935	\$2,127	\$2,777	\$3,936	\$4,994	\$3.69
2 Otto Northgate	2024	-	-	905	\$1,665	\$2,098	\$2,979	\$4,102	\$5,260	\$3.54
3 Apex College Station	2018	-	-	1,007	\$1,445	\$1,621	\$2,344	\$3,356	\$4,224	\$2.91
4 Cherry Street	2016	-	-	686	-	\$1,461	\$2,096	-	-	\$2.53
5 Domain at Northgate	2015	-	-	1,274	-	\$1,751	\$2,409	\$3,245	\$3,704	\$2.61
6 12 North	2001/2017	-	-	725	\$1,431	\$1,341	\$2,006	-	-	\$2.67
7 The Stack	2013	-	-	667	-	\$1,650	\$2,417	\$3,300	\$4,200	\$3.66
8 REV Northgate	2023	-	-	1,005	\$1,889	\$2,268	\$3,158	\$4,388	\$5,685	\$3.84
9 The Warehouse & Factory	2005	-	-	756	\$1,316	\$1,324	\$1,987	\$2,652	\$3,336	\$2.27
Average				978						\$2.95



REDMOND ROW
304 Redmond Dr,
College Station, TX 77840

AVERAGE RENT PER SQ FT (\$)



REDMOND ROW
304 Redmond Dr, College Station, TX 77840

Pin	Property Name	Address	City	State
1	Rise at Northgate	717 University Dr	College Station	TX
2	Otto Northgate	401 First St	College Station	TX
3	Apex College Station	315 Boyett St	College Station	TX
4	Cherry Street Apartments	200 Cherry St	College Station	TX
5	Domain at Northgate	101 Church Ave	College Station	TX
6	12 North Apartments	301 Church Ave	College Station	TX
7	The Stack	711 Church Ave	College Station	TX
8	REV Northgate	315 College Main St	College Station	TX
9	The Warehouse & Factory	405 Cross St	College Station	TX

THE LOCATION



Location Overview

University Terrace Apartments is ideally situated in College Station, Texas, offering residents a highly convenient location near the heart of the city. The property lies just minutes from the Texas A&M University campus, making it an excellent choice for students, faculty, and staff. Its prime placement provides easy access to major roadways including Texas Avenue and William D. Fitch Parkway, facilitating quick commutes throughout the area. A variety of shopping, dining, and entertainment options are close at hand, with the Northgate District and University Drive amenities just a short drive away. Principal employers such as Texas A&M University, local healthcare centers, and research facilities are all within easy reach. Additionally, nearby access to State Highway 6 ensures seamless travel to surrounding communities and major destinations across the Brazos Valley.

POPULATION (BY COUNTY)

249,624 (COLLEGE STATION, TX)



AGGIE RING PLAZA

LARGEST EMPLOYERS IN CITY & HOW MANY EMPLOYED

16,000+ TEXAS A&M UNIVERSITY	2,000+ BRYAN INDEPENDENT SCHOOL DISTRICT	2,000 TEXAS A&M UNIVERSITY HEALTH SCIENCE CENTER
1,500+ COLLEGE STATION INDEPENDENT SCHOOL DISTRICT	1,500+ ST. JOSEPH HEALTH REGIONAL HOSPITAL	1,500+ SANDERSON FARMS

DEMOGRAPHICS INFO



NORTHGATE ENTERTAINMENT DISTRICT

105,526

OF RESIDENTS IN A
3 MILE RADIUS

BRAZOS COUNTY
\$58,400

MEDIAN HOUSEHOLD
INCOME FOR THE CITY/
COUNTY



THE GARDENS AT TEXAS A&M UNIVERSITY

\$294,972

MEDIAN HOME VALUE
FOR THE CITY/COUNTY

79,136

LABOR FORCE FOR THE
CITY/COUNTY

Living at University Terrace puts you in a highly walkable and convenient area—just minutes from Texas Avenue Crossing, home to spots like Jason’s Deli, Cold Stone Creamery, Panda Express, and James Avery. Brookshire Brothers is close by for easy grocery runs, and the D.A. Andy Anderson Arboretum is only a short drive away for a quick escape into nature. Plus, the Northgate Entertainment District—with its restaurants, bars, shops, and nightlife—is less than three miles from the property.

Neighborhood Amenities

Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics also nearby: Post Oak Mall, TJ Maxx, HEB, Walgreens, Planet Fitness, Texas A&M University, Sam's Club, Target, Exxon, Valero, and Shell.

NEARBY CONVENIENCES

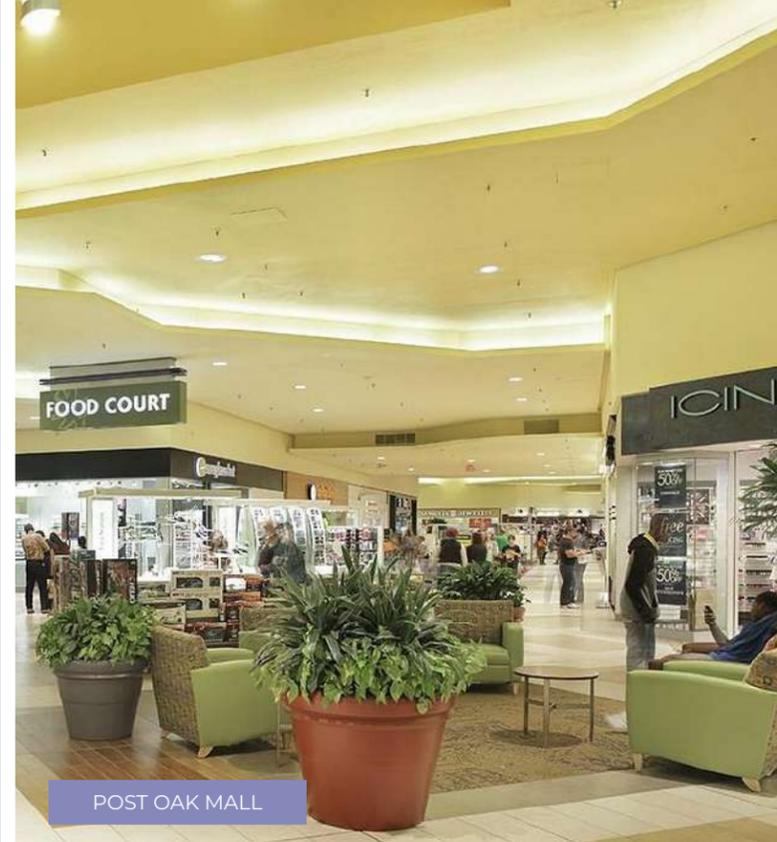


POST OAK MALL

Premier enclosed mall (the only super-regional mall within ~75 miles) offering **around 120+ stores** across roughly **775,000 sq ft** of retail space.

Major retailers & anchors: Dillard's, JCPenney, and Murdoch's Ranch & Home Supply

Popular specialty and fashion shops includes stores like H&M, Forever 21, Bath & Body Works, Victoria's Secret, and many more — good variety for clothing, accessories, gifts and more.



POST OAK MALL

DINING OPTIONS

- Rudy's Country Store and BBQ
- Torchy's Tacos
- Raising Cane's
- McDonald's
- Dave's Hot Chicken
- Chili's
- Whataburger
- Dominos
- Fuego Tortilla Grill
- Texas Roadhouse



TEXAS ROADHOUSE



MCDONALD'S



DAVE'S HOT CHICKEN



CENTURY SQUARE

CENTURY SQUARE

A convenient shopping and dining destination just steps from University Terrace Apartments.

Major Retailers: Sephora, Lululemon, Lucchese, Apricot Lane.

Dining: Hopdoddy Burger Bar, The Canteen Bar & Grill, Houston Hot Chicken, Sweet Paris Creperie & Cafe.



UNIVERSITY TOWN CENTER

Lifestyle & Entertainment

Bryan-College Station offers a mix of arts, culture, and recreation. Visitors can explore the George H.W. Bush Presidential Library, local museums, and galleries, or enjoy live performances at Reed Arena and Wolf Pen Creek Amphitheater. The Northgate District provides dining, nightlife, and live music, while craft breweries and distilleries add local flavor. Outdoor and family-friendly options include Lick Creek Park, Aggieldand Safari, and community events like First Friday in Downtown Bryan.



POP STROKE



THE GOLF CLUB AT TEXAS A&M

RECREATION OPTIONS

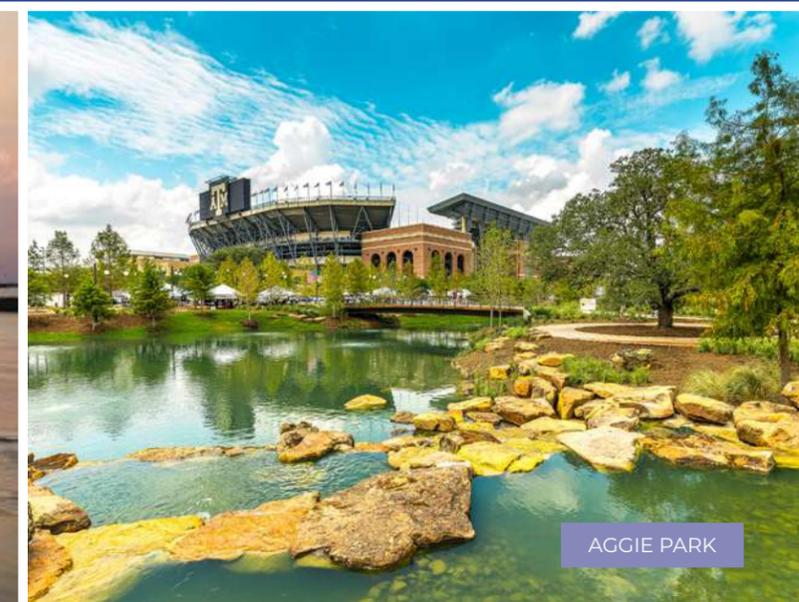
- Spirit Ice Arena
- Cinemark College Station and XD
- The Golf Club at Texas A&M
- John Crompton Park
- Wolf Pen Creek Park & Amphitheater
- University Park Dog Park
- Bryan Aquatic Center
- Urban Air Trampoline & Adventure Park
- Topgolf
- Aggie Park



CENTURY SQUARE



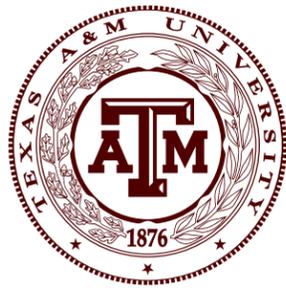
LAKE BRYAN



AGGIE PARK

Higher Education

The Bryan–College Station region is anchored by Texas A&M University, a top-tier public research institution offering hundreds of undergraduate, graduate, and professional degree programs across engineering, life sciences, business, education, and more. In addition, Blinn College—a well-regarded public community college—provides associate degrees, certificates, and seamless transfer pathways into four-year institutions such as Texas A&M through its TEAM Program. The area also benefits from the RELLIS Campus, a collaborative public-private research and education hub that brings together Texas A&M System universities, Blinn College, and industry partners to offer cutting-edge training and innovation in fields like advanced manufacturing, smart infrastructure, and transportation. Together, these institutions support a diverse and continually growing student population, creating a robust ecosystem of higher education in Brazos Valley.



Texas A&M University is a nationally recognized Tier One research institution offering more than 140 undergraduate and 270 graduate and professional degree programs across a wide spectrum of academic disciplines. The College Station campus enrolled approximately **72,560 students** in Fall 2024, making it one of the largest universities in the nation. Although Texas A&M has a substantial residential student population, only about **20–25% of students live on or adjacent to campus**, creating sustained demand for additional housing options throughout the Bryan–College Station area.

72,560
OF STUDENTS

3,937
OF EMPLOYEES



TRANSPORTATION

EASTERWOOD AIRPORT

60,000 # of annual travelers

98 # of destinations: only flies non-stop to DFW for connecting flights

50 +/- # of jobs



HEALTH SYSTEM

ST. JOSEPH HEALTH REGIONAL HOSPITAL

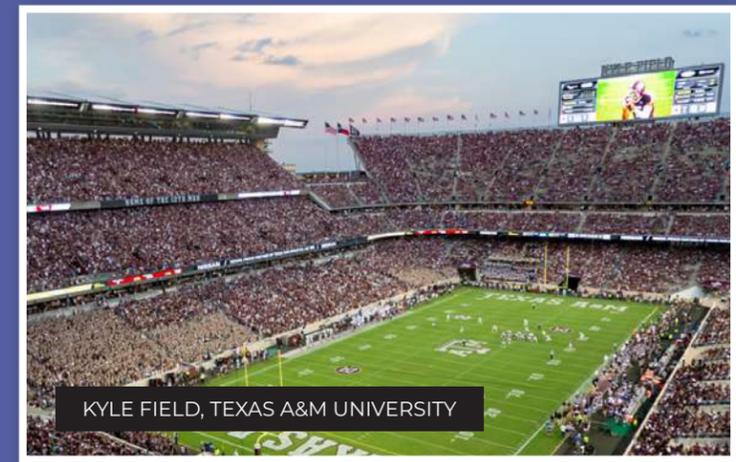
Located about 7 miles from the property, St. Joseph Health Regional Hospital is the flagship hospital in the St. Joseph Health system serving the Brazos Valley. It is an acute-care, nonprofit hospital and it operates the region's only Level II Trauma Center, providing 24/7 emergency and trauma services. St. Joseph is highly regarded for a variety of specialized services, including cardiovascular care, oncology (cancer), neurology and neurosurgery, orthopedics & sports medicine, stroke care, and rehabilitation services.

310

OF BEDS

3,000+

OF EMPLOYED



College Station, Texas

College Station is a dynamic, growing city anchored by a world class university. Texas A&M University is one of the largest and most influential public universities in the U.S. The presence of the university brings a youthful, diverse population as well as a strong culture of education, research, and athletics. Regionally, College Station–Bryan's economy is heavily shaped by the university: the metro area's GDP reflects significant contributions from education, innovation and research activities.

The city isn't just about campus life — it also offers a considerable public park system, with dozens of parks, trails, skate parks, pools and nature areas, making it easy to stay active and enjoy the outdoors. Cultural and entertainment venues abound, from campus arenas like Reed Arena for sports and concerts to museums and galleries including the George H.W. Bush Presidential Library and Museum, which draws many visitors each year. Local festivals, live music nights, and community events — often in spaces such as the outdoor amphitheater at Wolf Pen Creek Park — add to the city's vibrant cultural scene.

Over the past years, College Station has seen growth in business, retail, and tourism — with an increasing number of shops, restaurants, and services serving both residents and visitors. The city was recently recognized as a "Tourism Friendly Texas Certified Community," reflecting its push to boost tourism and hospitality as part of its long-term strategy. As a result, the area offers a balance of educational and professional opportunities, family friendly amenities, and urban conveniences.

CONFIDENTIALITY & CONDITIONS

All information and materials from TMT and its directors, officers, agents, advisors, affiliates and / or any third-party sources are provided without representation or warranty as to completeness, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither TMT or its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether verbal or written, that may be furnished for review are not a substitute for a party's own due diligence to determine these and other matters of significance to such party. TMT will not verify any such matters or conduct due diligence for a party unless agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party considering or under contract or in escrow for a transaction is urged to confirm all information and to conduct their own inspections including through appropriate third-party independent professionals selected by such party. All financial data should be confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. TMT makes no warranties and / or representations regarding the accuracy, completeness, or relevance of any financial data or assumptions. TMT does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must determine any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by TMT in compliance with all applicable fair housing and equal opportunity laws.



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.

11-2-2015

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Chase Tucker</u> Sales Agent/Associate's Name	<u>631170 TX</u> License No.	<u>CTucker@CBCWorldwide.com</u> Email	<u>806-784-3268</u> Phone
<u>Taylor Tucker</u> Sales Agent/Associate's Name	<u>557918 TX</u> License No.	<u>TTucker@CBCWorldwide.com</u> Email	<u>806-784-3260</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



EXECUTIVE ADVISORS

CHASE TUCKER, CCIM

Managing Director
806.470.4988
Chase@texasmt.com

TAYLOR TUCKER, CCIM

Managing Director
806.319.2602
Taylor@texasmt.com

DANIEL CHASTAIN

Advisor
281.755.4763
Daniel@texasmt.com

RICK CANUP, CCIM

Owner/Broker
806.438.8188
RCanup@cbcworldwide.com

LAINÉ TORRES

Executive Administrator
806.642.0724
Laine@cbclubbock.com

TEXAS MULTIFAMILY TEAM

4918 S Loop 289
Lubbock, TX 79414
www.texasmt.com



All information and materials from TMT and its directors, officers, agents, advisors, affiliates and / or any third-party sources are provided without representation or warranty as to completeness, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither TMT or its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether verbal or written, that may be furnished for review are not a substitute for a party's own due diligence to determine these and other matters of significance to such party. TMT will not verify any such matters or conduct due diligence for a party unless agreed in writing.