

# COMMERCIAL PAD SITES | FOR SALE OR LEASE

## CARTER CREEK CROSSING

North Earl Rudder Freeway Frontage Road | Bryan, TX



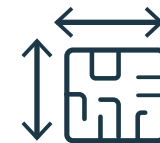


## PROPERTY HIGHLIGHTS

- 3,000 feet of frontage along North Earl Rudder Freeway (SH-6) between University Drive & Briarcrest Drive. Convenient off-ramp access and multiple ways to access SH-6. SH-6 is the primary connector between Houston and Waco.
- Less than 2 miles from Texas A&M University, more than 71,000 students enrolled at College Station campus.
- Adjacent to Bryan Towne Center anchored by Target, TruFit, Hibbett Sporting Goods, Pet Supplies Plus, Hyatt House Hotel, and CapRock Emergency Hospital. Shadow anchored by Lowe's, Home Depot, Walmart, PetSmart, H-E-B, Chick-Fil-A, Raising Cane's, Panda Express, and Cracker Barrel.
- Strong demographics in 3 mile trade area, nearly 64,000 population with more than \$73,000 household income
- Ideal for neighborhood retail, restaurants, QSR, bank, hotel, service use or professional office
- Surrounded by rapidly expanding residential communities including Austin's Colony, Austin's Estates, Greenbrier, Miramont, Oakmont, Copperfield, Rudder Pointe and new multifamily.
- Pad sites will be fully entitled, platted, and delivered with all utilities, interior drives, and off-site detention

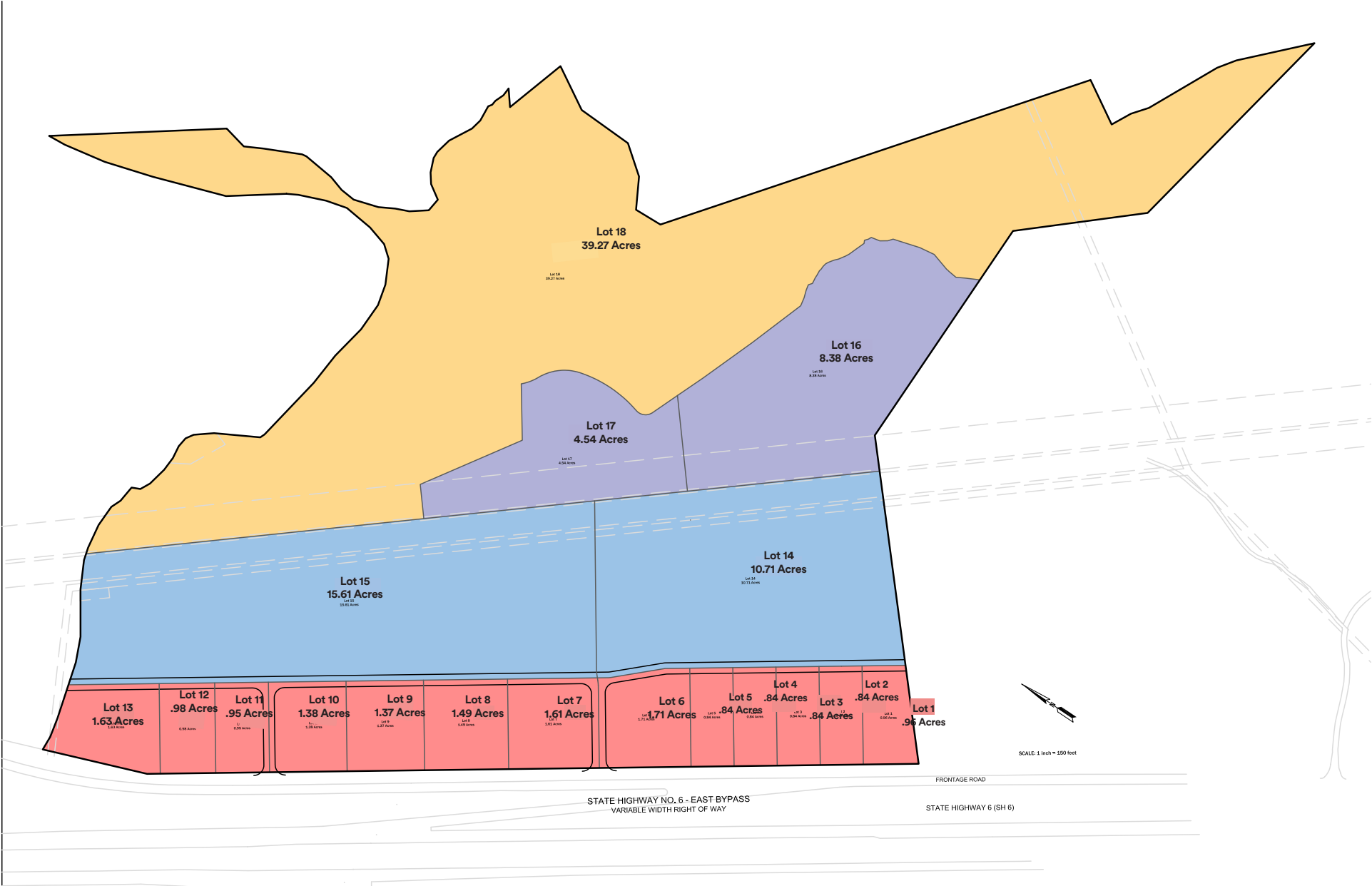


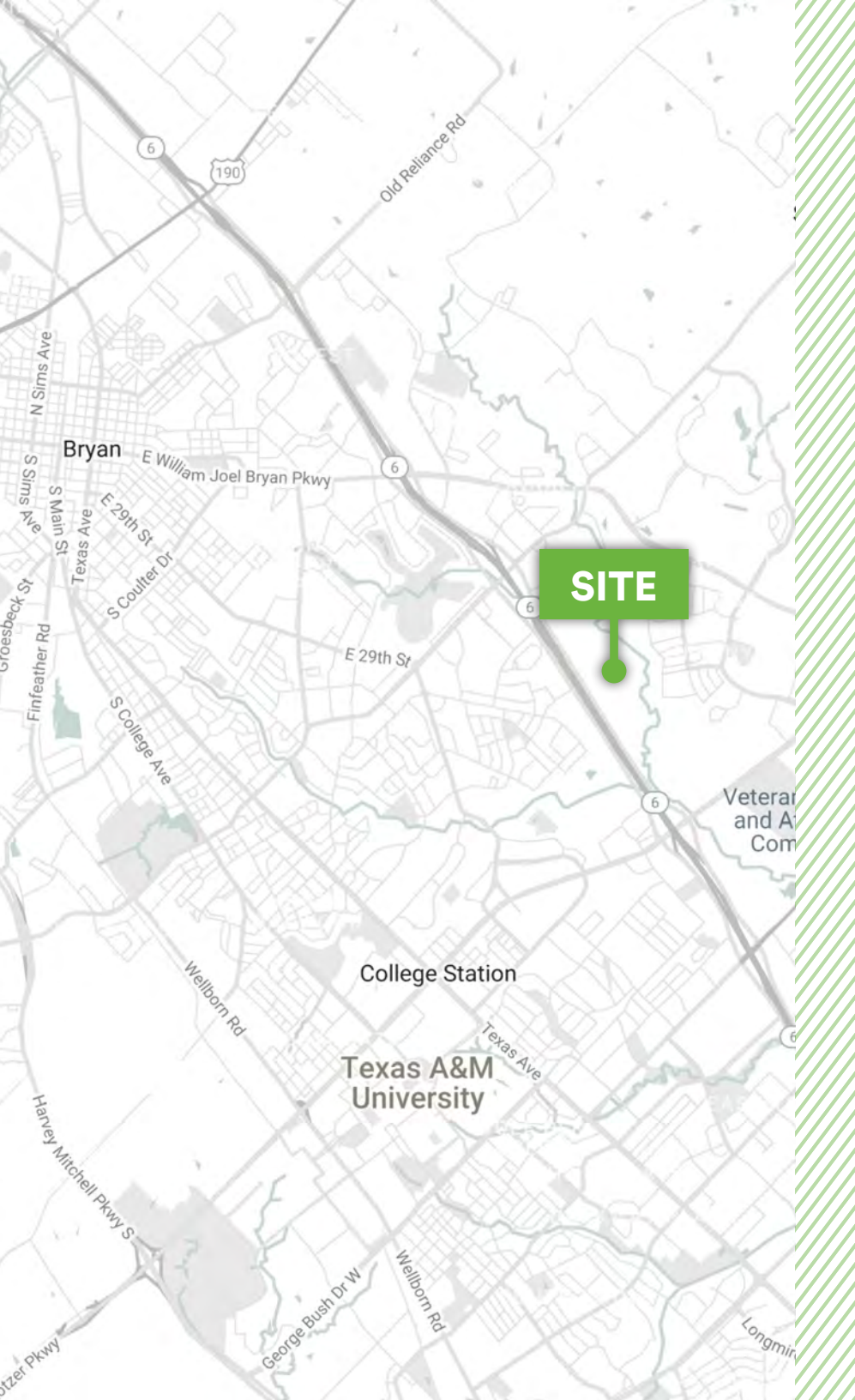
**SALES PRICE**  
**Contact Broker**



**PAD SITE SIZES**  
**0.84 – 1.71 AC**

# SITE RENDERING





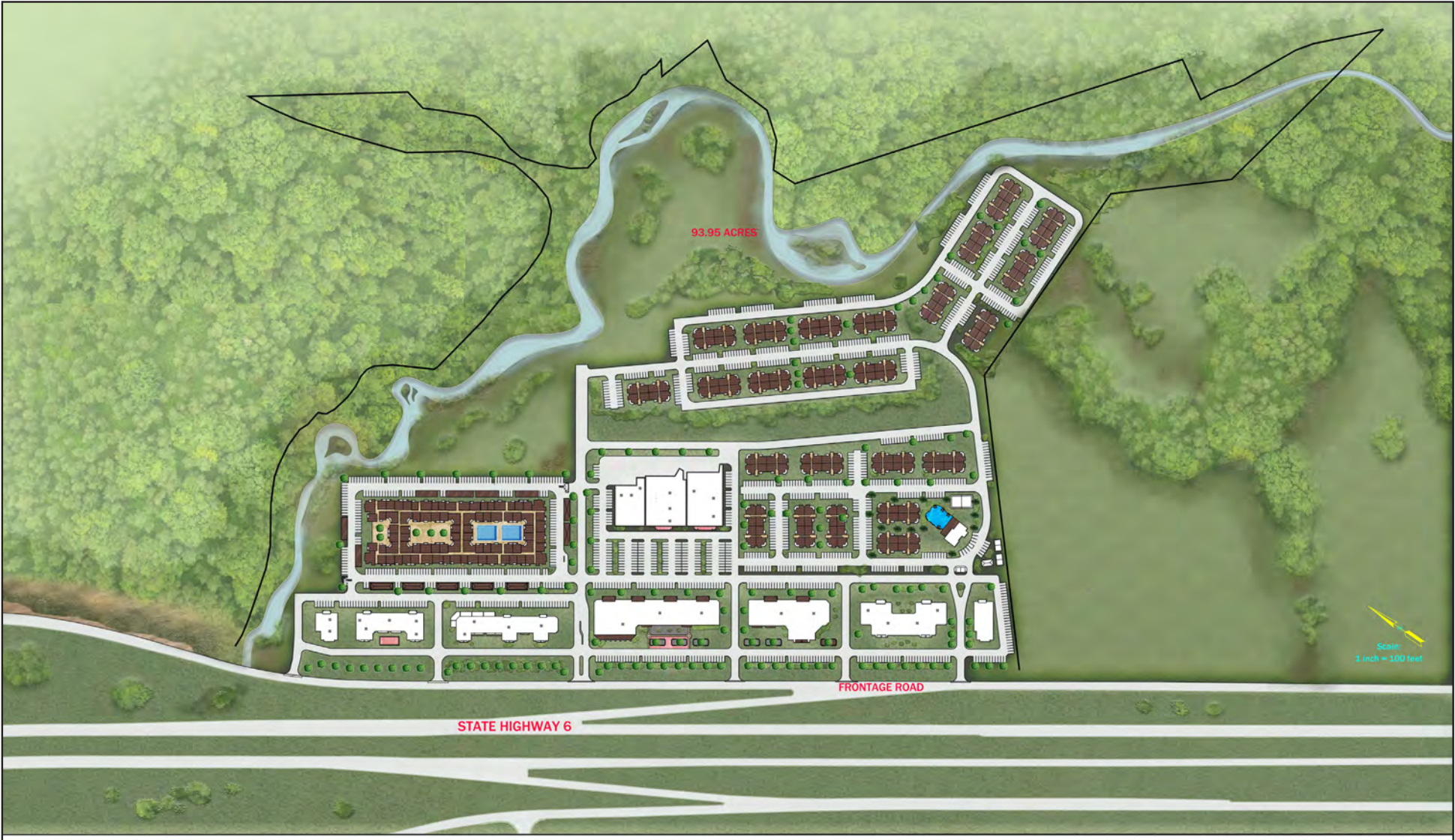
## PROPERTY INFORMATION

Size	Pad Sizes ranging between 0.84 - 1.71 acres
Legal Description	Richard Carter (AB#8), Block 3, Lot 1, (Tr 3.1), 93.95 Acres
ID Number	Brazos CAD 39004
Access	Multiple Ingress/Egress points via N Earl Freeway Frontage Road
Anchors	Target, Walmart, Lowe's, Home Depot, Future H-E-B
Zoning	PDD, Planned Development District
Utilities	Electric: Bryan Texas Utilities Water: City of Bryan Sewer: City of Bryan Telephone: Various Gas: Atmos Energy
Flood Plain	None
Frontage	SH-6
Traffic Counts	N Earl Rudder Freeway (SH-6) 64,775 AADT





# CONCEPTUAL DEVELOPMENT PLAN





Future  
**H-E-B**

**SITE**

East William Joel Bryan Parkway

**TOYOTA**

6

ExxonMobil

**LOWE'S**

64,775 VPD

6

**Walmart**  
Save money. Live better.

Briarcrest Drive: 43,847 VPD

East Villa Maria Road

**BLINN COLLEGE**



University Drive

**Hilton**



**SITE**

**HIBBETT TRUFIT**  
SPORTS

**PET SUPPLIES PLUS**  
**popshelf**



6

**64,775 VPD**

First Baptist  
Church Bryan



**Briarcrest Drive: 43,847 VPD**



**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



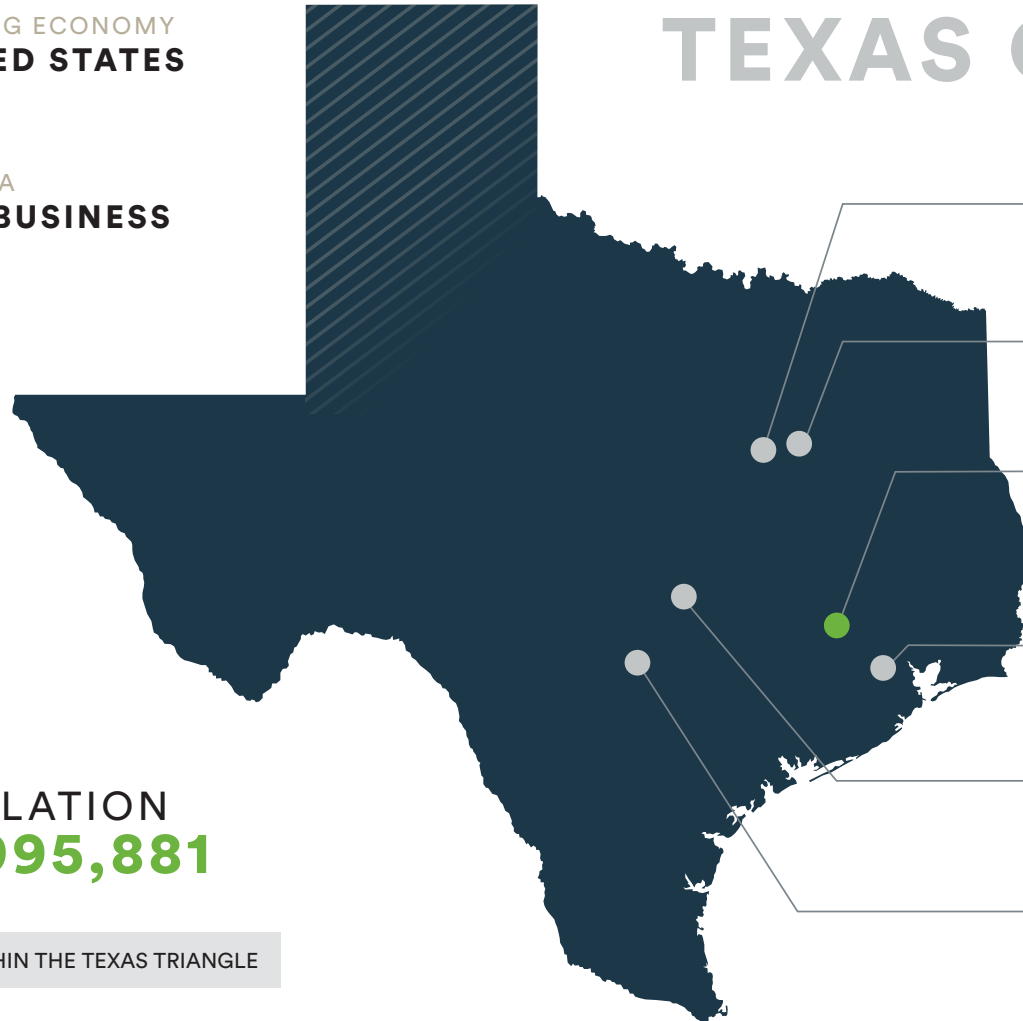
POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

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

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

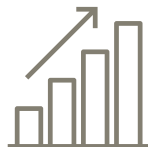
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**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



# BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



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

**#1**

BEST SMALL PLACES  
FOR BUSINESS AND  
CAREERS IN TEXAS

**#1**

FASTEST JOB GROWTH  
RATE IN TEXAS IN  
MID-SIZED METRO  
AREAS



**HOME TO TEXAS A&M UNIVERSITY**

**1<sup>ST</sup>** IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S  
OF FORTUNE 500 COMPANIES

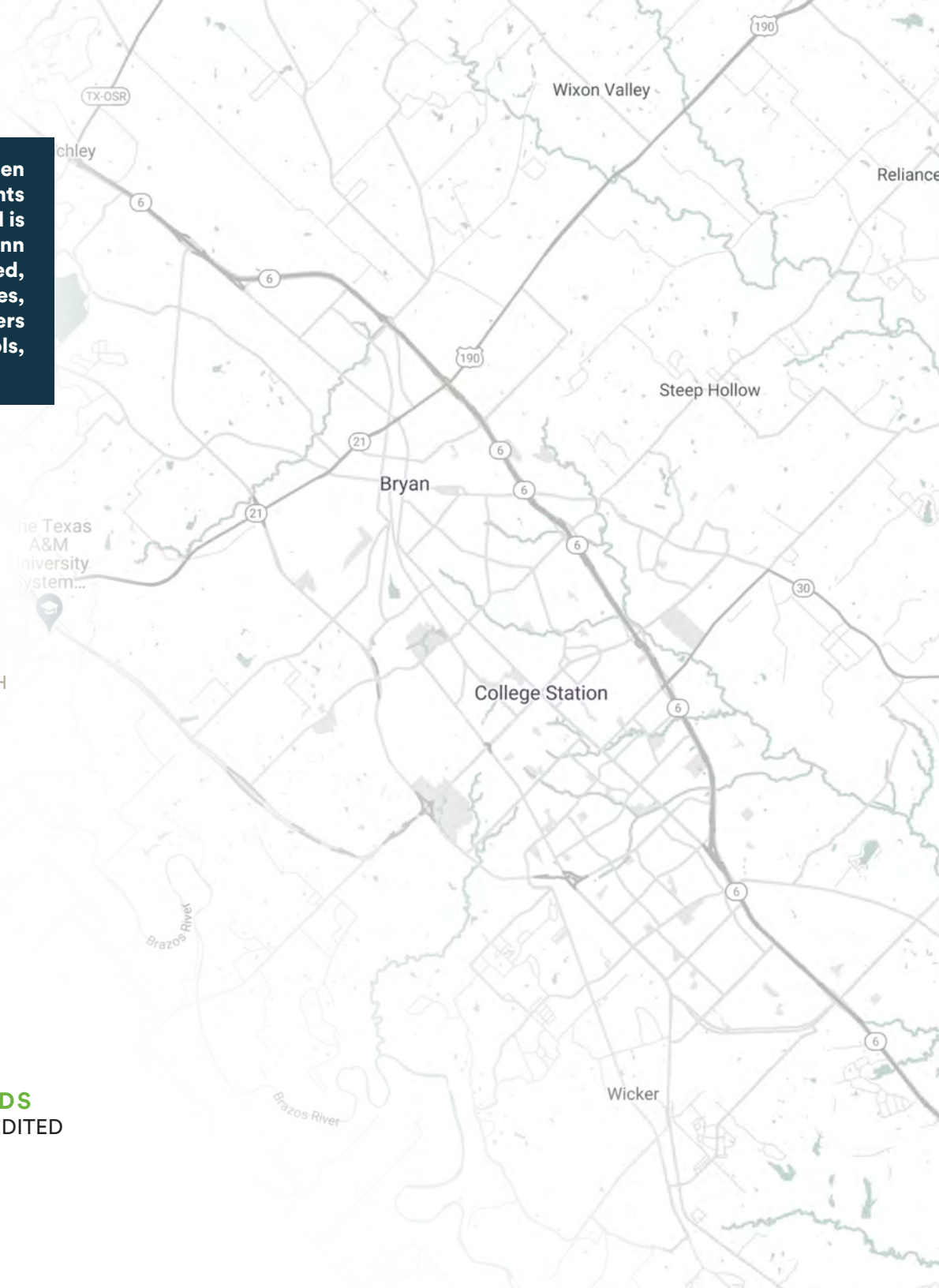
**4<sup>TH</sup>** IN THE NATION AMONG PUBLIC UNIVERSITIES

**12%**

LOWER COST  
OF LIVING THAN THE  
NATIONAL AVERAGE



**610+ HOSPITAL BEDS**  
NATIONALLY ACCREDITED  
MEDICAL CENTERS





## DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

5.7K

HOUSEHOLD  
INCOME

84K

CONSUMER  
SPENDING

74K

3 MILE

ESTIMATED  
POPULATION

63K

HOUSEHOLD  
INCOME

74K

CONSUMER  
SPENDING

713K

5 MILE

ESTIMATED  
POPULATION

153K

HOUSEHOLD  
INCOME

64K

CONSUMER  
SPENDING

1.4M



# 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 Services  
**D:** 979.977.6096 **C:** 979.777.8176  
Jeremy.Richmond@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



OLDHAMGOODWIN.COM

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.