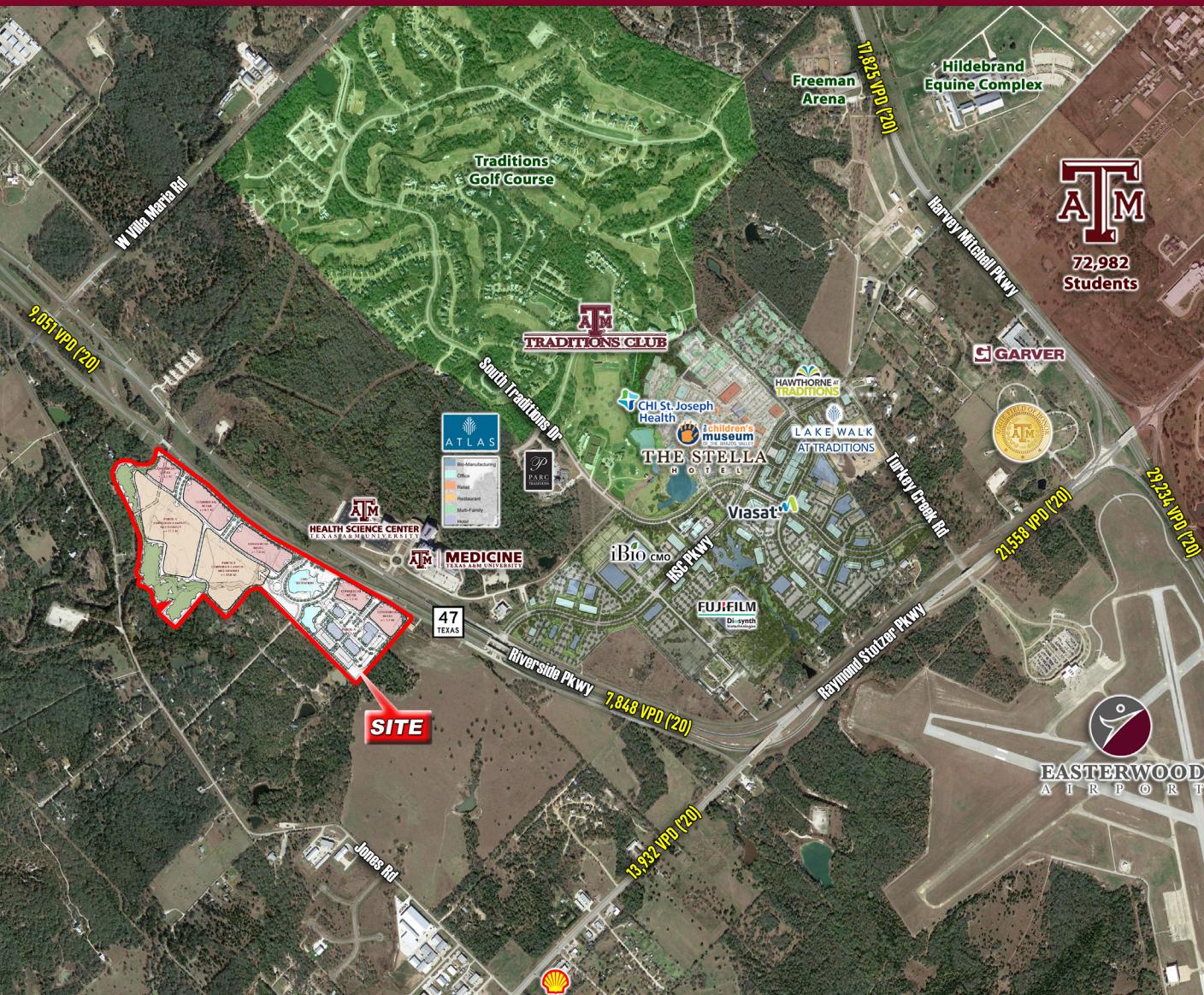




Westgate Park - Hwy 47

±3 to 94 Acres Available | Bryan, Texas



SIZE: ±3 to 94 Acres
PRICE: Call for Pricing
LOCATION: SH-47 @ HSC Pkwy in Bryan, Texas
USE: Multi-Family, Commercial Development

PROPERTY HIGHLIGHTS:

- Across from Texas A&M College of Medicine, Health Science Center, and Research Valley Bio Corridor
- Minutes from Texas A&M Campus, RELLIS Campus, Easterwood Airport
- Utilities available from the City of Bryan
- Will Divide
- Over 4,000 linear feet of frontage on Highway 47
- Steps away from Traditions Master Planned Community and Golf Club
- Located between Houston, Austin, and Dallas/Fort Worth

For more information, contact:

TRAVIS SMITH | 281-664-6663 | TSmith@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



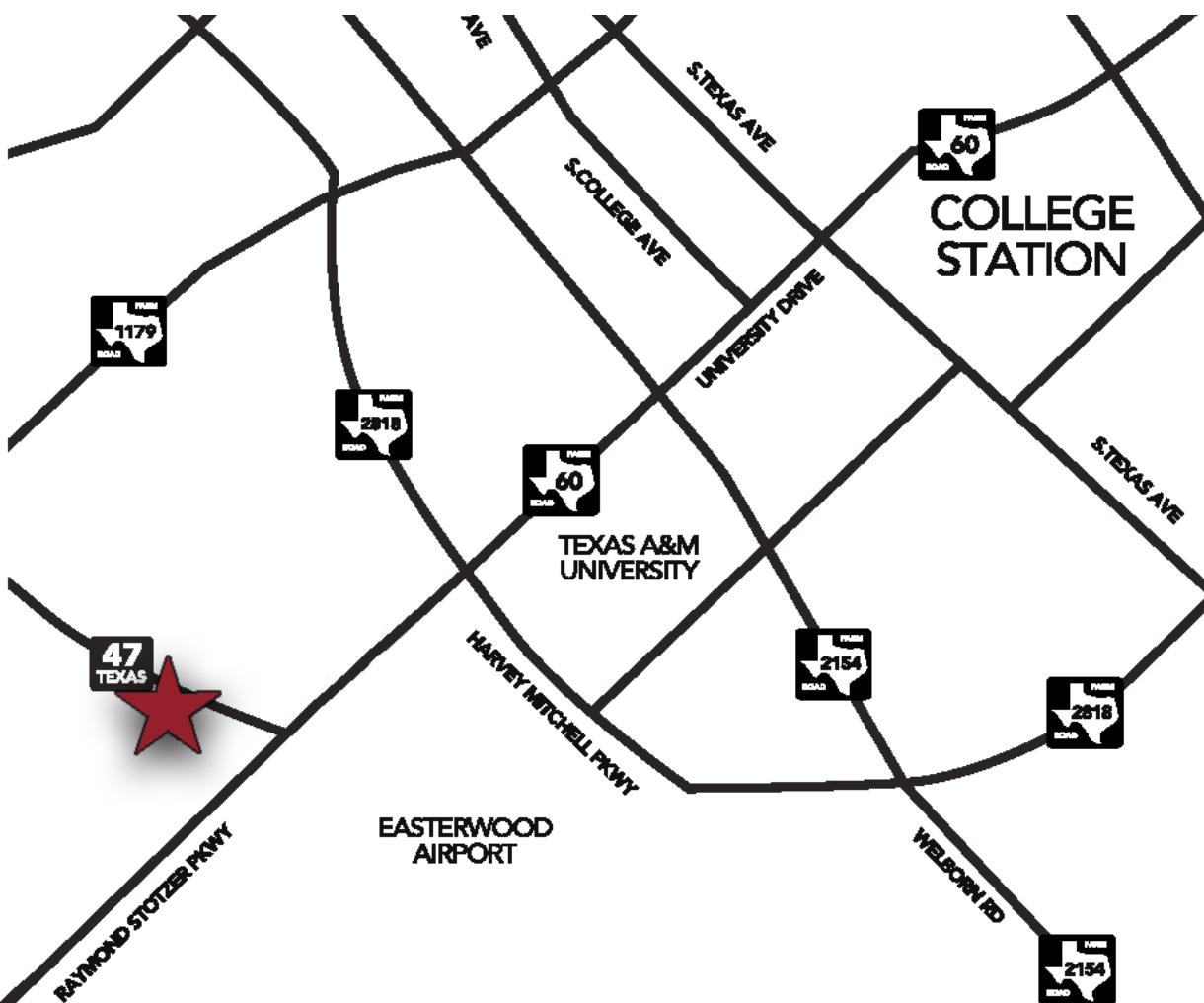
Doing it right. Right now.

713-690-0000 | CaldwellCos.com



Westgate Park - Hwy 47

±3 to 94 Acres Available | Bryan, Texas



LOCATION:

SH-47 @ HSC Pkwy, just northwest of Raymond Stotzer Pkwy in Bryan, Texas 77807

TAXES:

City of Bryan	\$0.63
Brazos County	\$0.49
Bryan ISD	\$1.23
TOTAL TAXES	\$2.35

TRAFFIC COUNTS:

SH-47/Riverside Pkwy: 9,051 VPD north of site
 SH-47/Riverside Pkwy: 7,848 VPD south of site
 Raymond Stotzer Pkwy: 13,932 VPD (TXDOT 2020)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2021 Population	1,855	15,945	101,073
Daytime Population	2,049	17,545	98,718
Avg. HH Income	\$179,272	\$79,359	\$58,815

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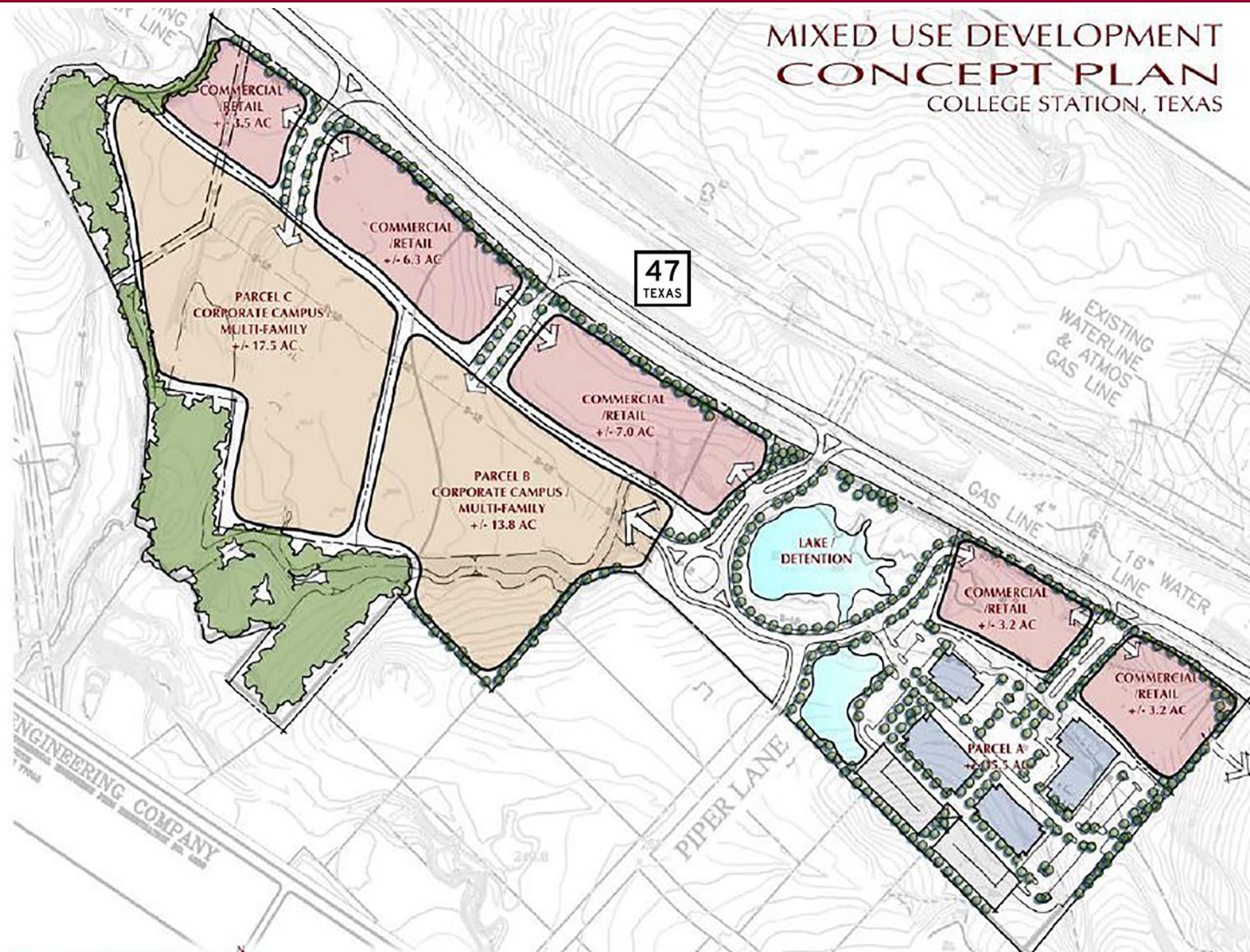
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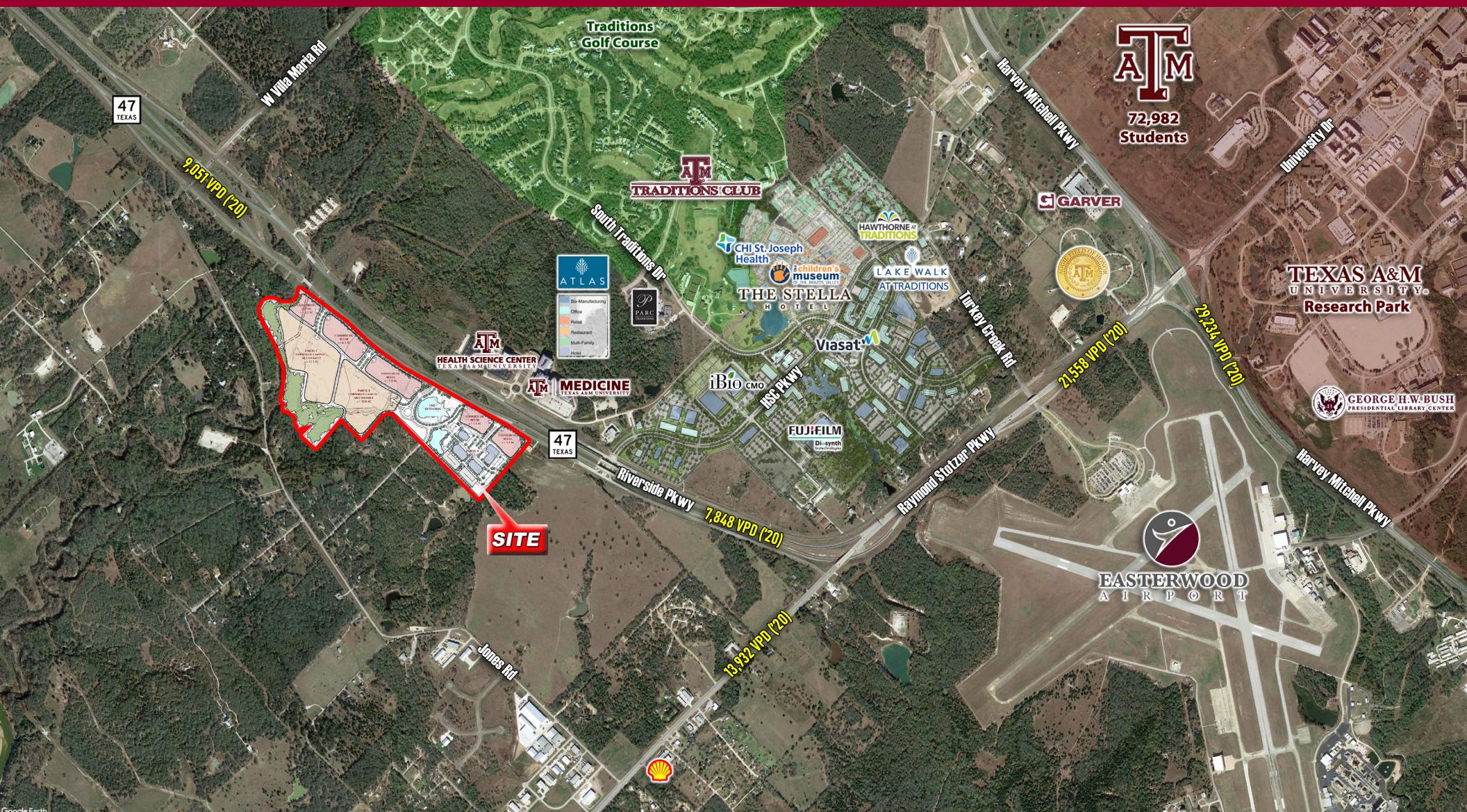
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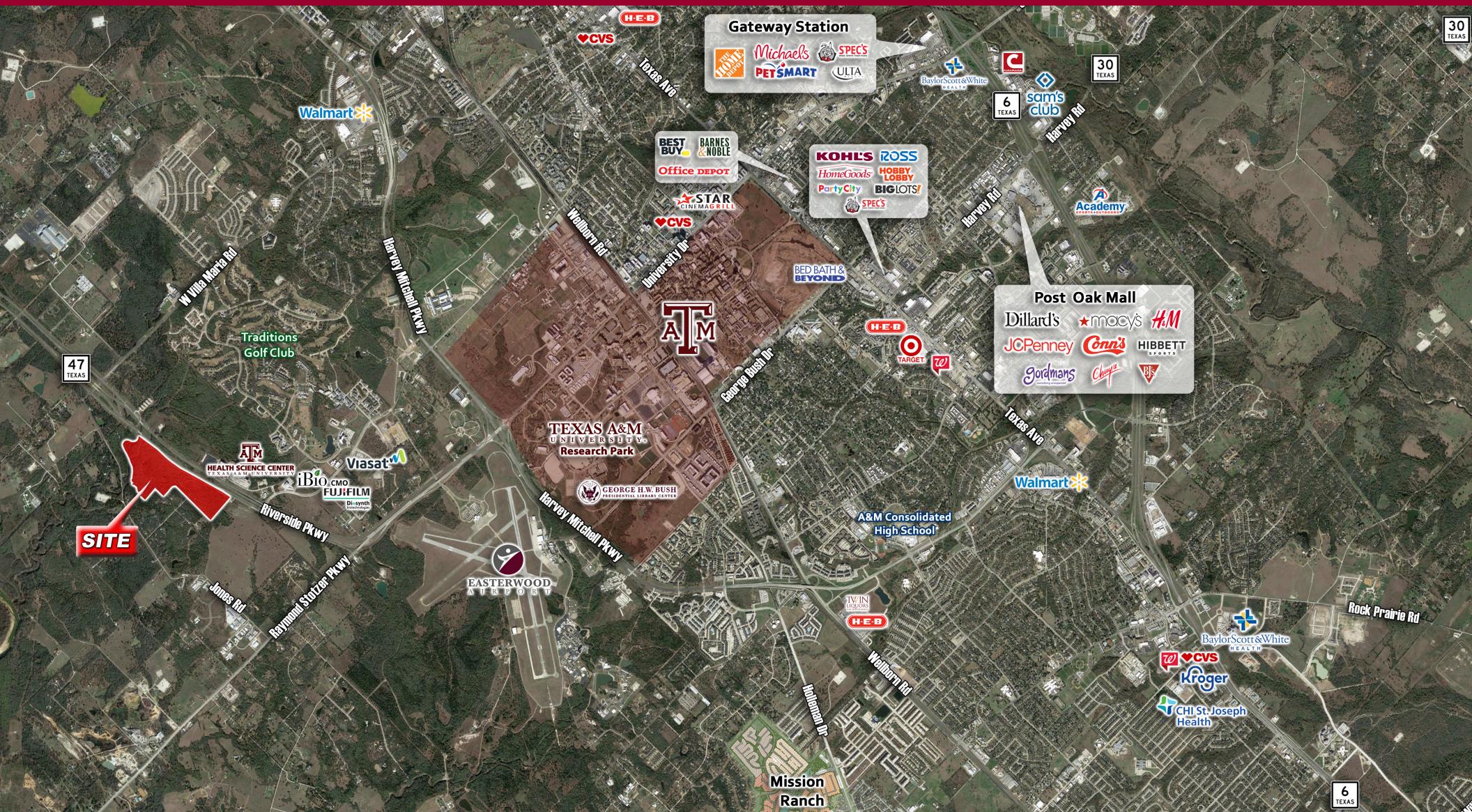
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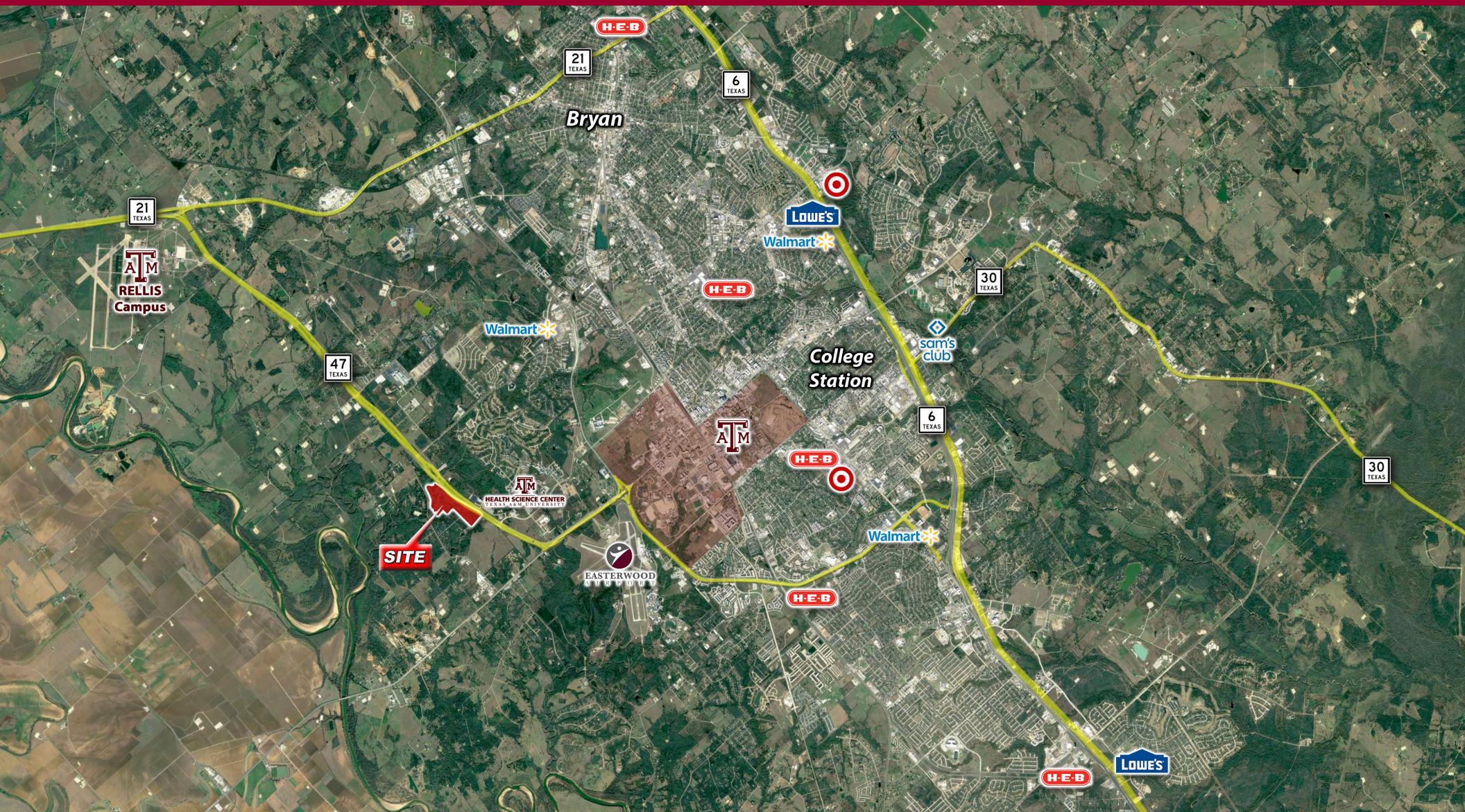
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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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 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.

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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



- 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company, LLC	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281.664.6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281.664.6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Travis Smith	680879	tsmith@caldwellcos.com	281.782.9885
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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