



Oldham  
Goodwin

# HARD CORNER COMMERCIAL SITE | FOR SALE 8 AC AT THE NWC OF SH-21 & TABOR ROAD

20159 FM 974 | Bryan, Texas 77808

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## PROPERTY HIGHLIGHTS

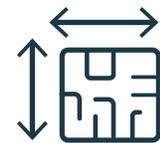
- Approved 10-year fuel contract with major brand distributor contributing up to \$1 Million for new store construction plus rebate of 3 cents on each gallon
- No zoning restrictions
- Existing plans for a 9,000 SF c-store building with 10 fuel dispensers, 6 diesel lanes, and 25 truck parking spaces
- Only 10 minutes to Bryan-College Station and 20 minutes to Madisonville
- Electricity and water available
- More than 370' of frontage on SH-21 and 660' on Tabor Road (FM 974)
- Median crossover at Tabor Road provides full east and west bound access



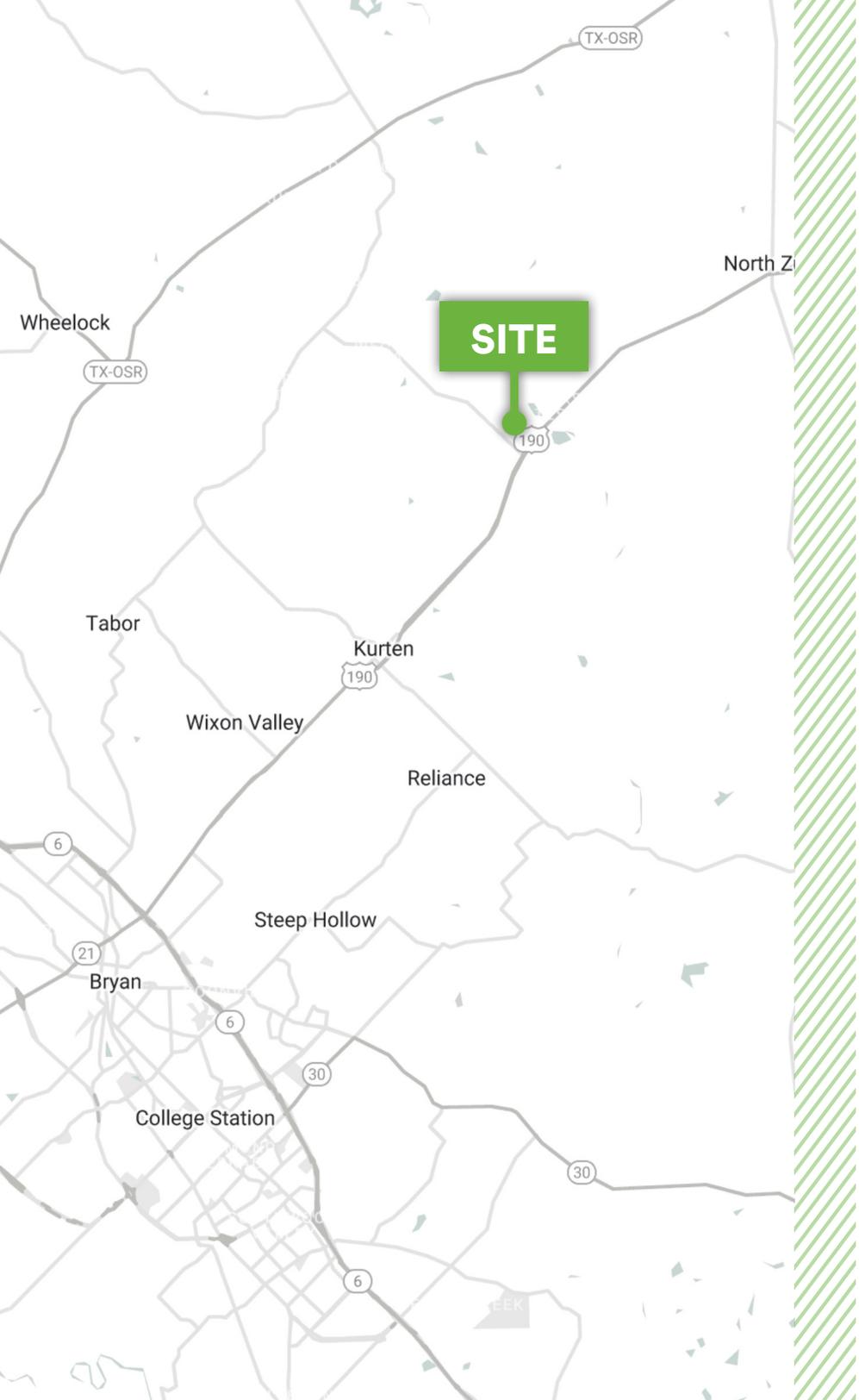
**SALES PRICE**  
**\$1,700,000**



**PRICE/SF**  
**\$212,500/AC**



**LAND SIZE**  
**8 AC**  
*\*Additional Acreage Available*

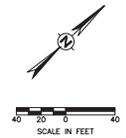
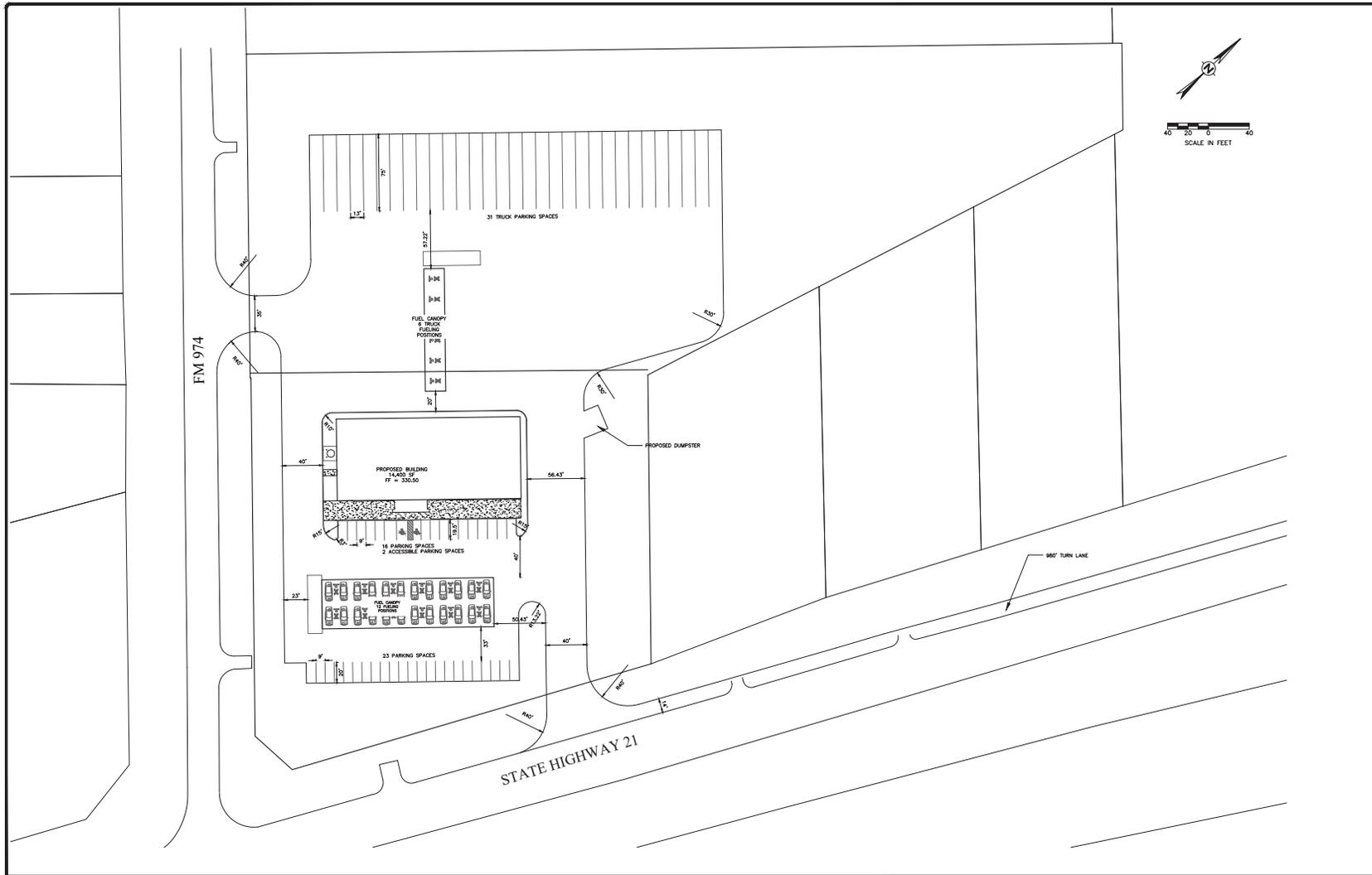


## PROPERTY INFORMATION

Size	8 AC										
Legal Description	Cedar Oaks Estates, Phase One, Tract 11 & 21, Brazos County										
ID Number	88756 & 301845										
Access	FM 974 (Tabor Road)										
Frontage	370' on SH-21 and 660' on Tabor Road										
Zoning	No zoning										
Utilities	<table border="0"> <tr> <td>Electric:</td> <td>Available</td> </tr> <tr> <td>Water:</td> <td>Private well</td> </tr> <tr> <td>Sewer:</td> <td>On-site septic</td> </tr> <tr> <td>Telephone:</td> <td>Various</td> </tr> <tr> <td>Gas:</td> <td>None</td> </tr> </table>	Electric:	Available	Water:	Private well	Sewer:	On-site septic	Telephone:	Various	Gas:	None
Electric:	Available										
Water:	Private well										
Sewer:	On-site septic										
Telephone:	Various										
Gas:	None										
Flood Plain	None										



# SITE LAYOUT



				<small>THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.</small>		<small>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF SEYMUR L. COHEN, P.E., LICENSE NO. 10808. ON MAY 22, 2023, IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.</small>		<b>SUNNY - FM 974 TRACT</b> STORE LAYOUT BRYAN, TX		<b>SITE LAYOUT</b>		SCALE VERTICAL: N/A HORIZONTAL: 1"=40' PLOTTING SCALE: 1:1 FILE NAME: 22.081		SHEET <b>1</b>	
MARK	REVISION	BY	DATE	DESIGNED	DRWN	APPROVED	JOB NO.	DATE							
				KEPP	ELD	ELD	JPS	22-042	MAY 2023						



21  
TEXAS

*Tabor Road*





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

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



**LARGEST**  
MEDICAL CENTER



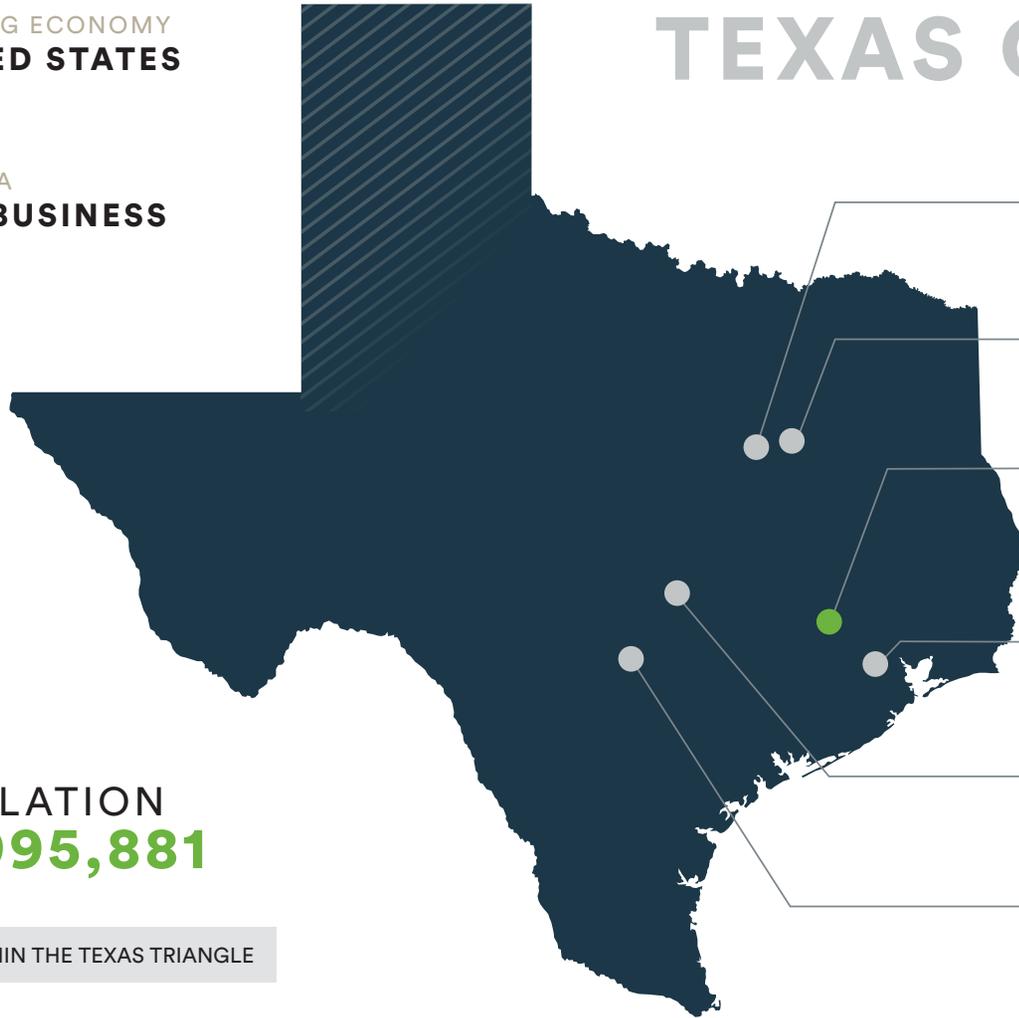
POPULATION  
**28,995,881**

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



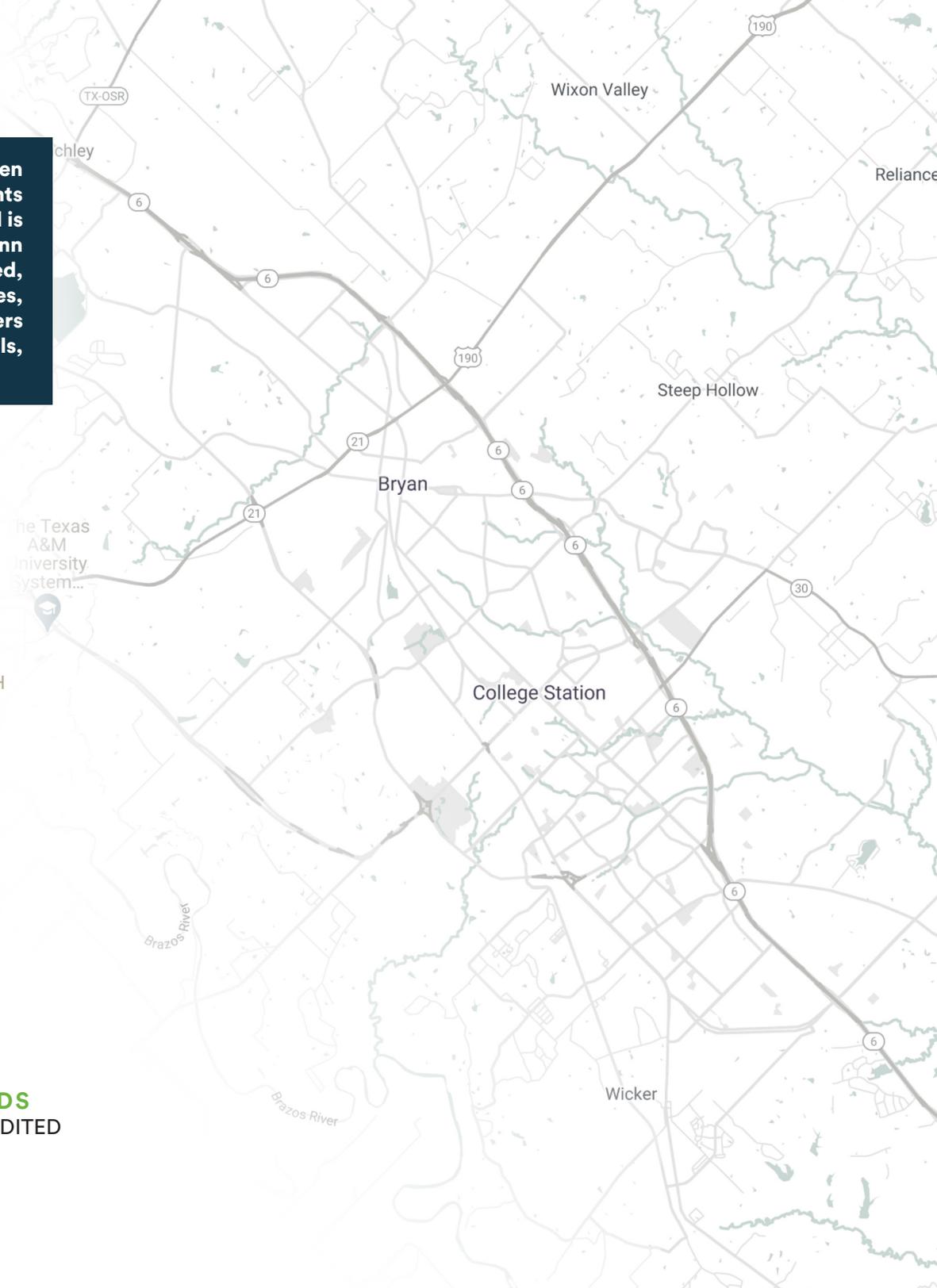
## HOME TO TEXAS A&M UNIVERSITY

**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

149

HOUSEHOLD  
INCOME

\$93K

CONSUMER  
SPENDING

\$2K

3 MILE

ESTIMATED  
POPULATION

325

HOUSEHOLD  
INCOME

\$93K

CONSUMER  
SPENDING

\$4.5K

5 MILE

ESTIMATED  
POPULATION

898

HOUSEHOLD  
INCOME

\$92K

CONSUMER  
SPENDING

\$12M

# 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  
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**Bryan**

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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.

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