



11.4 AC

Pad sites 0.5 to 2.0 AC for ground lease or build to suit, development site up to 7 AC



WJB Parkway Pad Sites & Development Site

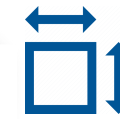
E William Joel Bryan Parkway & Nash St
2104 E William Joel Bryan Parkway, Bryan, TX 77802

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0.06 - 2 AC Pads
Up to 7 AC Site



NEC & NWC WJB
Pkwy & Nash St



36,999 CPD



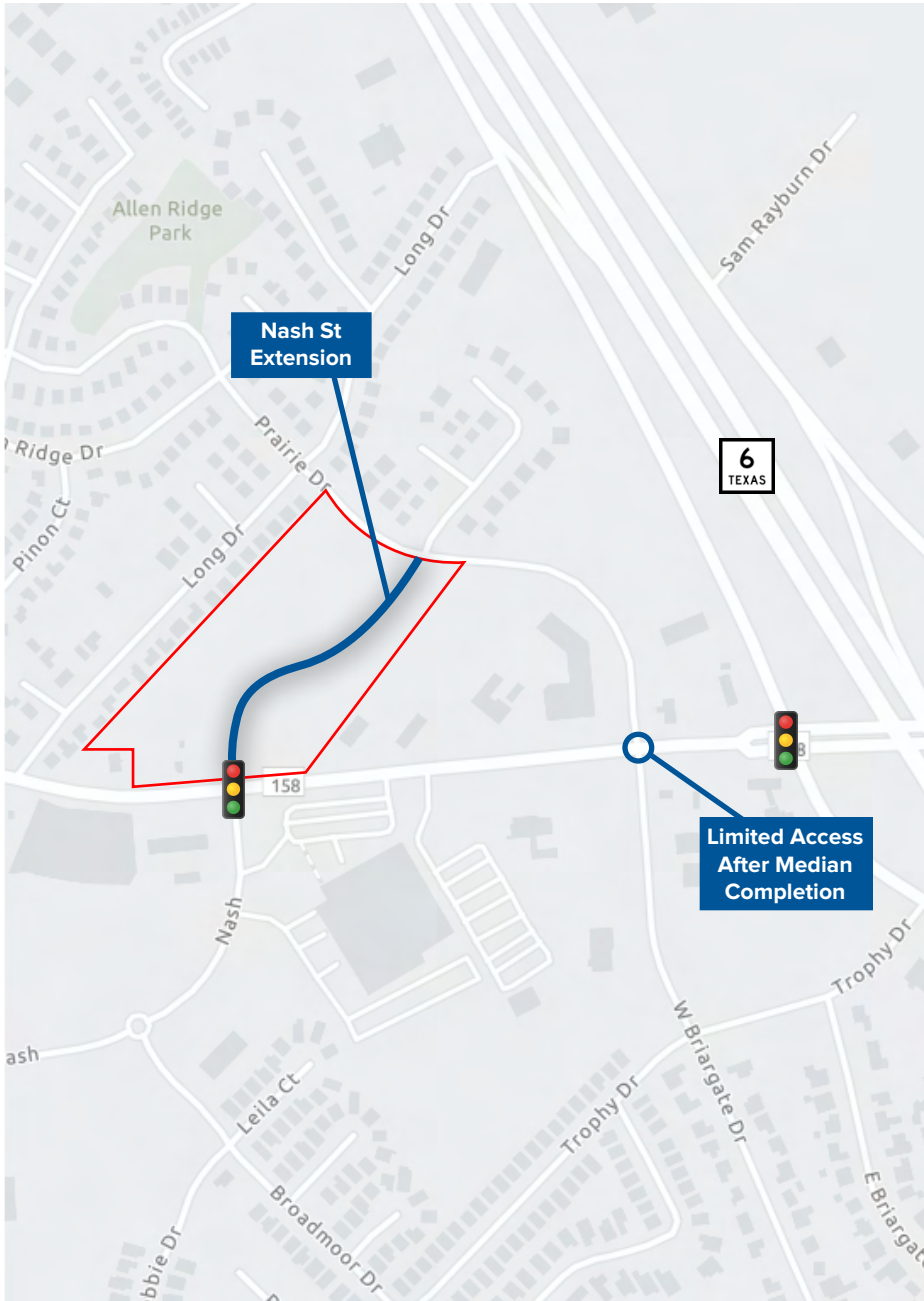
Call for Price

Bryan

Bryan remains one of the fastest growing cities in Texas; its population increased by 18.97% between 2010 and 2020. The city benefits from its association with the Texas A&M University system and its 72,982 students, 11,114 full-time staff, and \$1.1+ billion in annual research spending. With 84 commercial real estate development projects underway in Q4 2021, the region has continued to be attractive for business owners, developers, and investors attracted by the development-friendly regulatory environment and rapidly expanding population.

Source: Esri, US Census

	1 Mile	3 Mile	5 Mile
Total Population	10,841	68,742	140,856
2010-2021 Annual Growth Rate	1.21%	1.25%	1.57%
Average Household Income	\$74,956	\$66,547	\$64,100
Total Households	4,550	25,425	64,100



Access at Lighted Intersection

- First lighted intersection after SH-6 frontage
- First full-access site after completion of new raised median along William Joel Bryan Parkway
- Hard corner of Nash St extension
- 36,999 AADT on William Joel Bryan Pkwy

Nash St Extension

- Nash St to be extended ~1,000' to Prairie Dr
- Traffic light already in place

Adjacent to Significant Traffic Drivers

- Across from largest USPS facility in Bryan-College Station
- Intersection includes new 490 unit multi-family project
- Within a subdivision of >300 homes
- 4,312 homes in immediate area

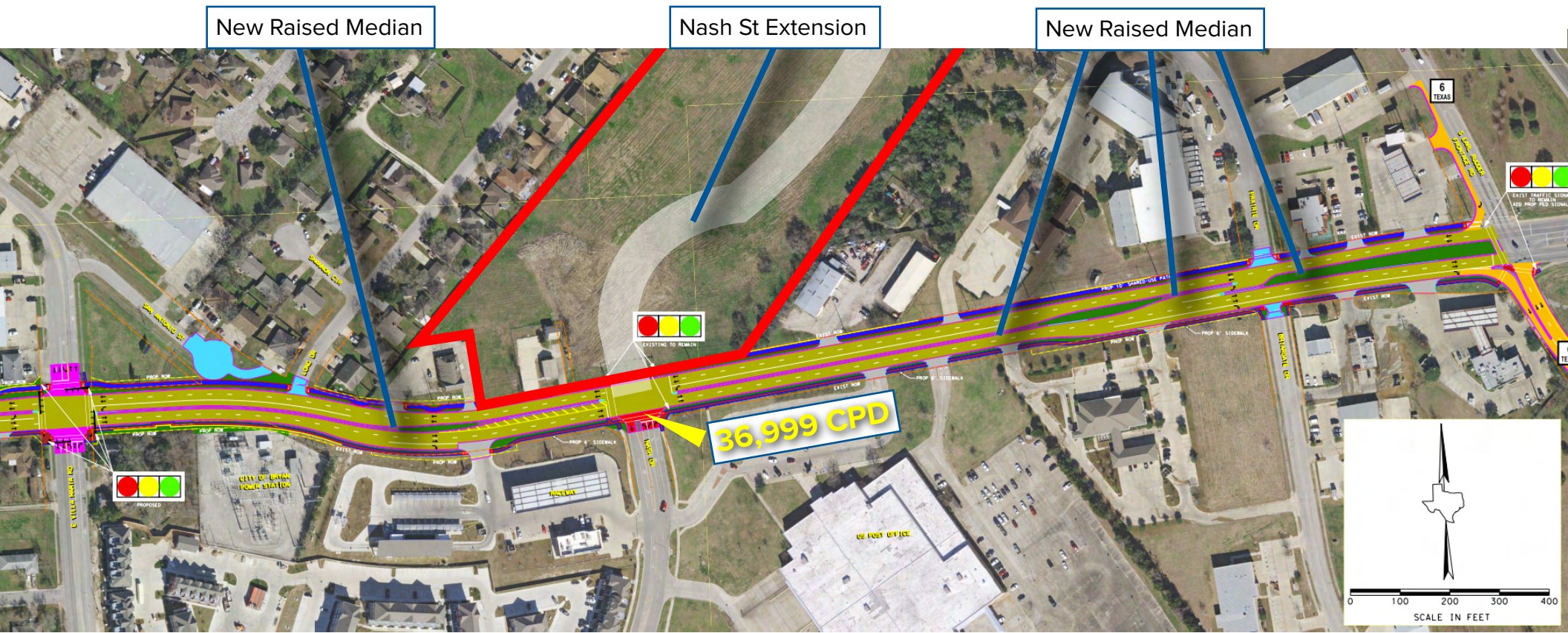
Source: City of Bryan, Esri



The subject property is located at the first lighted intersection traveling west from State Highway 6 (SH-6) at the NEC and NWC of William J. Bryan Parkway (FM 158) and Nash Drive. The subject property will include the construction of the extension of Nash Drive to connect to Prairie Drive at the north property line. The construction of this extension in conjunction with the William J. Bryan Parkway (FM 158) Improvement Project will make the new section of Nash St the primary north south thoroughfare, as the existing Prairie Drive intersection with WJB Parkway will become median bound to any traffic movements south.

The City of Bryan, in partnership with the Texas Department of Transportation (TxDOT) and the Bryan/College Station Metropolitan Planning Organization BCS MPO), is developing traffic safety and mobility improvements for William J. Bryan Parkway (FM 158) from Texas Avenue to Earl Rudder Freeway (SH 6) to be implemented as the William J Bryan Parkway Improvement Project.

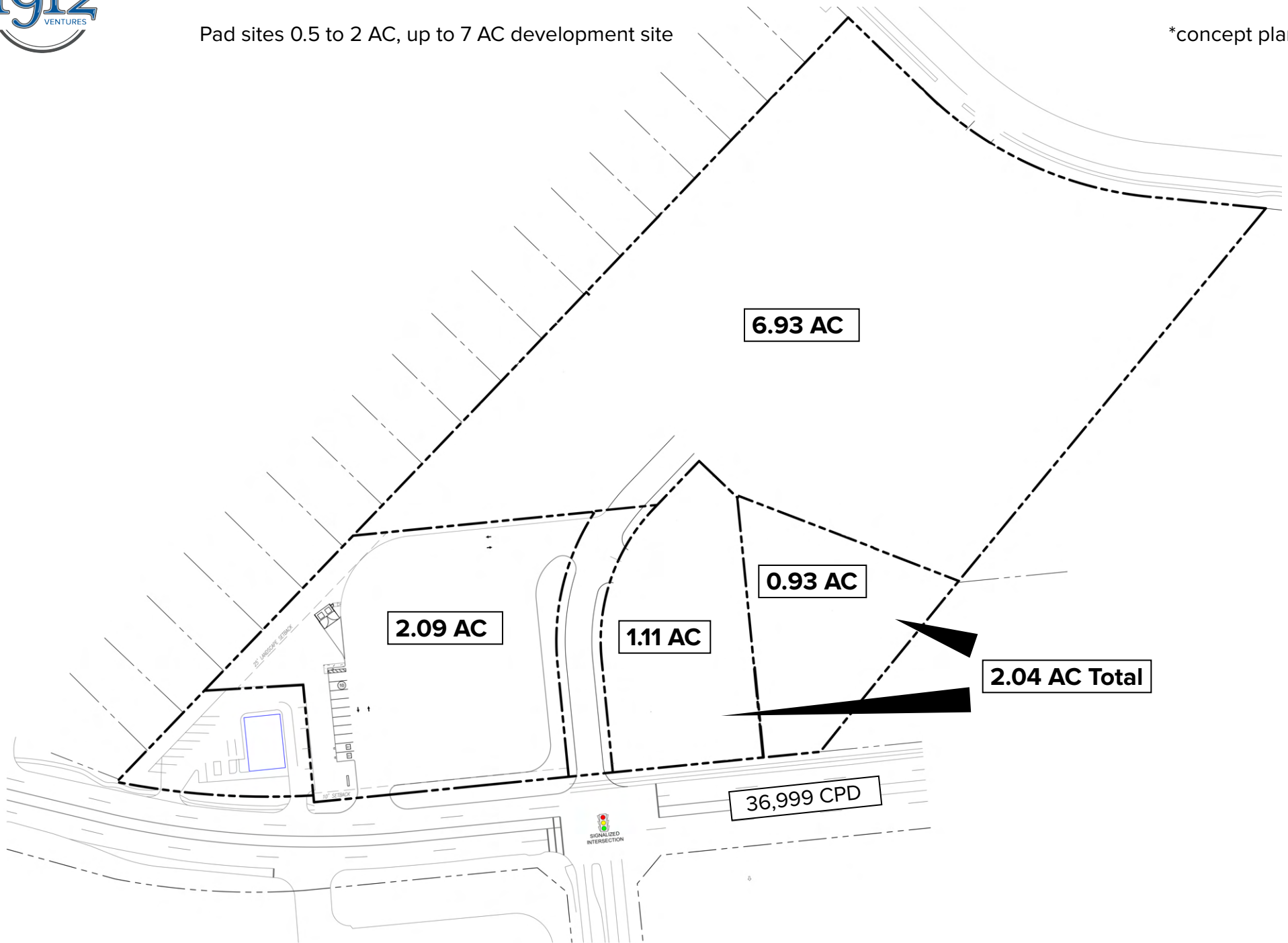
The Improvement Project includes a raised median from State Highway 6 (SH 6) to E. Villa Maria Road, restricting access for other properties along WJB Parkway, providing and improving full access at the subject property's lighted intersection, and creating a new north south movement for traffic to and from Prairie Drive.





Pad sites 0.5 to 2 AC, up to 7 AC development site

*concept plan only





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 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.

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