FOR SALE OR LEASE

301 N Main Street, Bryan, Texas

13,200 SF OFFICE BUILDING ON 0.86 ACRES

OLDHAMGOODWIN.COM | 979.268.2000

Oldham Goodwin

PROPERTY OVERVIEW

OLDHAM GOODWIN is pleased to present 301 N Main Street, a 13,200 SF office building in Downtown Bryan, TX, for your consideration. Originally constructed as a bank, the property underwent a significant renovation and expansion in 2018 that effectively doubled its size, creating a highly functional, institutional-quality office environment designed to accommodate a large corporate user. The two-story building offers an efficient layout with executive offices, open workstations, conference facilities, training rooms, dedicated IT space, employee fitness amenities, and multiple break areas, while its 62 dedicated on-site parking spaces provide a competitive advantage that is exceptionally uncommon in Downtown Bryan. Combining modern office improvements, excellent accessibility, and a highly visible downtown location, the property is well positioned to serve a wide range of owner-users, investors, or future redevelopment opportunities.

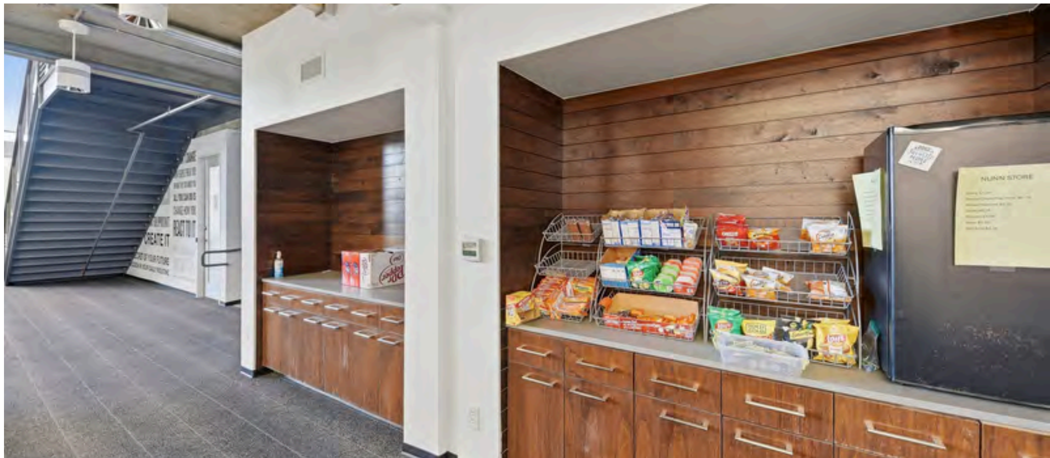
SALES PRICE	BUILDING SIZE	RENTAL RATE	PRICE / SF	LAND SIZE
$4,900,000	13,200 SF	$25/SF/YR - NNN	$371.21/SF	0.86 AC

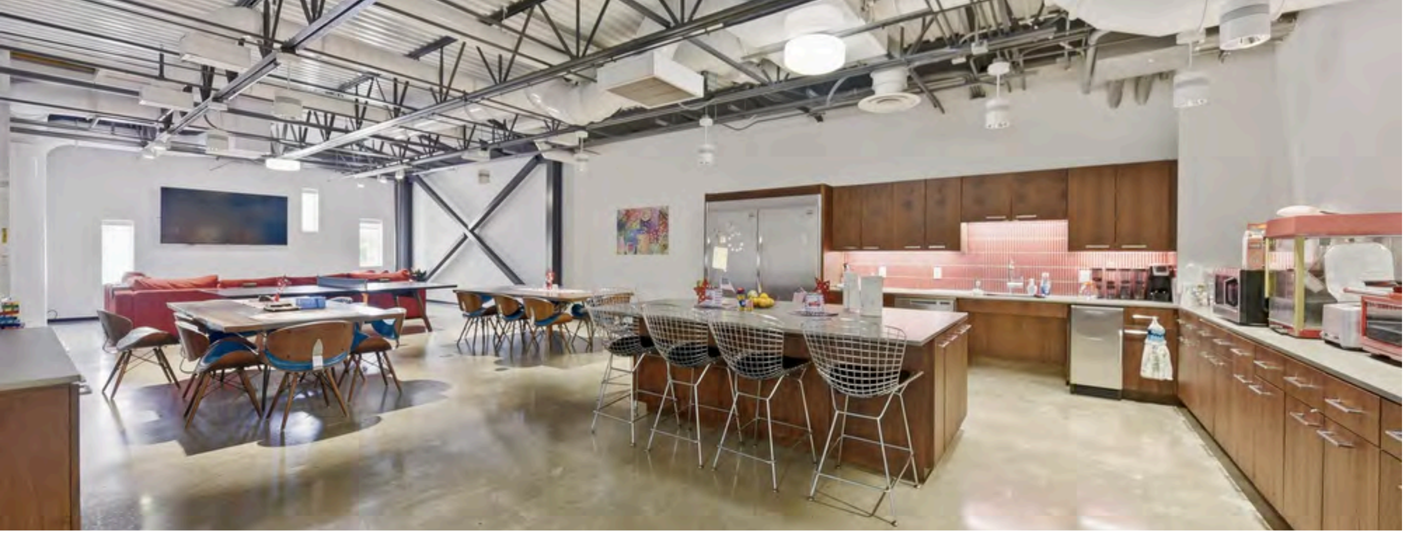

TEXAS AVENUE
LONGHORN TAVERN
STEAK HOUSE
HUSH & WHISPER
DISTILLING
CATALENA
HATTERS
E 24TH STREET
TABOR AVENUE
MAIN STREET
E 23RD STREET
PARK
STATION
APARTMENTS


LEXITAS

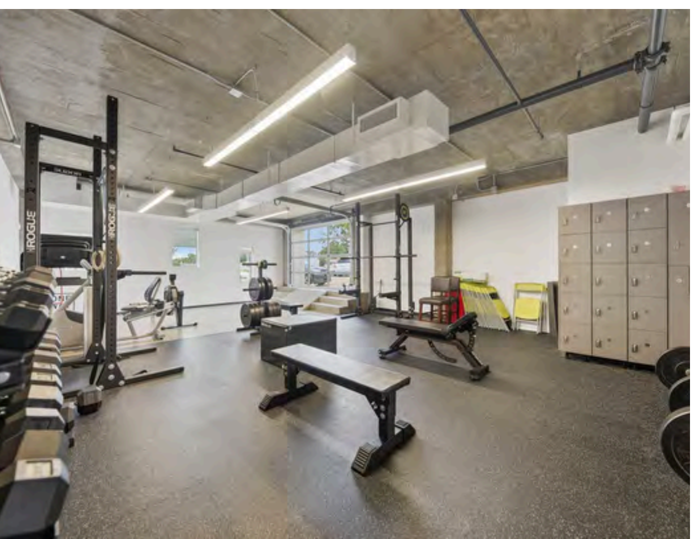

THE BEST WAY
TO PREDICT THE FUTURE
IS TO CREATE IT
BE AMAZING
UNTIL
PROUD
BE ADDICTED
BETTERING
YOURSELF
REACT TO IT
CREATE IT

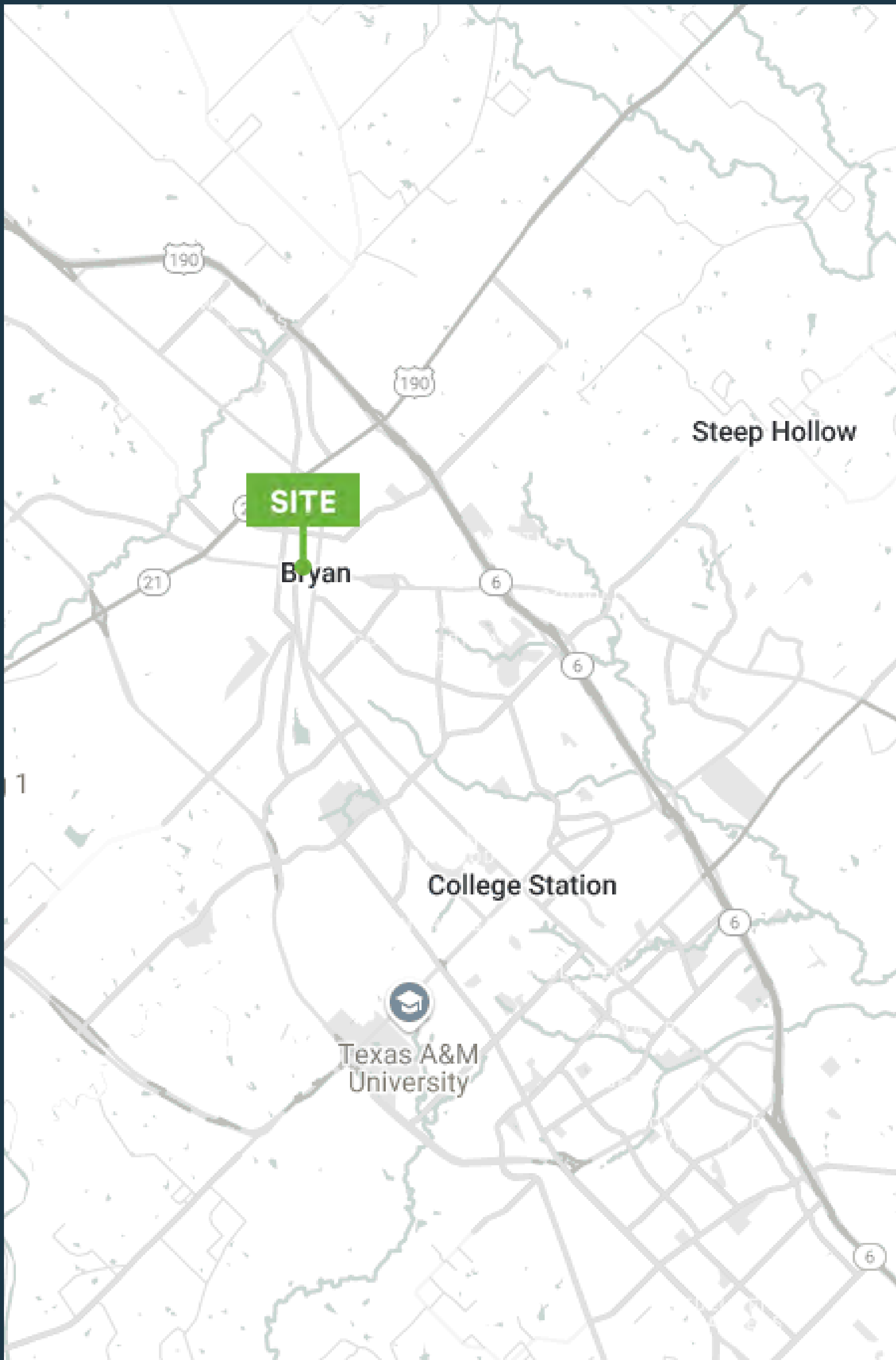

LEXITAS











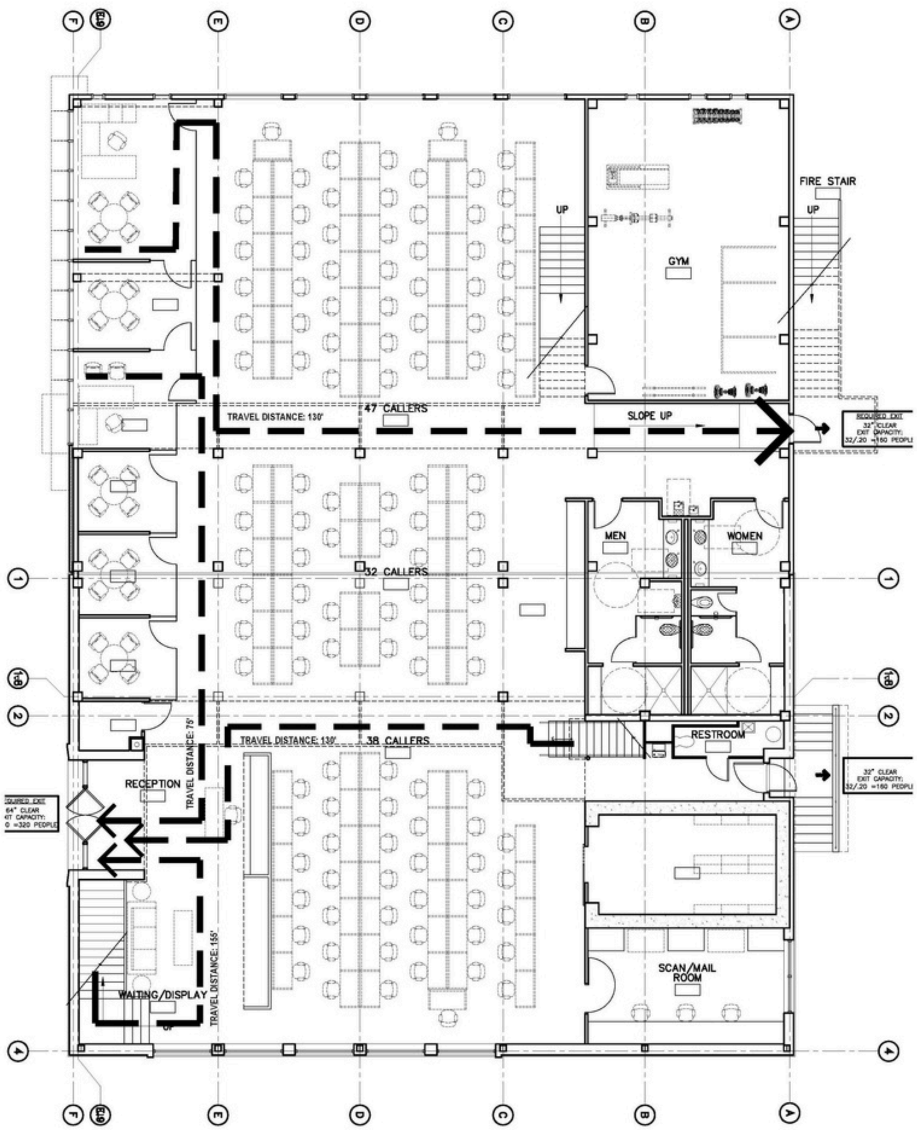
BUILDING SPECIFICATIONS

Building Area:	13,200 SF
Year Built/Renovated:	1981 / 2018
Foundation:	Reinforced Concrete Slab
Framing:	Steel
Exterior Walls:	Brick and Metal
Roof Cover:	TPO
Sprinklers:	Yes
Utilities:	Electricity: Bryan Texas Utilities Water: Bryan Texas Utilities Sewer: Bryan Texas Utilities
Parking:	62 Dedicated Spaces

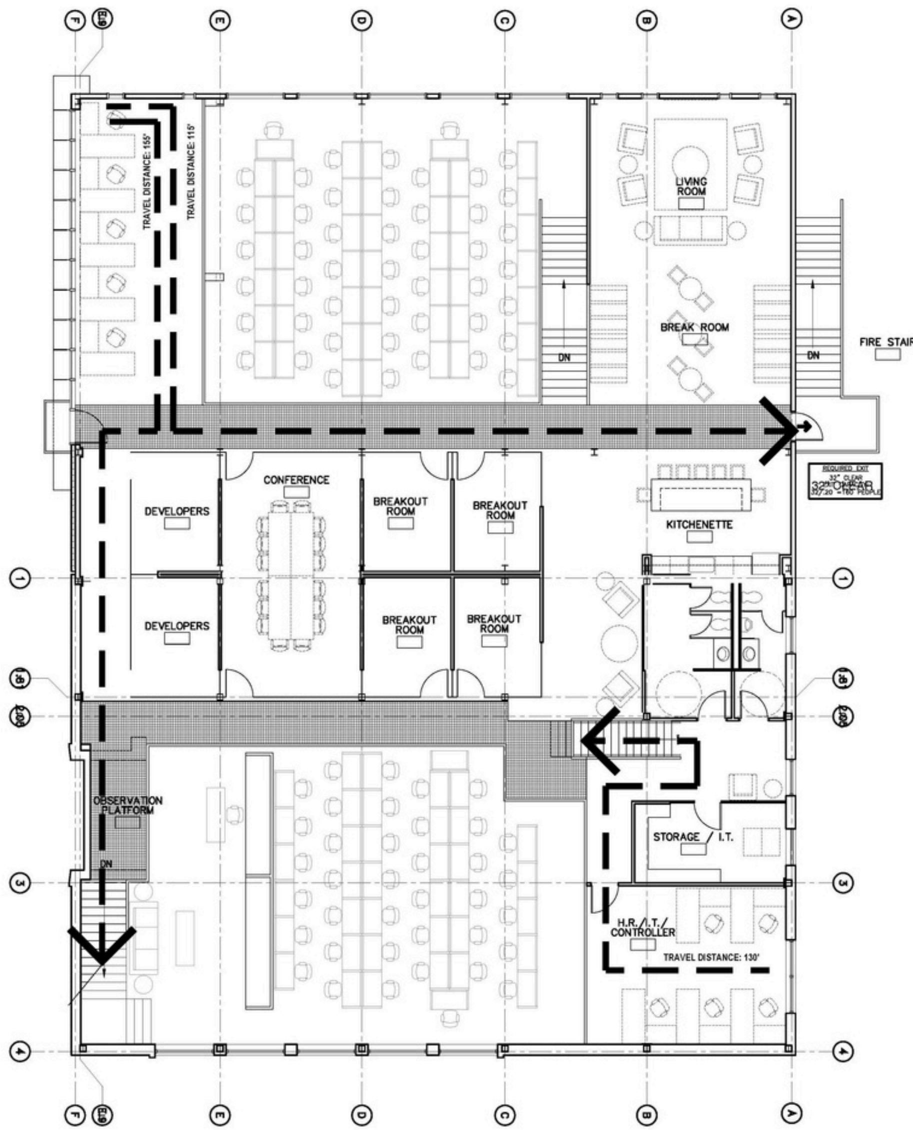
SITE SPECIFICATIONS

Size:	0.86 AC or 37,462 SF
Legal Description:	Lot 1R, Block 262, City of Bryan and Lots 4,5 and PT of 3, Block 262, Bryan Original Townsite, Brazos County, Texas
Access:	Access via one (1) curb cut along Main Street and one (1) curb cut along E 23rd Street
Zoning:	DT-N (Downtown North)
Frontage:	~250' along Main Street ~150' along E 23rd Street ~150' along E 24th Street

FLOORPLAN



1ST FLOOR



2ND FLOOR

SURVEY

N

SCALE: 1" = 20'

20 0 20 40 60 Feet

LEGEND:
LIGHT POLE
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
AERIAL TELEPHONE LINES
CONCRETE

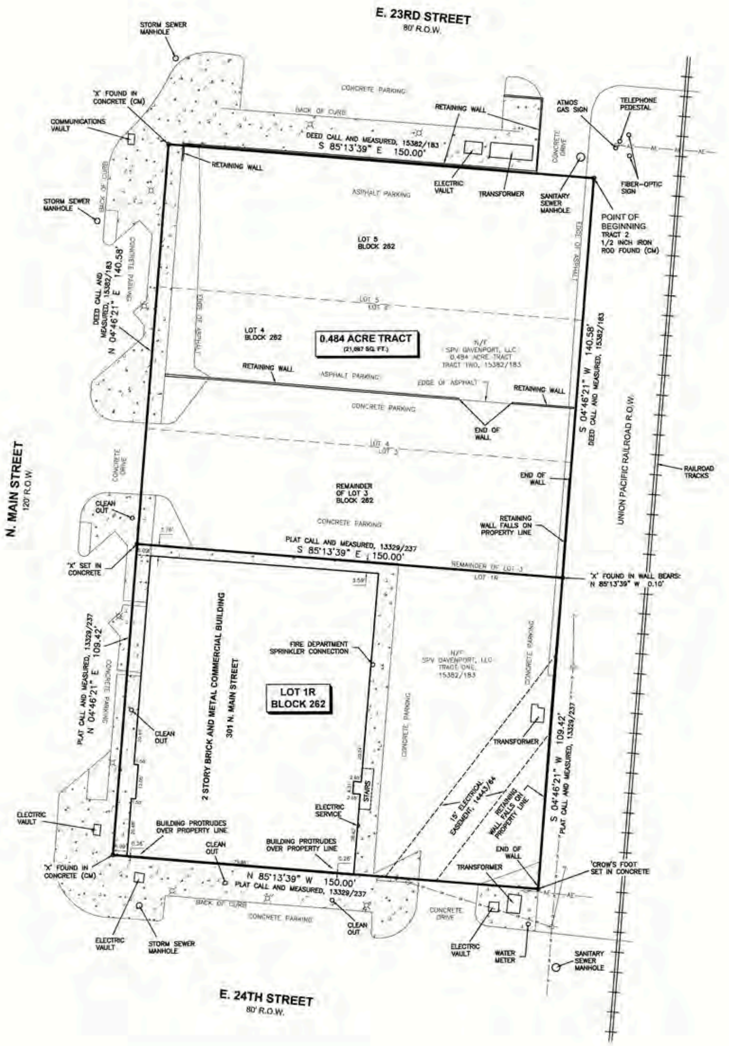
BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011533227819 (CALCULATED USING GEOID12B).

CM – CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

THESE TRACTS ARE ZONED DT–N (DOWNTOWN NORTH) BY CITY OF BRYAN ORDINANCE. SETBACK LINES NOT SPECIFIED.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 193311, EFFECTIVE DATE: 10–22–2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
– 10d: BLANKET EASEMENT RESERVED IN JUDGMENT, 12713/87, DOES APPLY TO LOT 1R.
– EASEMENT TO BTU, 14443/64, DOES APPLY AS SHOWN HEREON
– ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A, CONDITION II SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0215F, REVISED DATE: 04–02–2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

BUYER	SPV DAVENPORT LLC
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	193311

LAND TITLE SURVEY PLAT
OF
LOT 1R, BLOCK 262
BRYAN ORIGINAL TOWNSITE
VOLUME 13329, PAGE 237
AND
A 0.484 ACRE TRACT
(BEING LOTS 4, 5, AND THE REMAINDER OF LOT 3, BLOCK 262)
BRYAN ORIGINAL TOWNSITE
VOLUME 'H', PAGE 721
BRYAN, BRAZOS COUNTY, TEXAS

KS LLC

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 11–04–19
PLAT DATE: 11–08–19
JOB NUMBER: 19–609
CAD NAME: 19–609
POINT FILE: BOT–GTG (cont); 19–609/A (job)
PREPARED BY: KERR SURVEYING, LLC (TBPELS FIRM#10018500)
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268–3195
BRAD@KERRSURVEYING.NET

DEMOGRAPHICS

	ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
1 MILE	12K	$62K	$98M
3 MILE	64K	$71K	$605M
5 MILE	122K	$72K	$1.10B

TEXAS OVERVIEW

2ND 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

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

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

BEST STATE
FOR BUSINESS

TOP STATE
FOR JOB GROWTH

NO STATE
INCOME TAX

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over $3.1 Billion annually. A&M's 79,000+ students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.

BRAZOS VALLEY
POPULATION
412,681

#1 BEST SMALL TOWNS FOR BUSINESS AND CAREERS IN TEXAS

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

HOME TO **TEXAS A&M UNIVERSITY**
LARGEST UNIVERSITY IN THE COUNTRY
FALL 2025 ENROLLMENT - 79,000+
TIER 1 RESEARCH INSTITUTION

12% LOWER COST
OF LIVING THAN THE NATIONAL AVERAGE

4.1%
UNEMPLOYMENT RATE

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	532457	Casey.Oldham@OldhamGoodwin.com	(979) 268-2000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	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 ______

Oldham Goodwin

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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