



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE 46 ACRES ON NORTH EARL RUDDER FREEWAY

1380 North Earl Rudder Freeway | Bryan, Texas 77803



21
TEXAS

SITE

Clayton
homes

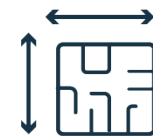
PROPERTY HIGHLIGHTS

- 46.33 AC available near the intersection of SH 6 and SH 21
- Over 830' of State Highway 6 Frontage
- Access via SH 6 Frontage Road and Old Kurten Road
- Great visibility to over 62,000 VPD along SH 6
- Current zoning is A-O, Agricultural Open but the City of Bryan Future Land Use plan indicates this area will be commercial.
- Two (2) miles to Downtown Bryan, two (2) miles to Coulter Airfield, less than 10 miles to Texas A&M University
- Surrounded by national and regional employment centers, distribution, manufacturing, and service companies
- All public utilities, including sanitary wastewater, are available



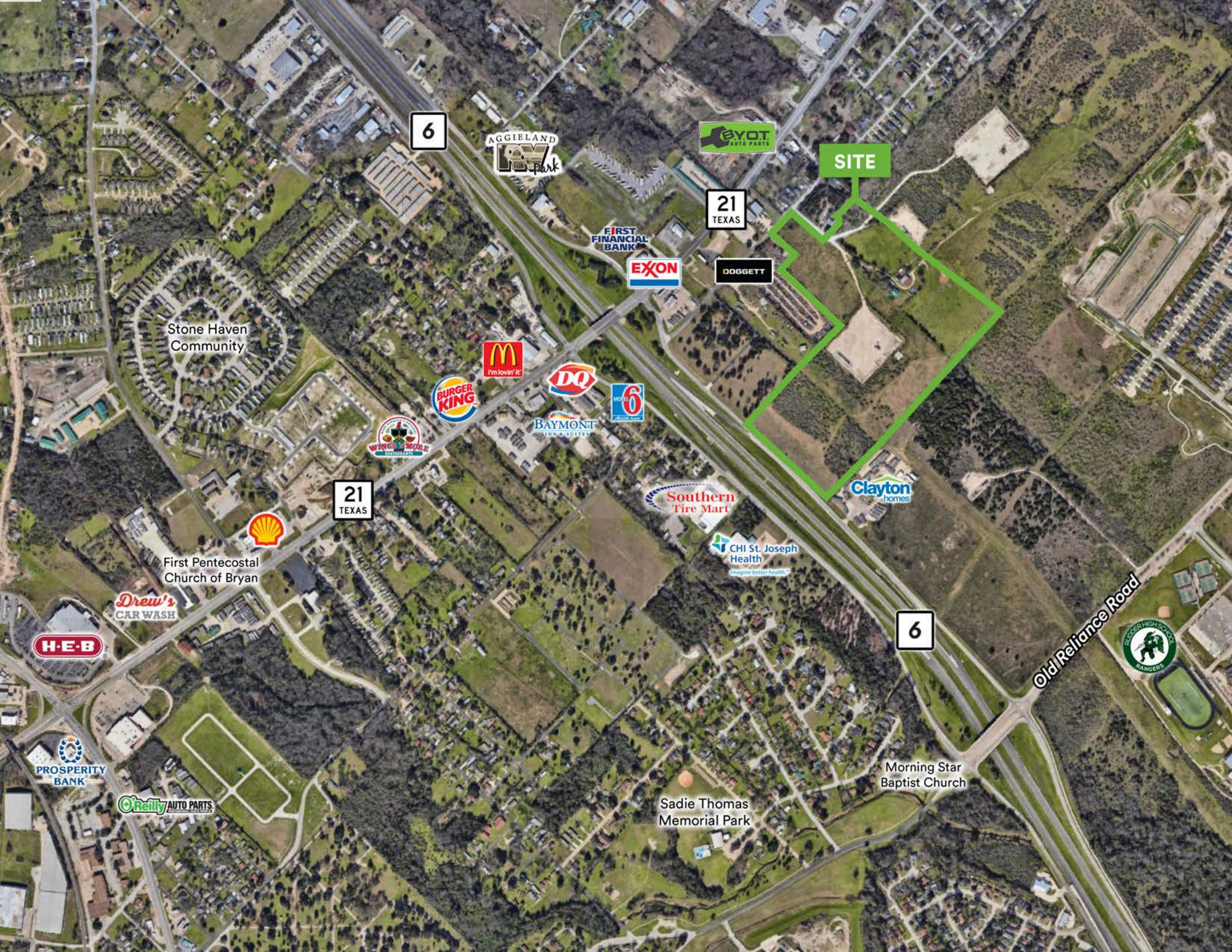
SALES PRICE

Contact Broker



SITE SIZE

46.33 AC



6

AGGIELAND
RV park

EVOT
AUTO PARTS

SITE

21
TEXAS

FIRST
FINANCIAL
BANK

EXXON

DOGGETT

Stone Haven
Community

McDonald's
I'm lovin' it

BURGER
KING

DQ

MOTEL
6

BAYMONT
INN & SUITES

WORLD OF
WRESTLING
RESTAURANT

21
TEXAS

Shell

First Pentecostal
Church of Bryan

Drew's
CAR WASH

H-E-B

Southern
Tire Mart

Clayton
homes

CHI St. Joseph
Health
imagine better health

6

Old Reliance Road

BLUMBERG HIGH SCHOOL
RANGERS

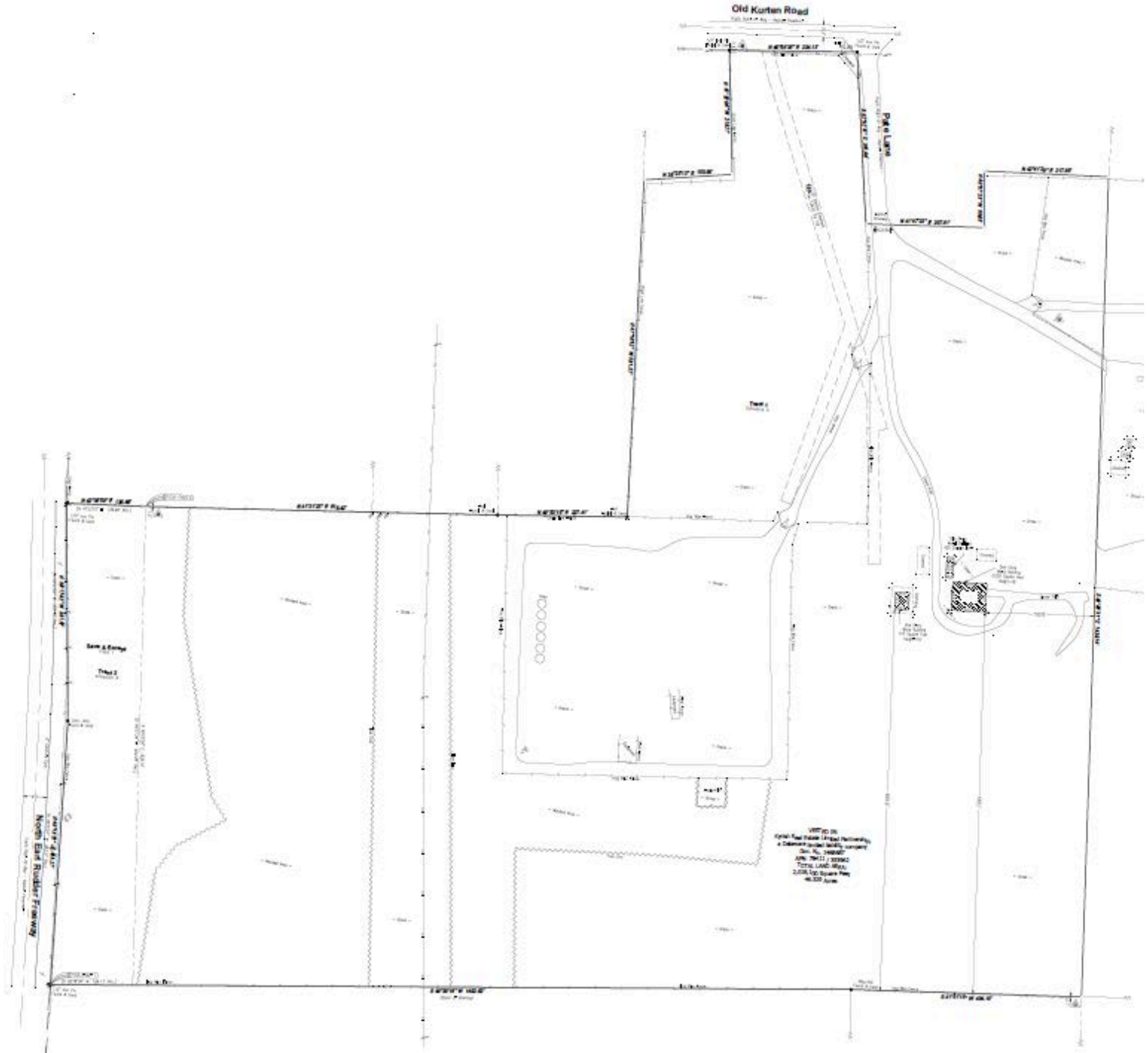
PROSPERITY
BANK

O'Reilly
AUTO PARTS

Sadie Thomas
Memorial Park

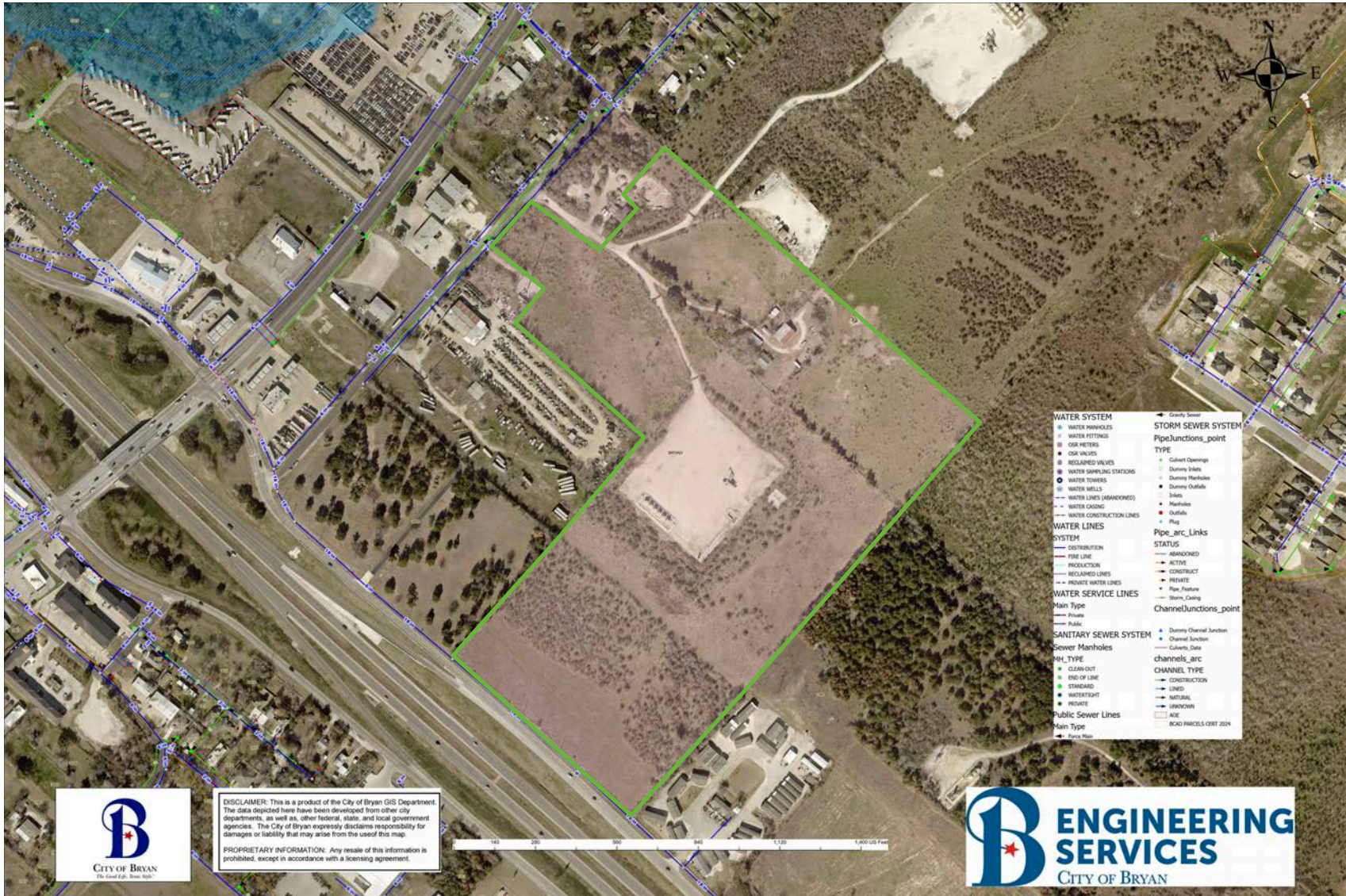
Morning Star
Baptist Church

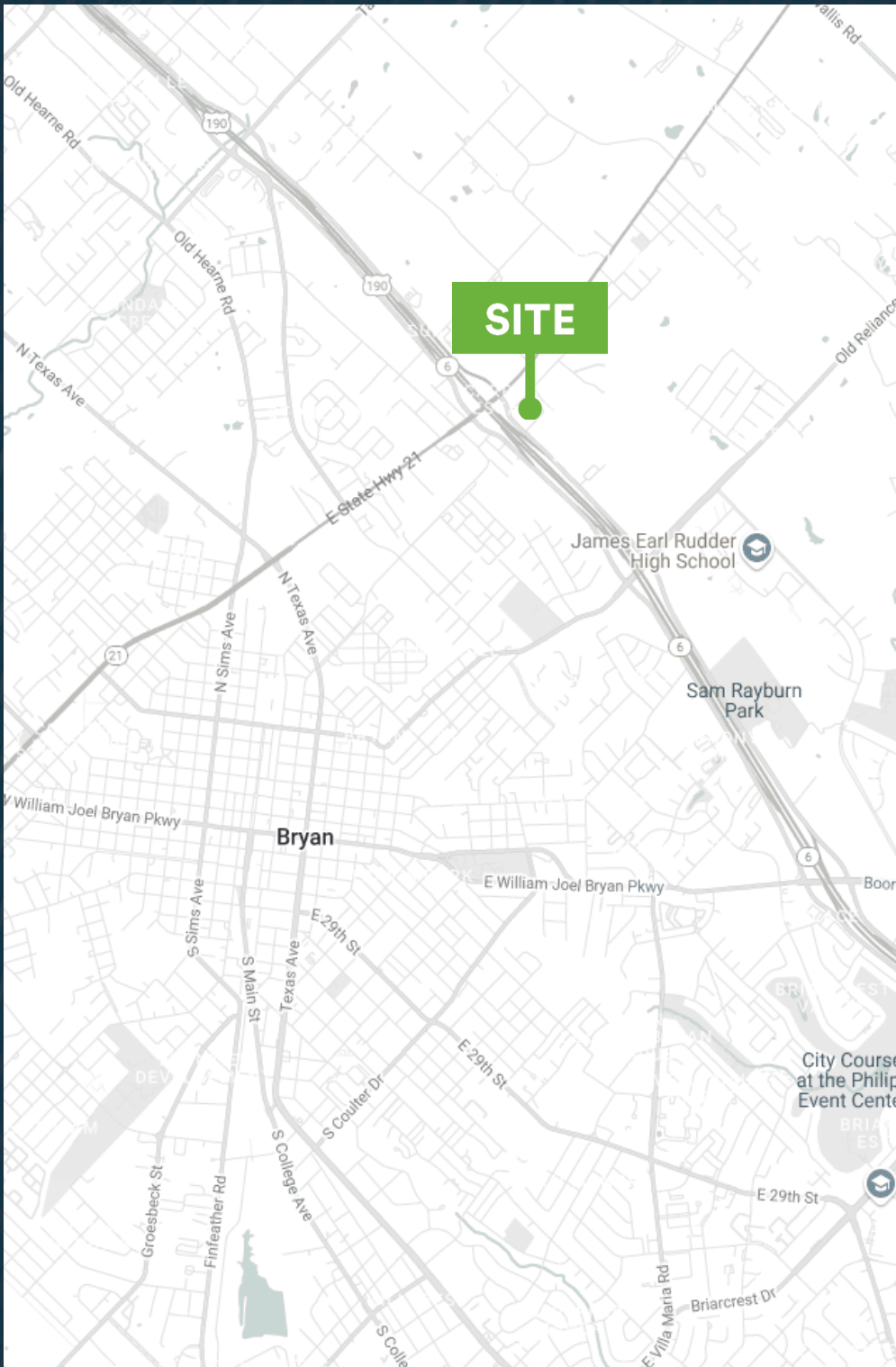
SURVEY



UTILITY MAP

WATER MAP





PROPERTY INFORMATION

Size	46.33 AC
Legal Description	Brazos County, SFA 10, Block 12, Lot 15.5, Acres 2.592 & SFA 10, Block 12, Lot 84, Acres 43.737
ID Number	Brazos CAD 35392 & 78411
Access	Access via SH 6 Frontage Road & Old Kurten Road
Frontage	830' + Frontage along SH 6
Zoning	A-O - Agriculture Open
Utilities	Water line along Earl Rudder Frontage Road, a 2" water line along Old Kurten, and a 6" sanitary sewer along Old Kurten
Traffic Counts	62,000 VPD + along SH 6



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

4K

HOUSEHOLD
INCOME

\$50.7K

CONSUMER
SPENDING

\$32M

GROWTH
RATE

2.4%

3 MILE

ESTIMATED
POPULATION

42K

HOUSEHOLD
INCOME

\$66.9K

CONSUMER
SPENDING

\$418M

GROWTH
RATE

1.9%

5 MILE

ESTIMATED
POPULATION

95K

HOUSEHOLD
INCOME

\$65.6K

CONSUMER
SPENDING

\$935M

GROWTH
RATE

1.9%

TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

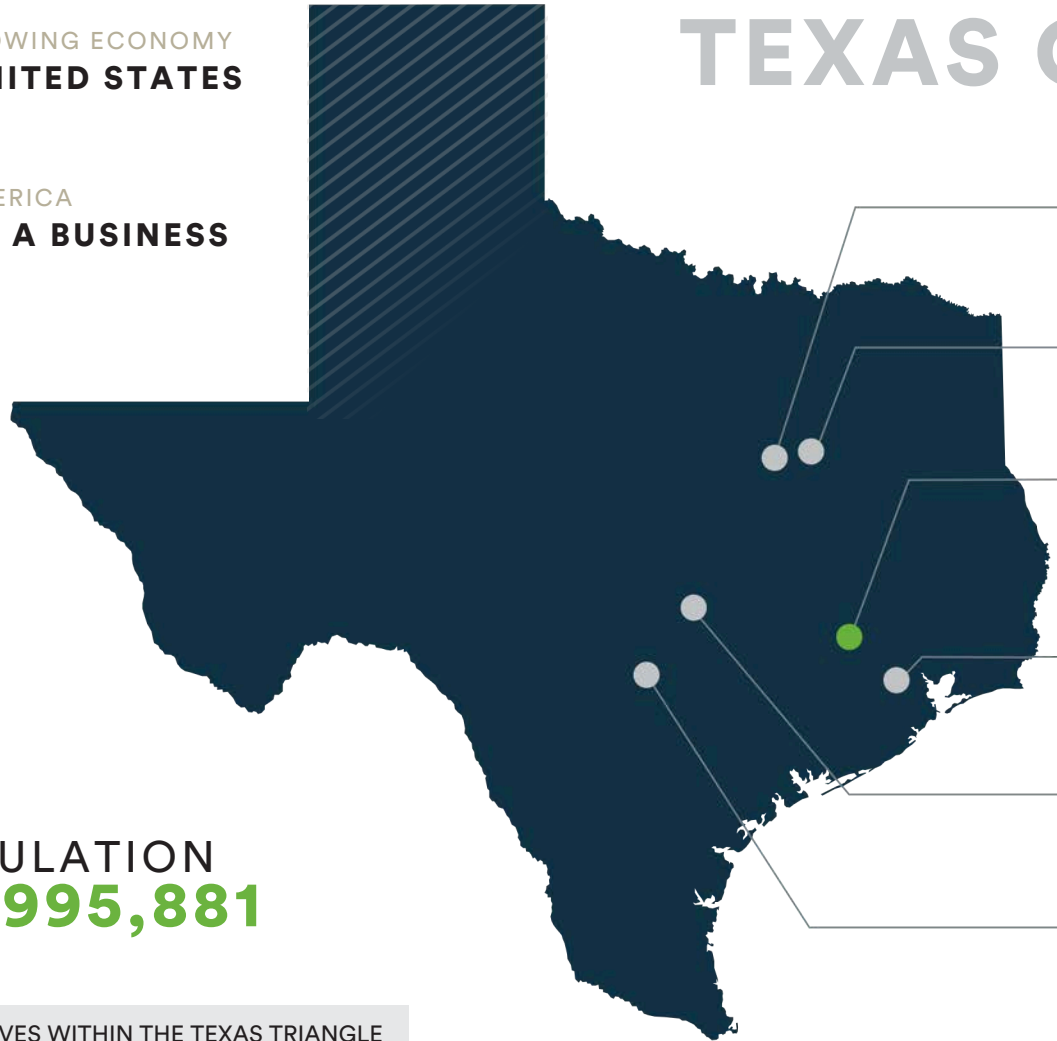


LARGEST
MEDICAL CENTER



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



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

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

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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
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