



Oldham  
Goodwin

# MIXED-USE PAD SITES | FOR SALE BRYAN TOWNE CENTER

3001 Wildflower Drive | Bryan, Texas 77802



## Property Highlights

- Mixed-use regional shopping center anchored by Target, Pet Supplies Plus, Cracker Barrel, upscale hospitality, medical facilities, health & wellness, restaurants, and national retailers
- Visible and accessible to State Highway 6, the most important regional mobility and transportation corridor in the Brazos Valley
- Outparcels available with all utilities, off-site detention, entitlements, and cross-access parking
- Located at Briarcrest Drive, central to Texas A&M University and all households throughout Bryan/College Station MSA
- Multiple points of access from State Highway 6 feeder and Briarcrest Drive with a combined 142,000 VPD
- Situated in high growth corridor near expanding residential communities and newer public schools.



### SALES PRICE

**0.64 AC**  
**\$500,000**

**1.64 AC**  
**\$525,000**

**1.69 AC**  
**\$795,000**

6

CHASE Jack in the box Kroger Freddy's STEAKBURGERS Los Cucos MEXICAN CAFE

Dutch Bros TACO BELL COTTON PATCH CAFE PREMIERE CINEMAS

SUBWAY Imperial Chinese Sushi Great Clips IT'S GONNA BE GREAT! HOOTERS

Boonville Road

BWP PREMIER BEST WESTERN. TWIN PEAKS EATS • DRINKS • SCENIC VIEWS

Walgreens IHOP RESTAURANT

BaylorScott&White HEALTH

tru by HILTON DOLLAR GENERAL goodwill ALLEN ACADEMY EXCON MIRAMONT

SITE

CHEVROLET TOYOTA WOODSPRING SUITES AN EXTENDED STAY HOTEL

McDonald's I'm lovin' it CRACKER BARREL Old Country Store

stripes VW MAZDA DISCOUNT TIRE jiffylube

SNAP FITNESS-24-7 stripes

VERABANK GENUINE BANKING THE ENERGY ELEMENT

Briarcrest Dr: ~63,000 VPD Highway 6: ~79,000 VPD

WELLS FARGO LOWE'S Walmart Save money. Live better.

SONIC America's Drive-In. Cane's CHICKEN FINGERZ

Chick-fil-A PANDA EXPRESS CHINESE CHICKEN

ALDI DQ TACO BELL FURNITURE ROW MATTRESS CO.

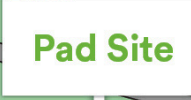
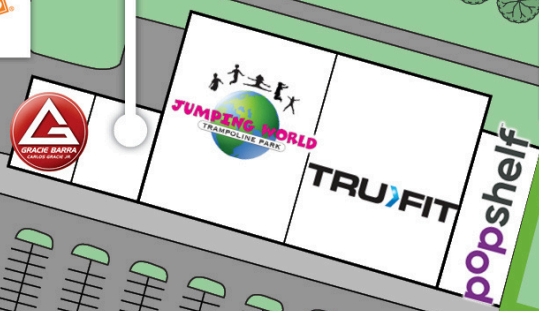
TARGET GRACIE BARBER RACK ROOM SHOES SHIPLEY DONUTS

Jersey Mike's SUBS JUMPING WORLD TRAMPOLINE PARK AQUA-TOTS SWIM SCHOOLS

PET SUPPLIES PLUS TRU FIT popshelf

Recovery CRYO DOLLAR TREE maurices

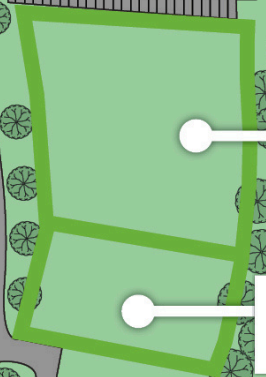
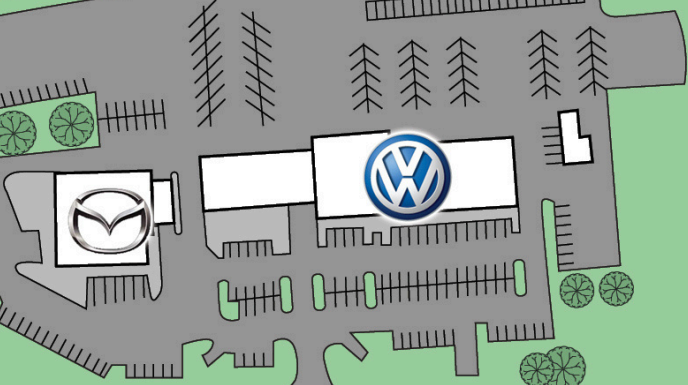
Lucky Nails



Wildflower Drive

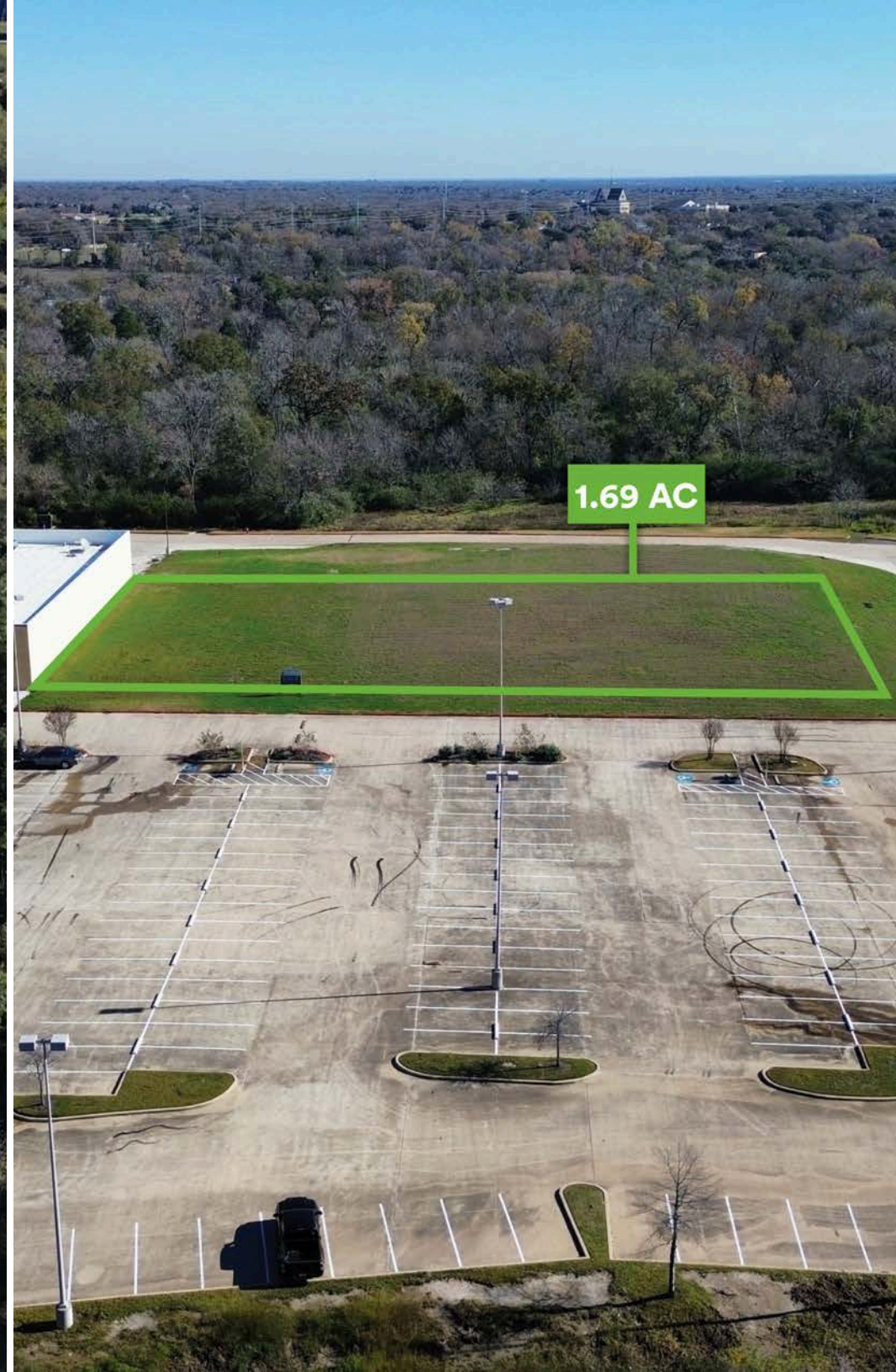


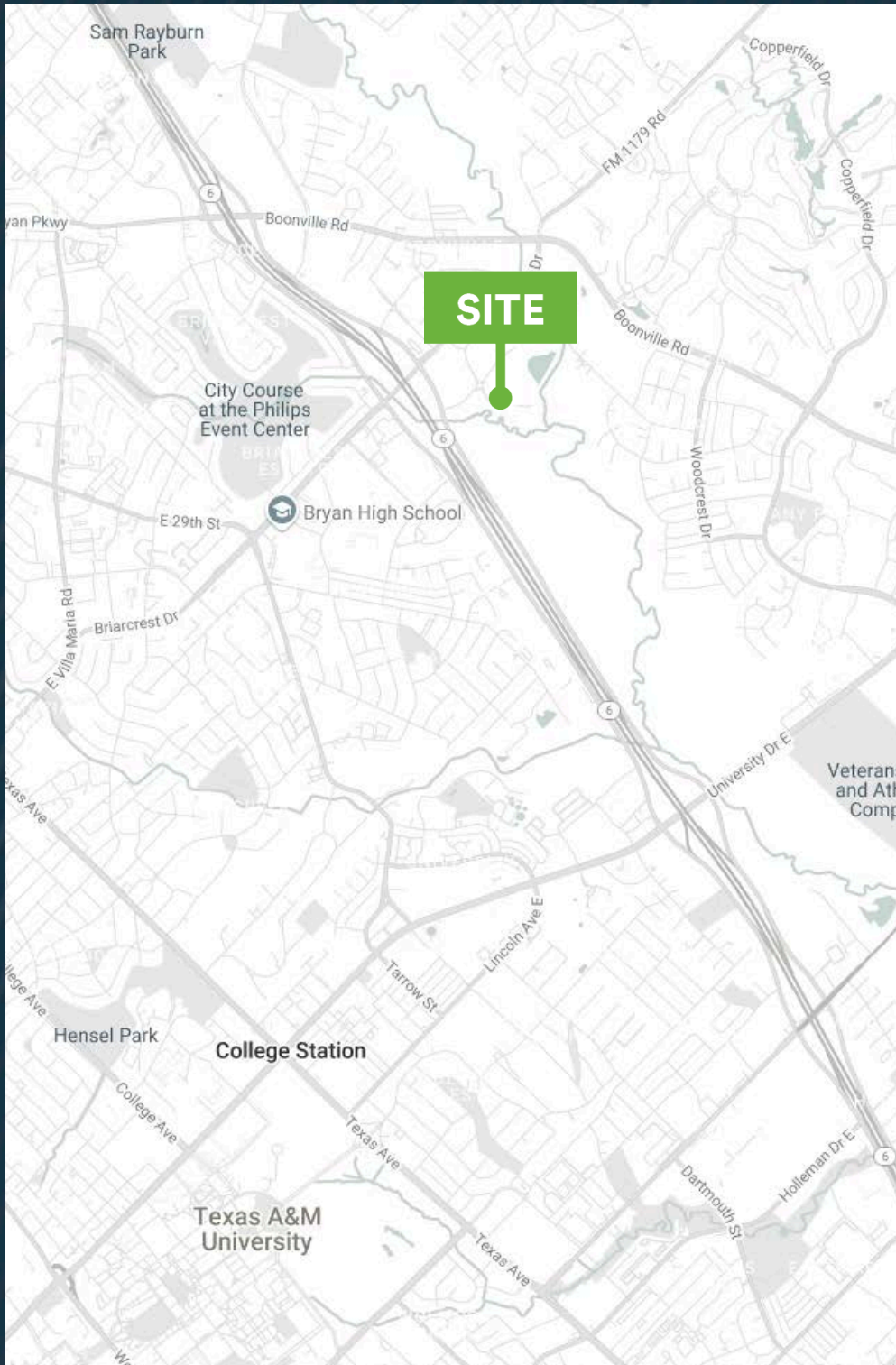
Briarcrest Drive



North Earl Rudder Freeway







**PROPERTY INFORMATION**

Size	Lot 1RB - 0.63 Acres Lot 2D - 1.64 Acres Lot 2RB - 1.69 Acres
Legal Description	Bryan Towne Center, Brazos County
ID Number	Brazos CAD 418589, Brazos CAD 306414, Brazos CAD 446253
Access	Multiple points of access from SH-6 and Briarcrest Drive. Lot 1RB already has existing driveway constructed.
Frontage	North Earl Rudder Freeway (Highway 6) Towne Center Way, and Wildflower Drive
Zoning	PDD, Planned Development District
Utilities	Full Utilities Available
Flood Plain	None
Traffic Counts	North Earl Rudder Freeway (Highway 6): 79,000 VPD Briarcrest Drive: 63,000 VPD



# DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

5K

HOUSEHOLD  
INCOME

\$81K

CONSUMER  
SPENDING

\$65.3M

3 MILE

ESTIMATED  
POPULATION

63K

HOUSEHOLD  
INCOME

\$72K

CONSUMER  
SPENDING

\$687.7M

5 MILE

ESTIMATED  
POPULATION

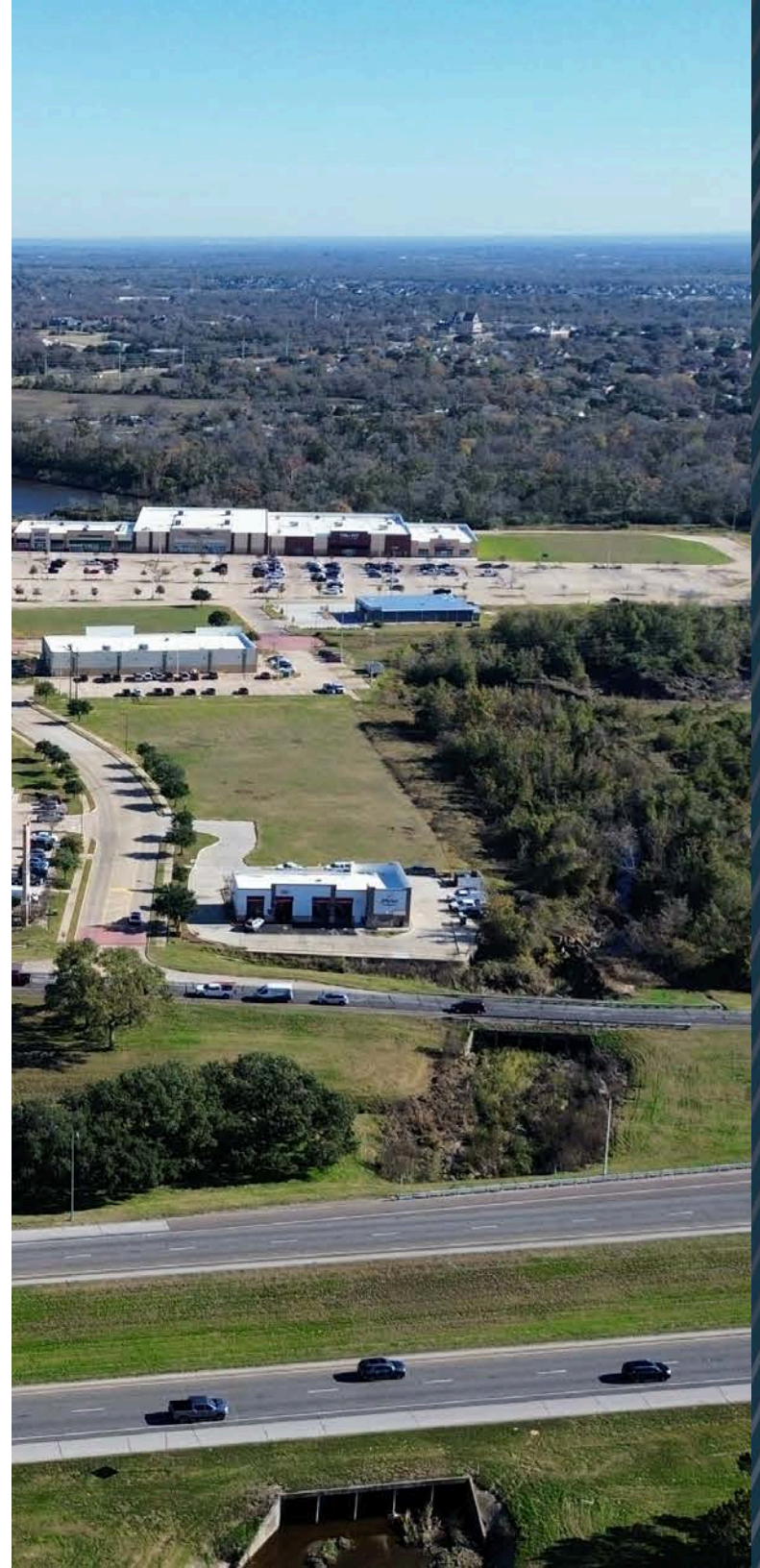
156K

HOUSEHOLD  
INCOME

\$60K

CONSUMER  
SPENDING

\$1.41B



# TEXAS OVERVIEW

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

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

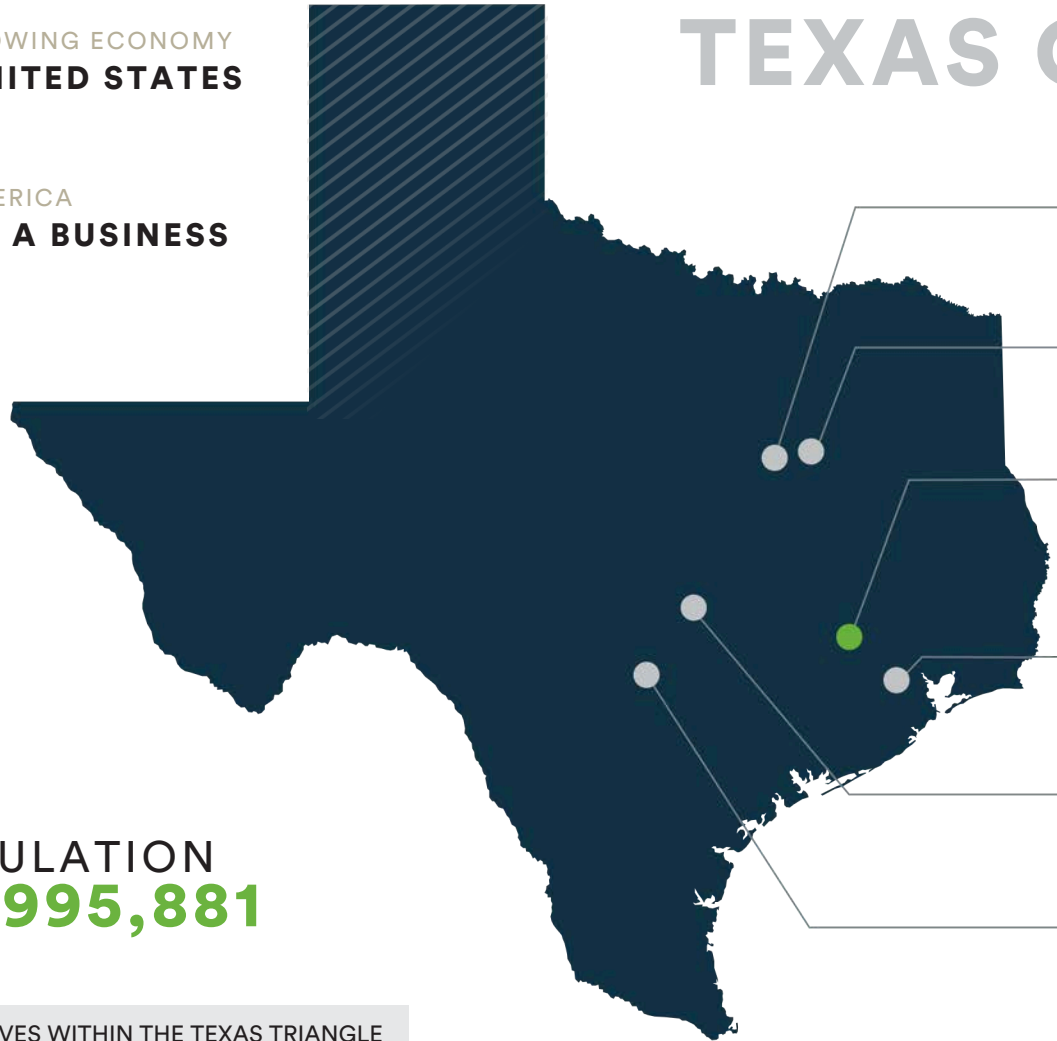


**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**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

**2<sup>ND</sup>** 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.

**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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Licensed Supervisor of Sales Agent/Associate

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Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

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