

FOR SALE OR LEASE

150 Venture Drive, College Station, TX 77845



22,728 SF OFFICE BUILDING ON 4.5 AC

OLDHAMGOODWIN.COM | 979.268.2000



INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present 150 Venture Drive in College Station, TX for your consideration. 150 Venture is a campus style, 22,728 SF office building, situated on an oversized lot in the College Station Business Park. The property is in the heart of College Station's rapid southerly growth path, near highly desirable neighborhoods, schools, dining and entertainment. Its locational attributes, and convenient access to State Highway 6, make it an excellent choice for a regional or corporate office in South College Station. The building itself offers a flexible layout and is being offered for sale at a major discount to its replacement cost.

RENTAL RATE

\$20.00/SF/YR - NNN

SALES PRICE

\$4,200,000

PRICE PER SF

\$184.79/SF

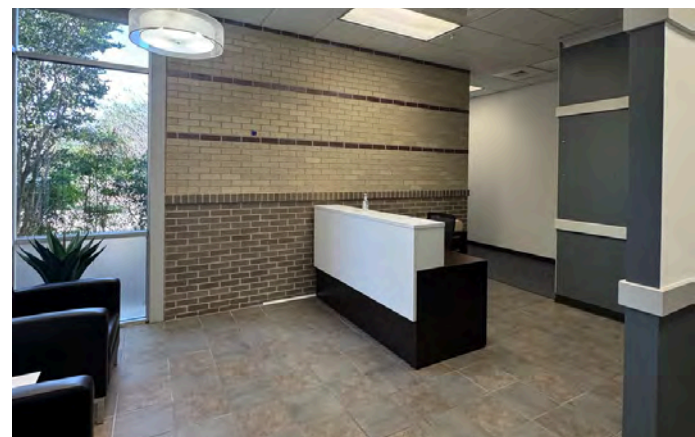
BUILDING SIZE

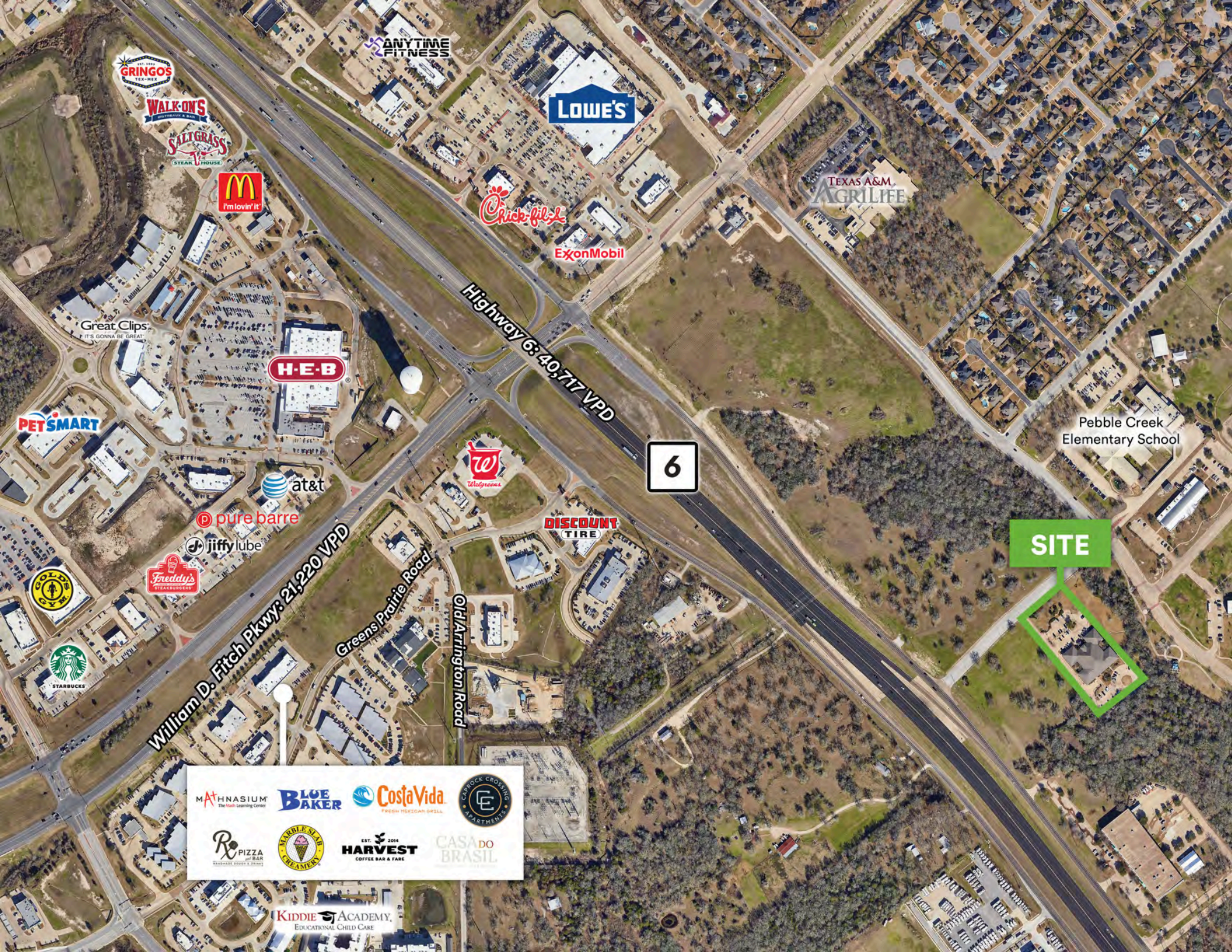
22,728 SF

LAND SIZE

4.5 AC







GRINGOS
TEX-MEX

WALK-ON'S
RESTAURANT & BAR

SALTGRASS
STEAK HOUSE

McDonald's
I'm lovin' it

ANYTIME
FITNESS

Lowe's

Chick-fil-A

ExxonMobil

TEXAS A&M
AGRI LIFE

Great Clips
IT'S GONNA BE GREAT

H-E-B

PET SMART

at&t

pure barre

jiffy lube

Freddy's
RESTAURANT

GOLD'S
GYM

STARBUCKS

Walgreens

DISCOUNT
TIRE

Pebble Creek
Elementary School

SITE

William D. Fitch Pkwy: 21,220 VPD

Greens Prairie Road

Old Arlington Road

6

MATHNASIUM
The Math Learning Center

BLUE
BAKER

Costa Vida

Costa Vida
FRESH MEXICAN SPZLL

CARROCK CROSSING
APARTMENTS

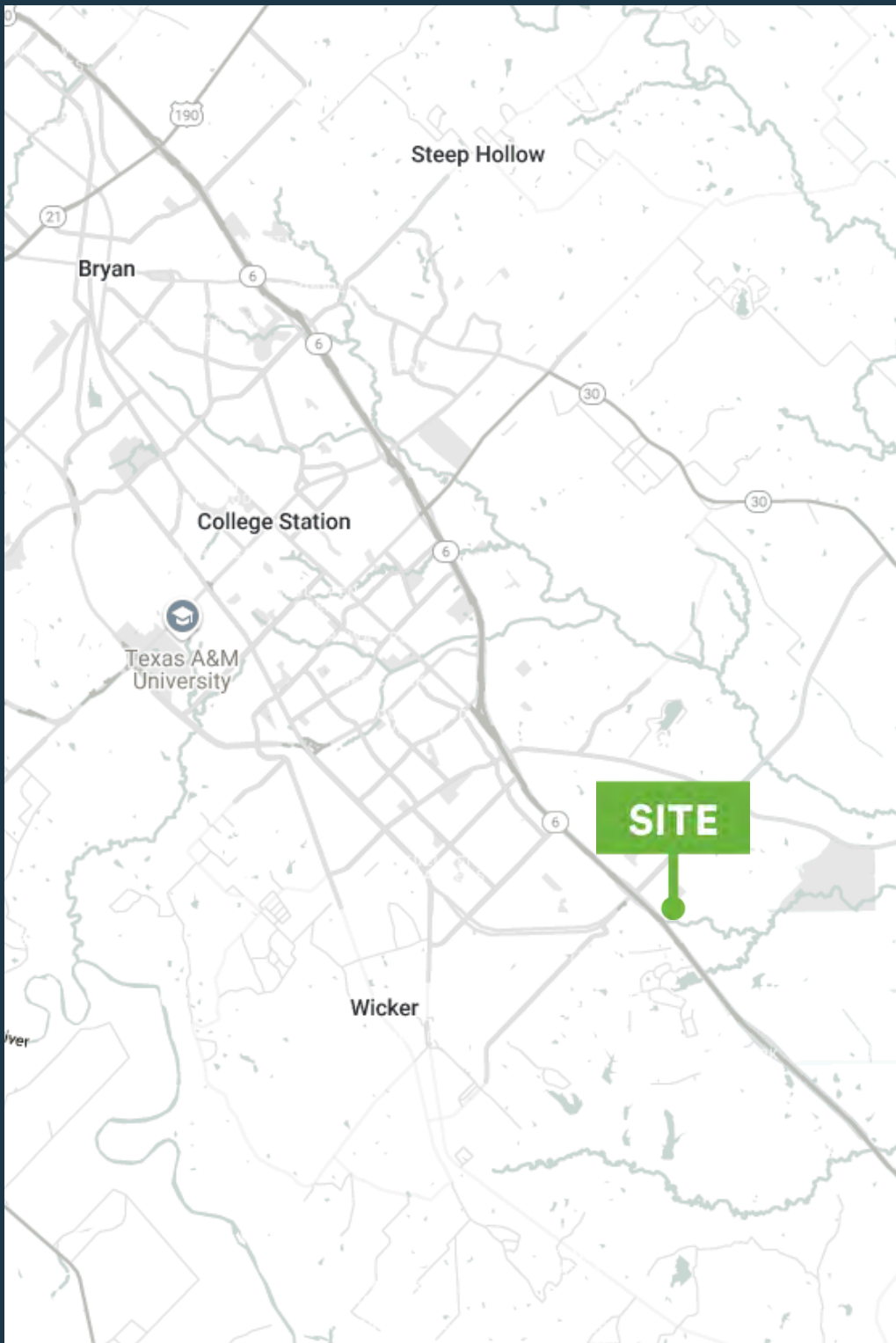
Pizza
MAISON

MAISON
ICE CREAM

EST. 2014
HARVEST
COFFEE BAR & FARE

CASA DO
BRASIL

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE



BUILDING SPECIFICATIONS

Building Area:	22,728 SF
Year Built:	2000
Foundation:	Reinforced Concrete Slab
Exterior Walls:	Stone and Brick Veneer
Roof Cover:	Composition
Utilities:	College Station Utilities
Parking:	95 spaces

SITE SPECIFICATIONS

Size:	4.5 Acres
Legal Description:	The Business Center at College Station, Phase 1, Block 3, Lot 1A, Acres 4.5
Access:	Access via one (1) curb cut on Venture Drive
Zoning:	C-E - Commercial
Frontage:	~345' along Venture Drive



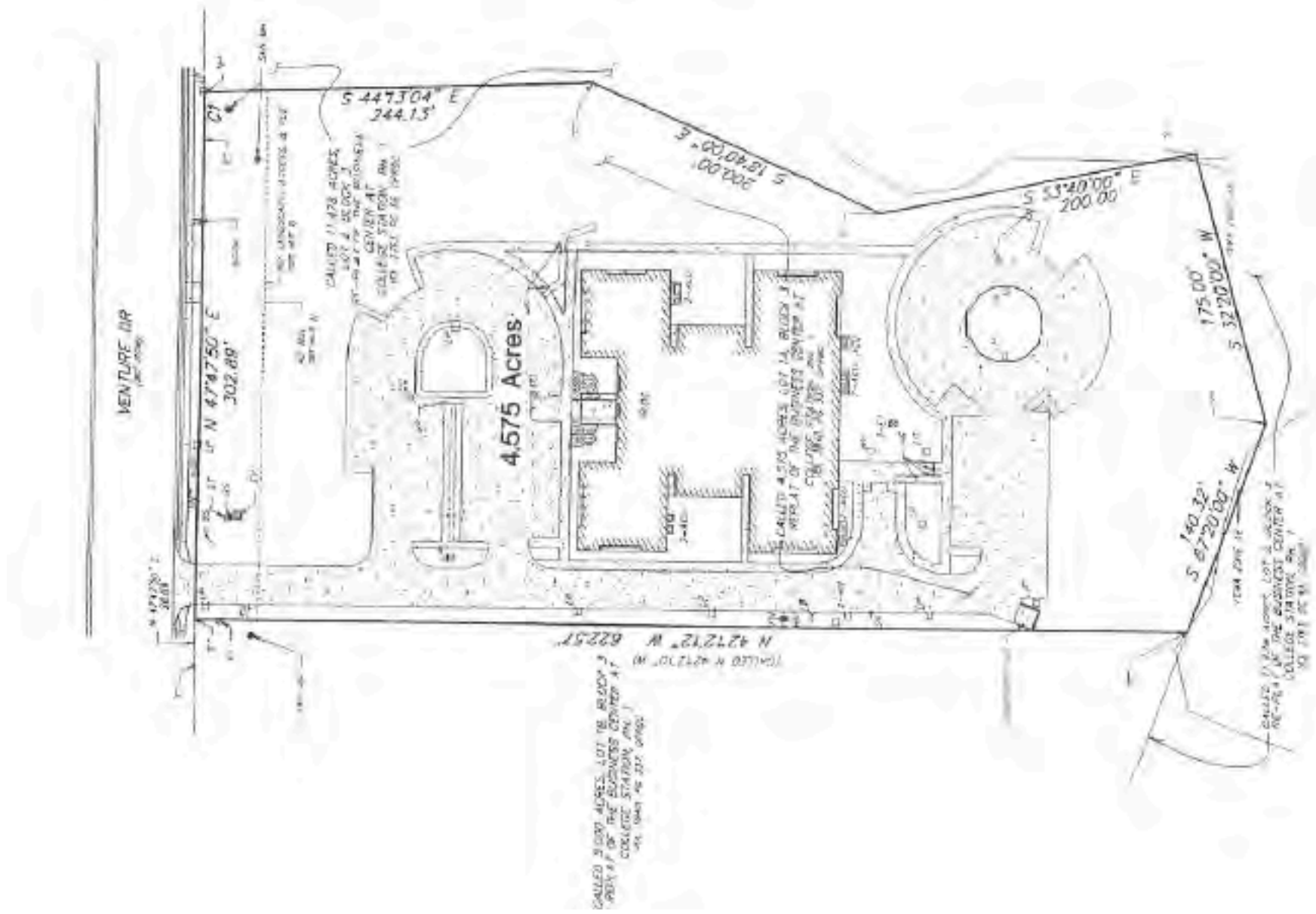
FLOOR PLAN



AVAILABLE
12,413 SF



SURVEY



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

5K

HOUSEHOLD
INCOME

\$176K

CONSUMER
SPENDING

\$82B

3 MILE

ESTIMATED
POPULATION

32K

HOUSEHOLD
INCOME

\$132K

CONSUMER
SPENDING

\$451B

5 MILE

ESTIMATED
POPULATION

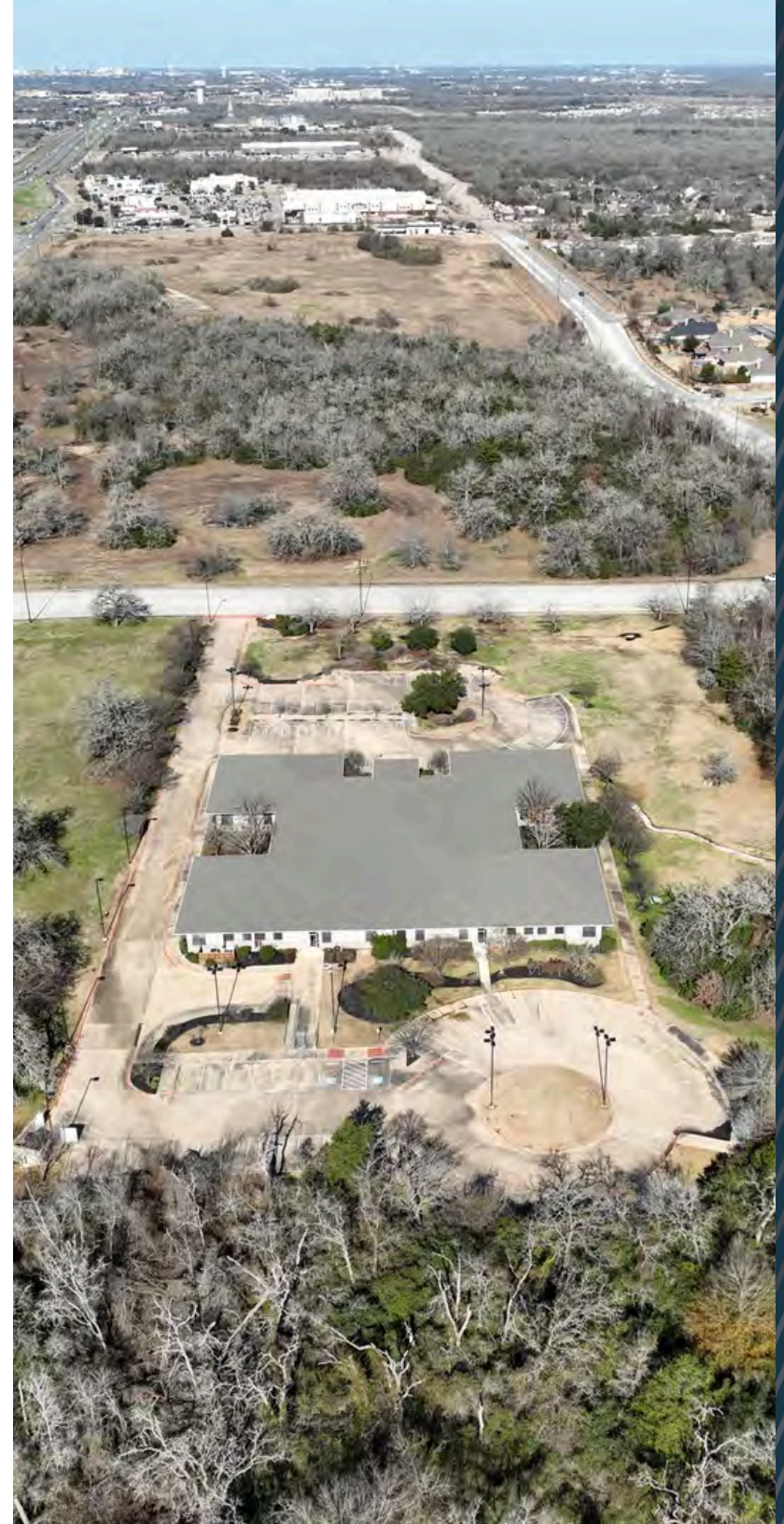
66K

HOUSEHOLD
INCOME

\$105K

CONSUMER
SPENDING

\$842B



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

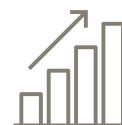
80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS

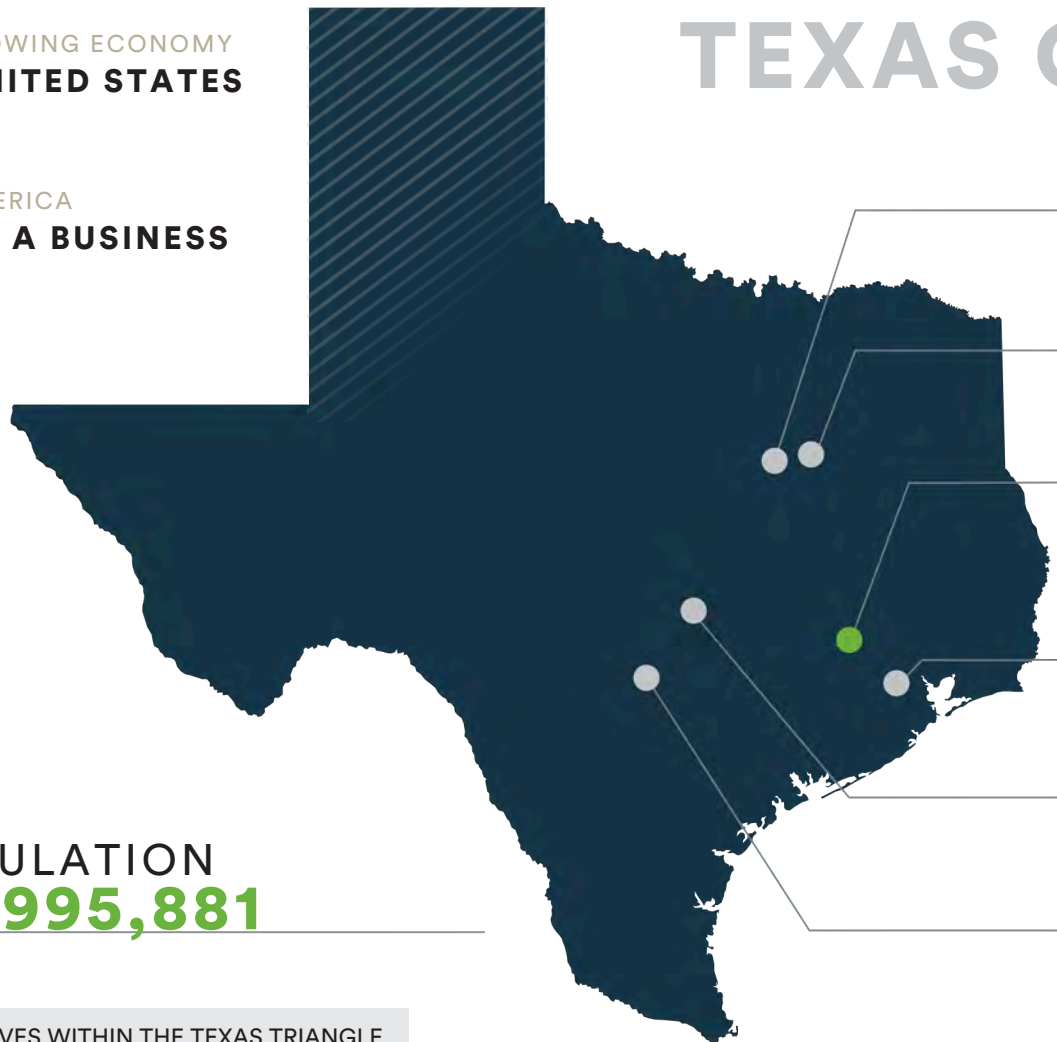


TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

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

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 2024 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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)

License No.

Email

Phone

Name of Designated Broker Licensed Individual of Business Entity, if applicable

License No.

Email

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Name of Sales Agent/Associate

License No.

Email

Phone

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



Clinton D. Oldham, SIOR

Managing Director | Investment Sales

D: 979.977.6081 **C:** 409.781.7734

Clint.Oldham@OldhamGoodwin.com



Jody Slaughter

Managing Director | Corporate Services

D: 979.977.6097 **C:** 713.927.1157

Coti.Freeman@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500

Bryan, Texas 77802

O: 979.268.2000

Fort Worth

2220 Ellis Avenue

Fort Worth, Texas 76164

O: 817.512.2000

Houston

14811 St. Mary's Lane Suite 130

Houston, Texas 77079

O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201

San Antonio, Texas 78213

O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500

Temple, Texas 76501

O: 254.255.1111



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This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner. 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.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.