



Oldham
Goodwin

COMMERCIAL LAND | FOR LEASE

2 AC PAD SITE IN EAST BRYAN

4989 Boonville Road | Bryan, Texas 77802

MIRAMONT
SUBDIVISION

COPPERFIELD
SUBDIVISION

OAKMONT
SUBDIVISION

TOWNHOMES

SITE

MULTI-FAMILY

100 SINGLE FAMILY LOTS

FUTURE COMMERCIAL
DEVELOPMENT

Boonville Road: ~20,008 VPD

Pendleton Drive

PROPERTY HIGHLIGHTS

- Situated between University Drive and Briarcrest Drive along the rapidly developing east side of Bryan, Texas
- More than 20,000 VPD on FM 158 (Boonville Road)
- Approximately 3 miles to Texas A&M University with 79,114 student enrollment (Fall 2024)
- All public utilities available
- Ingress/Egress provided by shared driveway with Christopher's World Grille
- Appropriate for Retail per the City of Bryan's future land plan
- Approximately 1 mile from the site of a new HEB currently under construction



LEASE RATE

\$125,000/YEAR



LAND SIZE

2.00 AC

Boonville Road: 42,580 VPD

Briarcrest Drive: 38,820 VPD

DOLLAR GENERAL

ALLEN ACADEMY

MIRAMONT

EXXON

H-E-B

target

6

76,305 VPD

Boonville Road: 20,008 VPD

Woodcrest Drive

Copperfield Drive

SITE

Pendleton Drive

University Drive: 15,250 VPD

DEVELOPMENT PLAN





Boonville Road

Pendleton Drive

Christopher's
WORLD GRILLE



Boonville Road





Physicians Centre
In Partnership with Physician Owners

Hilton
Garden Inn

University Drive

SIGNATURE PARK
APARTMENTS

HUDSON TRAILS
APARTMENTS

PARK HUDSON
APARTMENTS



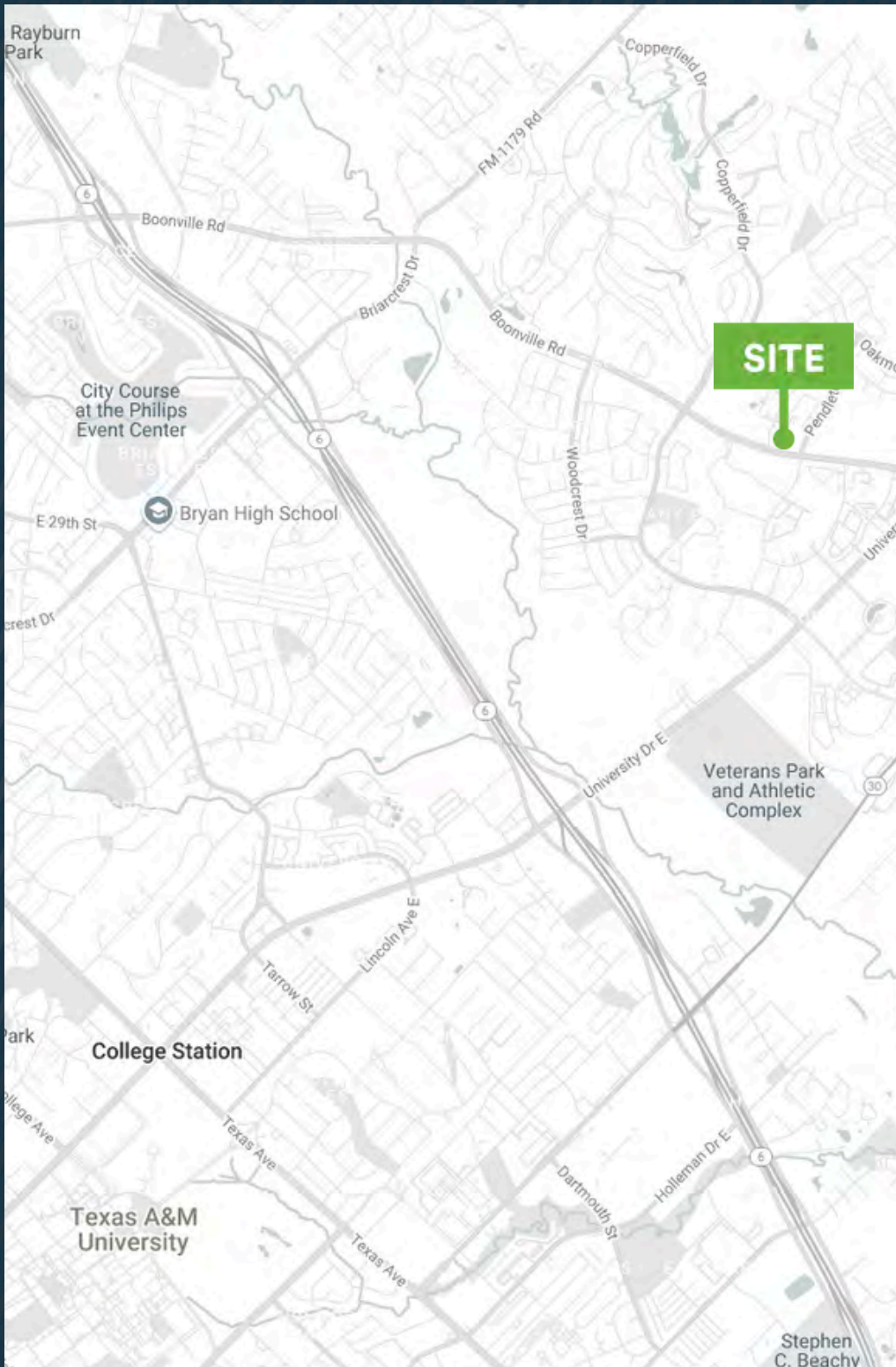
ISLE AT WATERCREST

Boonville Road

Pendleton Drive



Residence at
Oakmont



PROPERTY INFORMATION

Size	2 Acres
Legal Description	2 Acres out of J.W. Scott, A-49, City of Bryan, Brazos County, Texas
ID Number	374667
Access	Shared access to Boonville Road
Frontage	Approximately 240' along Boonville Road
Zoning	A-O Agricultural Open
Utilities	Electric: Bryan Texas Utilities Water: Bryan Texas Utilities Sewer: Bryan Texas Utilities Gas: Atmos Energy



SURVEY

LINE TABLE			
LINE	BEARING	DISTANCE	TxDOT COIL
L1	N 80°43'19" W	34.31'	N 87°51'53" W - 34.23'
L2	N 72°26'19" W	13.36'	N 79°34'59" W

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. W. SCOTT SURVEY, Abstract No. 49 in Bryan, Brazos County, Texas and being part of the 314.34 acre tract described in the deed from N.H. Burroughs and Ronald A. Cove, Co-Trustees of the James Parker and Gypsy Parker Charitable Remainder Trust, et al to Adam Development Properties, L.P., 1/4/01 TAC Realty, Inc. recorded in Volume 3883, Page 97 of the Official Records of Brazos County, Texas (O.R.B.C.), and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod at the base of a 6-inch diameter fence post marking the northeast corner of the called 2,020 acre Christopher Lampo tract recorded in Volume 3212, Page 48 (O.R.B.C.), said iron rod also marking an interior all corner of the said 314.34 acre Adam Development tract from whence a found 1/2-inch iron rod marking the northeast corner of said 2,020 acre Lampo tract bears S 82° 15' 44" E at a distance of 220.00 feet for reference.

THENCE: S 07° 44' 16" W along the west line of the called 2,020 acre Lampo tract, said west line being common with the 314.34 acre tract for a distance of 274.18 feet to a found 5/8-inch iron rod with TxDOT aluminum disk marking the northeast corner of the called 0.798 acre State of Texas Port 1 tract recorded in Volume 4651, Page 1 (O.R.B.C.), from whence a found 5/8-inch iron rod with TxDOT aluminum disk in the east line of the called 2,020 acre Lampo tract bears S 81° 23' 22" E at a distance of 220.03 feet for reference.

THENCE: along the north line of the called 0.798 acre State of Texas right-of-way tract (commonly known as FM 158) for the following three (3) calls:

- 1) N 80° 43' 19" W (TxDOT Coil N 87° 51' 53" W - 34.23') for a distance of 34.31 feet to a brass TxDOT cap in concrete.
- 2) N 77° 01' 30" W (TxDOT Coil N 80° 16' 08" W) for a distance of 191.86 feet to a 1/2-inch iron rod set, and
- 3) N 72° 26' 19" W (TxDOT Coil N 79° 34' 59" W) for a distance of 13.36 feet to a 1/2-inch iron rod set for the southeast corner of this tract, from whence a found brass TxDOT cap in concrete bears N 72° 26' 19" W at a distance of 242.57 feet for reference.

THENCE: N 07° 44' 16" E into the interior of the said 314.34 acre Adam Development tract for a distance of 353.44 feet to a 1/2-inch iron rod set for corner.

THENCE: S 82° 15' 44" E for a distance of 238.52 feet to the POINT OF BEGINNING and containing 2,000 acres of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, State of Texas, hereby certify that this survey was made on the ground, that this survey correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Class I Survey.



GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (N 82°15'44" E) along the line of the 314.34 acre tract recorded in Volume 3883, Page 97 that is common with the north line of the called 2,020 acre Christopher Lampo tract recorded in Volume 3212, Page 48 both of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0222E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. The building setback requirements are established by the City of Bryan Code of Ordinances.
4. This survey is valid only if the print has original seal and signature of Surveyor.
5. Subsurface and environmental conditions were not examined or considered as a part of this survey.
6. The locations of underground utilities as shown hereon are based on above-ground structures, utility markers and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
7. This survey does not constitute a title search by Surveyor. All information regarding record easement and other documents that might affect the quality of title to tract shown hereon was gained from title commitment of No. 535557 prepared by Lawyers Title Company of Brazos County dated February 17, 2014. The following comments correspond to the items as listed in the above referenced commitment:

Schedule B:

- Right-of-Way Easement executed by O.L. Andrews and wife, Lois Andrews to the Magnolia Pipe Line Company, dated October 31, 1945, recorded in Volume 127, Page 412, Official Records of Brazos County, Texas, and further defined by Partial Release Agreement dated March 24, 1981, executed by and between F.W. Bert Wheeler and Magnolia Pipe Line Company, recorded in Volume 111, Page 576, Release Records of Brazos County, Texas. (This easement is shown on the survey.)
- Grant of Easement executed by Max Dean Wheeler Successor Trustee of F.W. Bert and Max Dean Wheeler Family Trust to the City of Bryan, Texas, dated September 15, 1998, recorded in Volume 3259, Page 280, Official Records of Brazos County, Texas. (This 7.5' wide easement is shown on the survey.)
- Public Utility Easement executed by Max Dean Wheeler, together to the City of Bryan, dated March 5, 1999, recorded in Volume 3418, Page 340, Official Records of Brazos County, Texas. (This 15' wide easement is shown on the survey.)
- Public Utility Easement executed by TAC Realty, Inc. to City of Bryan dba "Bryan Texas Utilities", dated July 29, 2002, recorded in Volume 4753, Page 24, Official Records of Brazos County, Texas. (This easement is shown on the survey.)
- Right-of-Way Easement executed by TAC Realty, Inc. to City of Bryan dba "Bryan Texas Utilities", dated July 21, 2003, recorded in Volume 5626, Page 70, Official Records of Brazos County, Texas. (This easement is shown on the survey.)

LAND TITLE SURVEY

2.000 ACRE TRACT

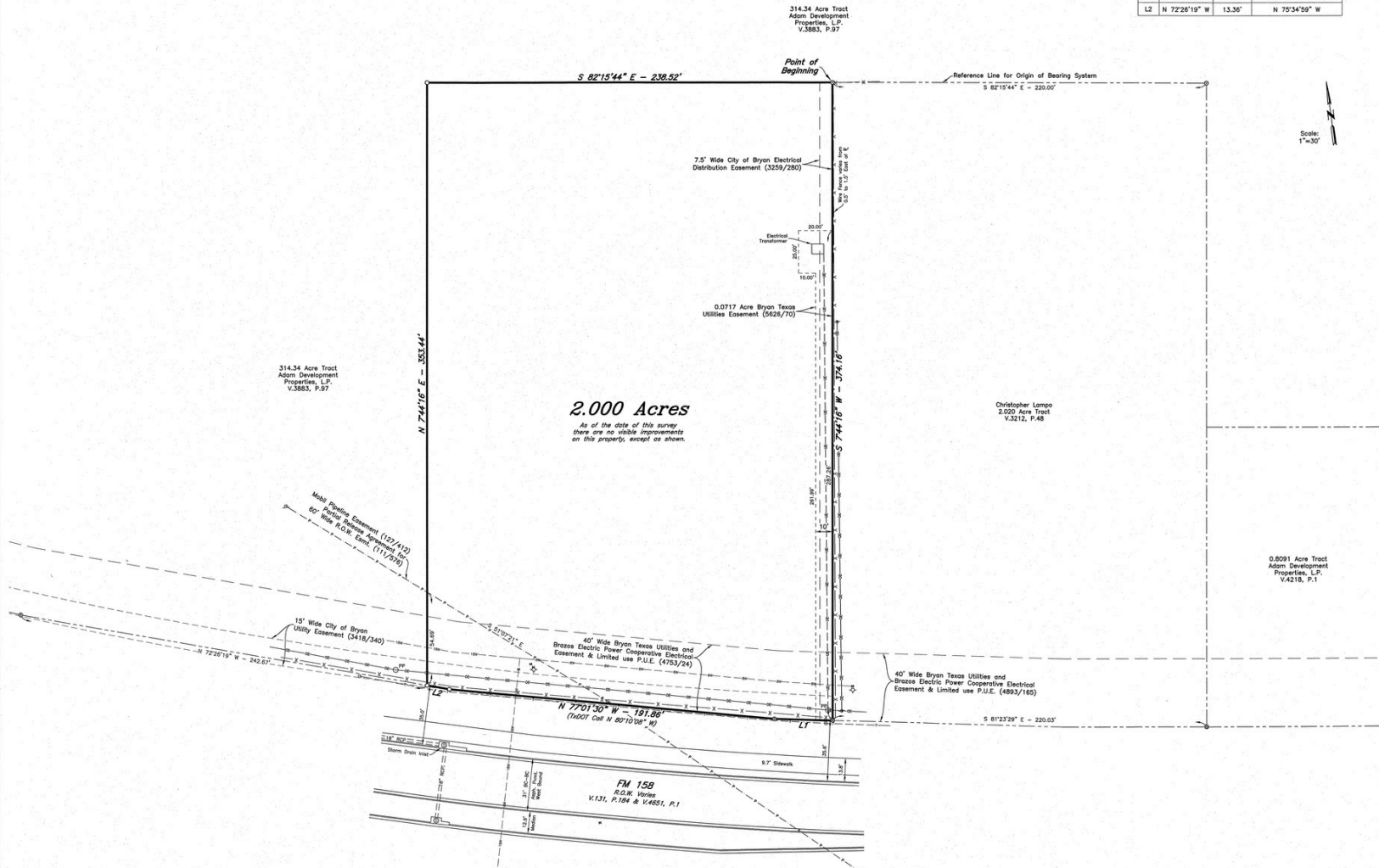
OUT OF THE

314.34 ACRE ADAM DEVELOPMENT PROPERTIES, L.P. TRACT RECORDED IN VOLUME 3883, PAGE 97

J.W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 7, 2014
SCALE: 1" = 30'

Surveyor:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcrest Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

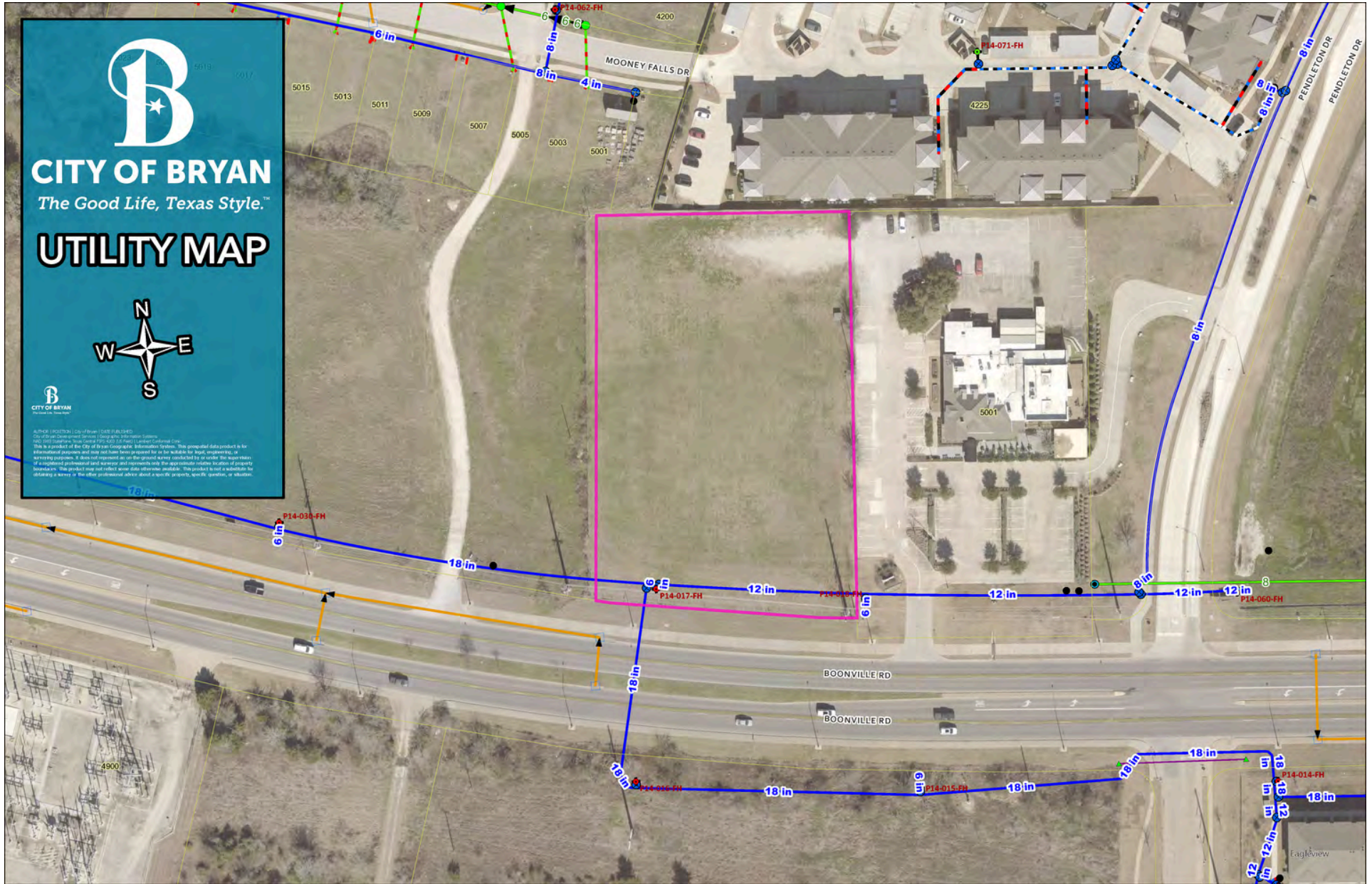
Drawn:
Christopher Lampo



Legend and Abbreviations

- Existing Water Line w/ size
- Underground Pipe Line (Approx. Location)
- Underground Electrical Line (Approx. Location)
- Overhead Electrical Line
- Underground Telephone Line (Approx. Location)
- 1/2" Iron Rod Found
- 5/8" Iron Rod Found w/ TxDOT Aluminum Disk
- 1/2" Iron Rod Set
- TxDOT Brass Disk in Concrete
- Fire Hydrant
- Power Pole
- Storm Drain Mkt
- Telephone Pedestal
- Water Meter
- Water Valve
- BC - Back of Curb
- RCP - Reinforced Concrete Pipes
- PP - Power Pole

UTILITY MAP



■ - Water ■ - Sanitary Sewer ■ - Storm Sewer

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

8K

HOUSEHOLD
INCOME

\$92K

CONSUMER
SPENDING

\$122K

3 MILE

ESTIMATED
POPULATION

40K

HOUSEHOLD
INCOME

\$77K

CONSUMER
SPENDING

\$486K

5 MILE

ESTIMATED
POPULATION

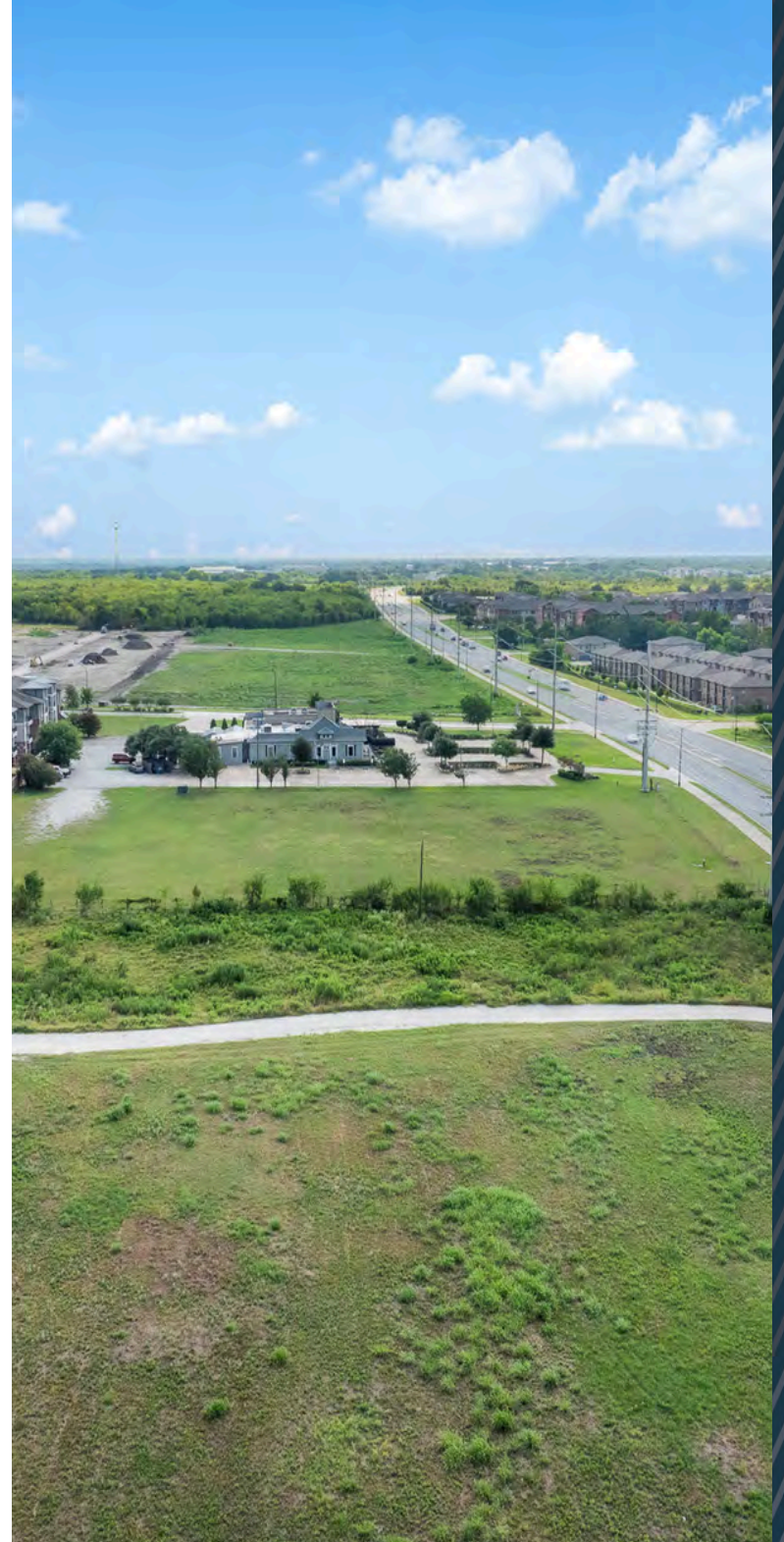
132K

HOUSEHOLD
INCOME

\$63K

CONSUMER
SPENDING

\$1.2M



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

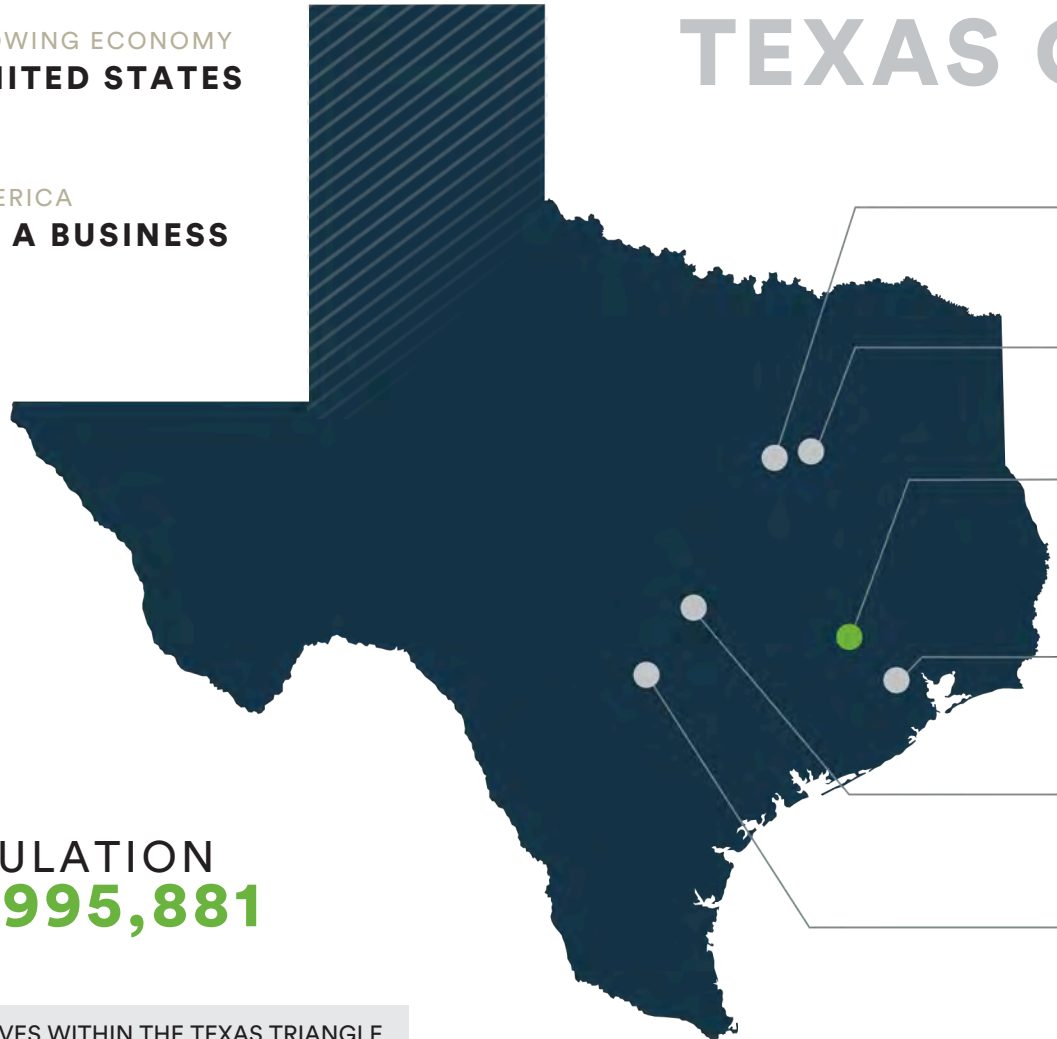


TOP STATE
FOR JOB GROWTH



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

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

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

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(979) 268-2000

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



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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Bryan

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    **OLDHAMGOODWIN.COM**

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.