



*FOR LEASE*

1,149 - 16,000 SF  
Starting at  
\$35/SF/YR NNN

# The Shops at Hudson Oaks

3349 University Dr E  
Bryan, TX 77801



*Emily Schuler  
Blake Baumann*

*\*All boundary lines are approx.*





*\*Layout subject to change*

## OVERVIEW



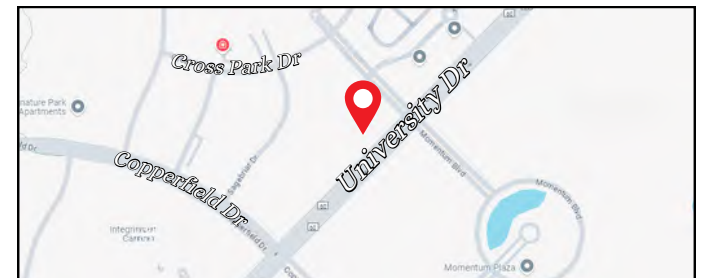
**3349 University Dr E**  
**Bryan, TX 77801**

## PROPERTY HIGHLIGHTS

- New retail development with over 16,000 SF of lease space
- Opportunity to get into one of the fastest-growing areas of Bryan College Station
- Close proximity to Texas A&M University
- Drive-thru access and patio available
- Minutes from Hwy 6 with traffic count of over 84,000 VPD

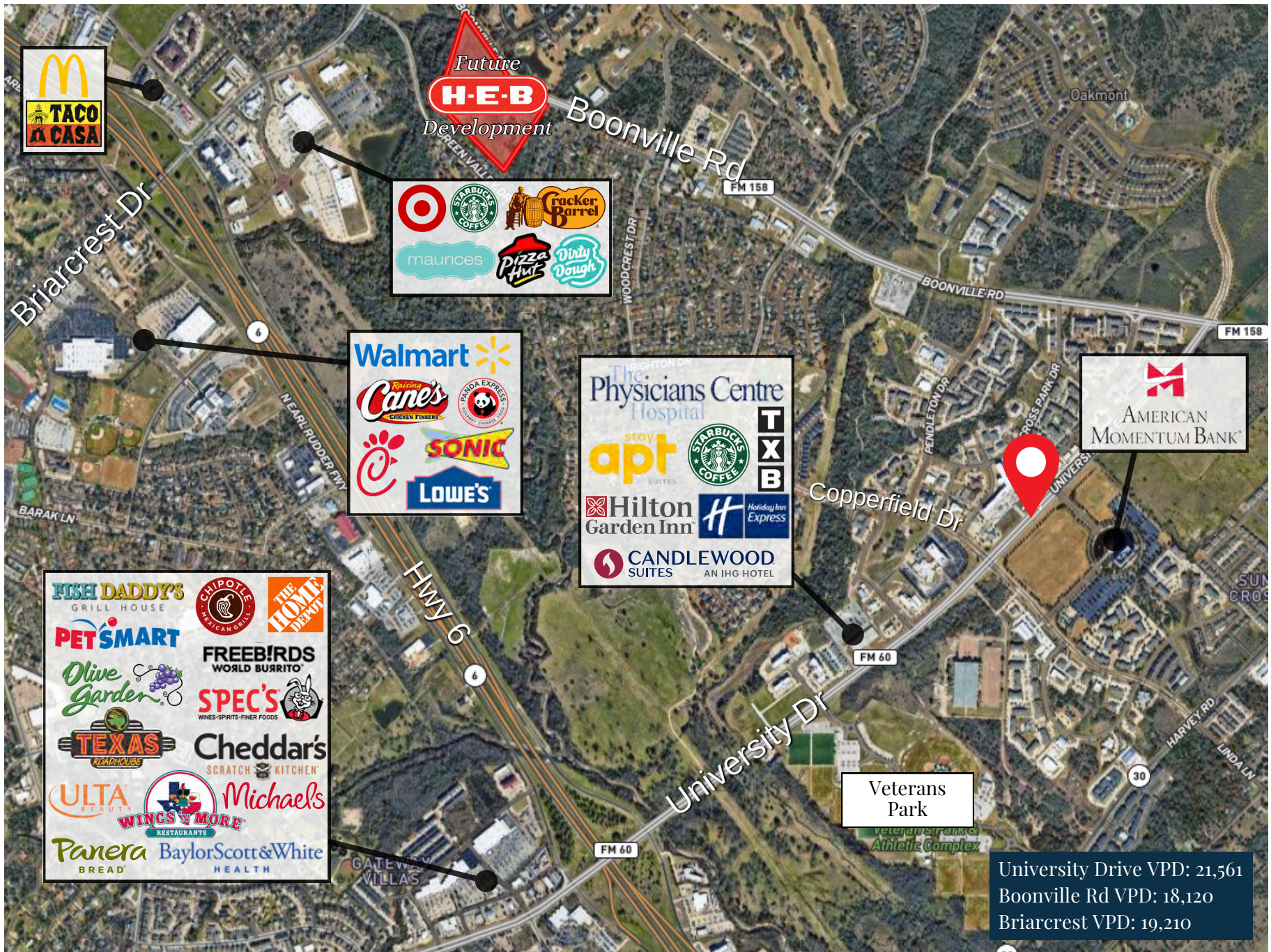
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	6,942	43,238	138,810
Average Household Size	1.8	2.1	2.3
Average Household Income	\$87,035	\$62,040	\$52,400





# SURROUNDING BUSINESSES



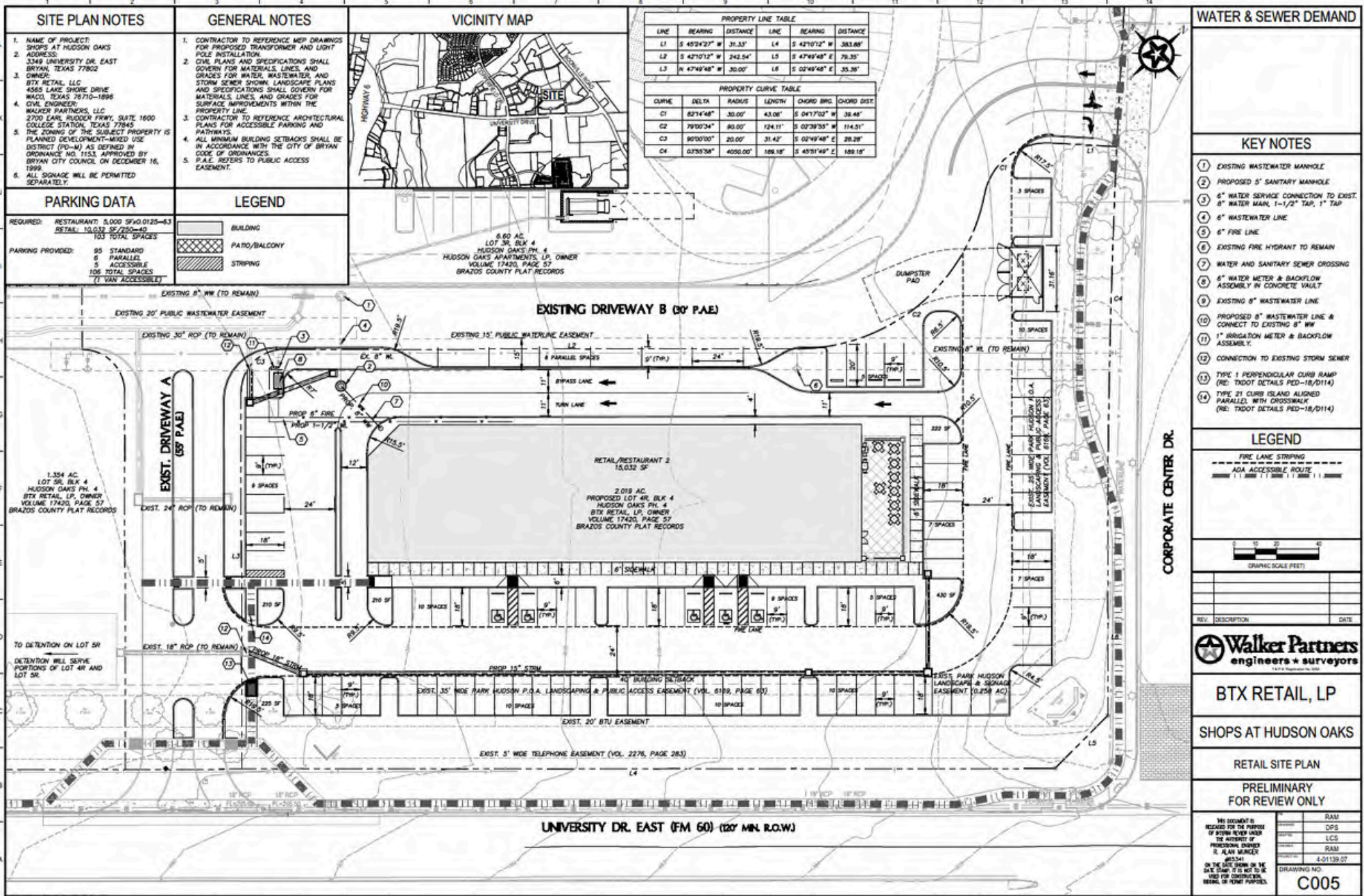


# SITE PLAN



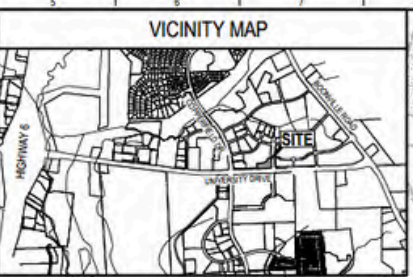


# SURVEY



SITE PLAN NOTES	
1.	NAME OF PROJECT: SHOPS AT HUDSON OAKS
2.	ADDRESS: 3348 UNIVERSITY DR. EAST BRYAN, TEXAS 77802
3.	OWNER: BTX RETAIL, LLC 4565 LAKE SHORE DRIVE WACO, TEXAS 76710-1896
4.	CIVIL ENGINEER: WALKER PARTNERS, LLC 2700 EARL RUDDY FRWY, SUITE 1600 COLLEGE STATION, TEXAS 77845
5.	THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 1153, APPROVED BY BRYAN CITY COUNCIL ON DECEMBER 16, 1999.
6.	ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

GENERAL NOTES	
1.	CONTRACTOR TO REFERENCE MEP DRAWINGS FOR PROPOSED TRANSFORMER AND LIGHT POLE INSTALLATION.
2.	CIVIL PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR WATER, WASTEWATER, AND STORM SEWER SHOWN. LANDSCAPE PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR SURFACE IMPROVEMENTS WITHIN THE PROPERTY LINE.
3.	CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR ACCESSIBLE PARKING AND PATHWAYS.
4.	ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
5.	P.A.E. REFERS TO PUBLIC ACCESS EASEMENT.



PROPERTY LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 45°24'27" W	31.33'	L4	S 42°10'12" W	383.89'
L2	S 42°10'12" W	242.54'	L5	S 47°49'48" E	79.35'
L3	N 47°49'48" W	30.00'	L6	S 02°49'48" E	35.39'

PROPERTY CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	62°14'48"	30.00'	43.08'	S 04°17'02" W	38.48'
C2	79°00'34"	80.00'	124.11'	S 02°39'55" W	114.51'
C3	90°00'00"	20.00'	31.42'	S 02°49'48" E	28.28'
C4	075°57'58"	4050.00'	108.18'	S 45°31'49" E	189.18'

PARKING DATA	
REQUIRED:	RESTAURANT: 5,000 SF @ 0.125=43 RETAIL: 10,032 SF @ 0.25=40 103 TOTAL SPACES
PARKING PROVIDED:	95 STANDARD 6 PARALLEL 5 ACCESSIBLE 106 TOTAL SPACES (1 VAN ACCESSIBLE)

LEGEND	
	BUILDING
	PATIO/BALCONY
	STRIPING

WATER & SEWER DEMAND	
1	EXISTING WASTEWATER MANHOLE
2	PROPOSED 5' SANITARY MANHOLE
3	6" WATER SERVICE CONNECTION TO EXIST. 8" WATER MAIN, 1-1/2" TAP, 1" TAP
4	6" WASTEWATER LINE
5	6" FIRE LINE
6	EXISTING FIRE HYDRANT TO REMAIN
7	WATER AND SANITARY SEWER CROSSING
8	6" WATER METER & BACKFLOW ASSEMBLY IN CONCRETE VAULT
9	EXISTING 8" WASTEWATER LINE
10	PROPOSED 8" WASTEWATER LINE & CONNECT TO EXISTING 8" WW
11	1" IRRIGATION METER & BACKFLOW ASSEMBLY
12	CONNECTION TO EXISTING STORM SEWER
13	TYPE 1 PERPENDICULAR CURB RAMP (RE: TxDOT DETAILS PED-16/D114)
14	TYPE 21 CURB ISLAND ALIGNED PARALLEL WITH CROSSWALK (RE: TxDOT DETAILS PED-16/D114)

KEY NOTES	
1	EXISTING WASTEWATER MANHOLE
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LEGEND	
	FIRE LANE STRIPING
	ADA ACCESSIBLE ROUTE
	EASEMENT (VOL. 6189, PAGE 50)

REV. DESCRIPTION DATE

**Walker Partners**  
engineers + surveyors

BTX RETAIL, LP

SHOPS AT HUDSON OAKS

RETAIL SITE PLAN

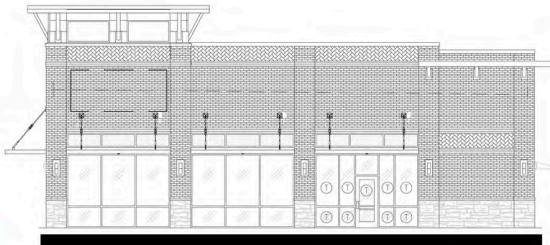
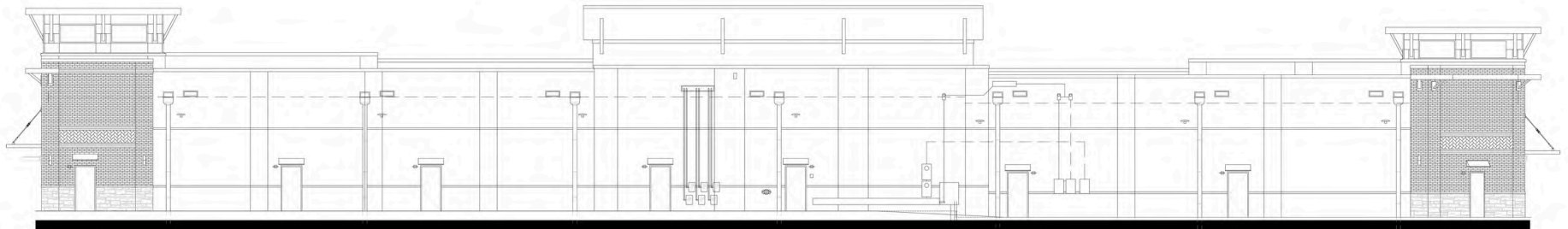
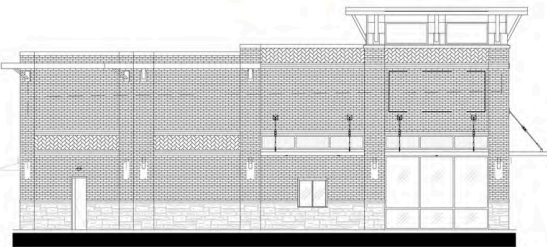
PRELIMINARY FOR REVIEW ONLY

THIS DRAWING IS PREPARED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF PROFESSIONAL ENGINEER R. ELAN WALKER, LICENSE NO. 401139-07

DRAWING NO. **C005**

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# RENDERING





*For more information  
contact:*

*Emily Schuler*

**o: 979.268.6840**

**c: 979.229.5872**

**emily@clarkisenhour.com**

*Blake Baumann*

**979.268.6840**

**blake@clarkisenhour.com**

*3349 University Dr E*

**Bryan, TX 77801**

**CLARK  
ISENHOUR**  
Real Estate Services, LLC



*\*All boundary lines are approx.*





# 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.

11-2-2015



### 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.

Clark Isenhour Real Estate Services, LLC.	8999919	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emily Schuler	593745	emily@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials      \_\_\_\_\_  
Date

