



±28.29 Acres Greenbrier Commercial Reserves

4297 FM 1179, Bryan, TX 77808

NEWMARK

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NEWMARK | 1700 Post Oak Blvd. | BLVD Place, Suite 400 | Houston, TX 77056

±28.29 Acres | Bryan, TX

HIGHLIGHTS

Newmark has been exclusively retained to represent the Seller in the disposition of ±28.29 acres at 4297 FM 1179, Bryan, TX ("Property", "Offering"). All inquiries about the Property should be directed to Newmark.



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PROPERTY DETAILS

| | |
|-------------------|--|
| ADDRESS | NWC & NEC of FM 1179 and Thornberry Drive |
| SIZE | 28.28 acres total NEC: 17.37 acres NWC: 10.91 acres |
| UTILITIES | City of Bryan |
| JURISDICTION | City of Bryan |
| ZONING | PD: Allows C1 (office) and C-2 (retail) by right, Multifamily residential (25 du/acre) allowed with a conditional use permit |
| FLOOD PLAIN | None |
| DETENTION | Mostly provided off site |
| TAX RATE | 1.9829% |
| SCHOOL DISTRICT | Bryan ISD |
| ACCESS/VISIBILITY | Briarcrest Rd, FM 1179 |
| POTENTIAL USES | Retail, Multifamily, Mixed Use, Townhome, Commercial |
| OWNERSHIP | Carter Family |
| APNS | 357000-0019-0260 357000-0019-0270 357000-0019-0261 357000-0019-0280 |
| RESTRICTIONS | 25 du/acre with conditional use permit |

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DEMOGRAPHICS (1 MILE)

AVERAGE HH INCOME 2023 \$96,812

EDUCATION

DISTRICT Bryan ISD

SCHOOLS 22

STUDENTS 16,000

DRIVE TIMES

TEXAS A&M CENTRAL GARAGE 16 MINS

BLINN COMMUNITY COLLEGE:
BRYAN CAMPUS 8 MINS

TOWER POINTE 15 MINS

GEORGE BUSH INTERCONTINENTAL
AIRPORT 90 MINS

UPTOWN/GALLERIA DISTRICT:
HOUSTON 1 HR 40 MINS

MIRAMONT COUNTRY CLUB

- 19th best course in Texas according to Golf Digest
- Private Robert Trent Jones II Golf Course
- Club + Resort Business magazine rated Miramont as the sixth-best clubhouse in the country and the best in Texas.

GREENBRIER NEIGHBORHOOD

- Neighborhood adjacent to site with many newly constructed homes and current homes under development.
- Home prices range from \$435 - \$695K



PHOTO: Miramont Country Club

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AERIAL - SOUTHEAST



±28.29 Acres | Bryan, TX

AERIAL - SOUTH



±28.29 Acres | Bryan, TX

AERIAL - WEST



±28.29 Acres | Bryan, TX

AERIAL - SOUTH



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PD ZONING INFORMATION

Physical development on the approximately 33.52 acres of land adjoining both sides of Thornberry Drive and its intersection with F.M. 1179 labeled “commercial development” on the development plan attached as Exhibit “B-1” shall comply with the development standards that apply to properties in Retail Districts (C-2) of Bryan. Multiple-family residential developments, allowed with approval of a Conditional Use Permit on these 33+ acres shall generally comply with the development standards that apply to properties in Multiple-Family Districts (MF) of Bryan. These development standards and limitations include, but are not limited to, regulations concerning lot area, lot width, lot depth, yard depth and widths, building height, building elevations, coverage, parking, access, screening, buffering, landscaping, accessory buildings, and signs.



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C-2 ZONING SUMMARY AND HIGH LEVEL MF RESTRICTIONS

C-2 ZONING

- The C-2, retail district is established to provide locations for various types of general retail trade, business and service uses. The district allows shopping areas or uses which are generally compatible near or adjacent to, but not usually directly in, residential neighborhoods. These shopping areas should utilize established landscape and buffering requirements and generally be limited to two stories in height. The C-2 district should be located along or at the intersection of major collectors or arterials to accommodate higher traffic volumes. Under certain conditions, high-rise offices may be permitted if proper buffering and transition treatment is provided from residential districts.

MULTIFAMILY - WITH CONDITIONAL USE PERMIT

- Permitted land uses: low-rise multifamily dwellings, garden apartments, condominiums, duplexes, and townhouses. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district.
- 25 units/acre
- Maximum Lot coverage: 75%
- Minimum Lot size: 5,000 sf
- Minimum Lot Width: 50'
- Minimum Lot depth: 100'
- Maximum Height: 35'



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RENTAL COMPS

| # | Name | Rent | Rent/SF | Rent Growth | Occupancy | Total Units | Unit Size | Year Built | Address | City |
|---|---|----------|---------|-------------|-----------|-------------|-----------|------------|-----------------------------|-----------------|
| 1 | Lake Walk at Traditions 16 ^{1 2} | \$ 1,453 | \$ 1.53 | 0.00 % | 95.8 % | 240 | 951 SF | 2014 | 8085 Atlas Pear Dr | Bryan |
| 2 | Lake Walk at Traditions ^{1 2} | \$ 1,522 | \$ 1.71 | 0.00 % | 96.2 % | 261 | 891 SF | 2018 | 8000 Atlas Pear Dr | Bryan |
| 3 | Flora 4050 | \$ 1,420 | \$ 1.45 | 2.58 % | 92.6 % | 216 | 978 SF | 2018 | 4050 Eastchester Dr | Bryan |
| 4 | The Residence at Oakmont ^{1 2} | \$ 1,395 | \$ 1.58 | 9.55 % | 92.2 % | 256 | 882 SF | 2020 | 4225 Pendleton Dr | Bryan |
| 5 | Caprock Crossing | \$ 1,515 | \$ 1.66 | 3.99 % | 91.2 % | 250 | 914 SF | 2021 | 1545 Arrington Rd | College Station |
| 6 | City Heights at College Station | \$ 1,512 | \$ 1.53 | -0.17 % | 92.7 % | 340 | 985 SF | 2021 | 2338 Harvey Mitchell Pkwy S | College Station |
| 7 | Nine50 Town Lake at Midtown | \$ 1,462 | \$ 1.69 | 1.09 % | 97.4 % | 264 | 863 SF | 2023 | 950 Town Lake Dr | College Station |
| 8 | Ascend at Harvey ^{2 3} | \$ 1,313 | \$ 1.48 | 2.91 % | 36.5 % | 288 | 885 SF | 2024 | 1720 Summit Crossing Ln | College Station |

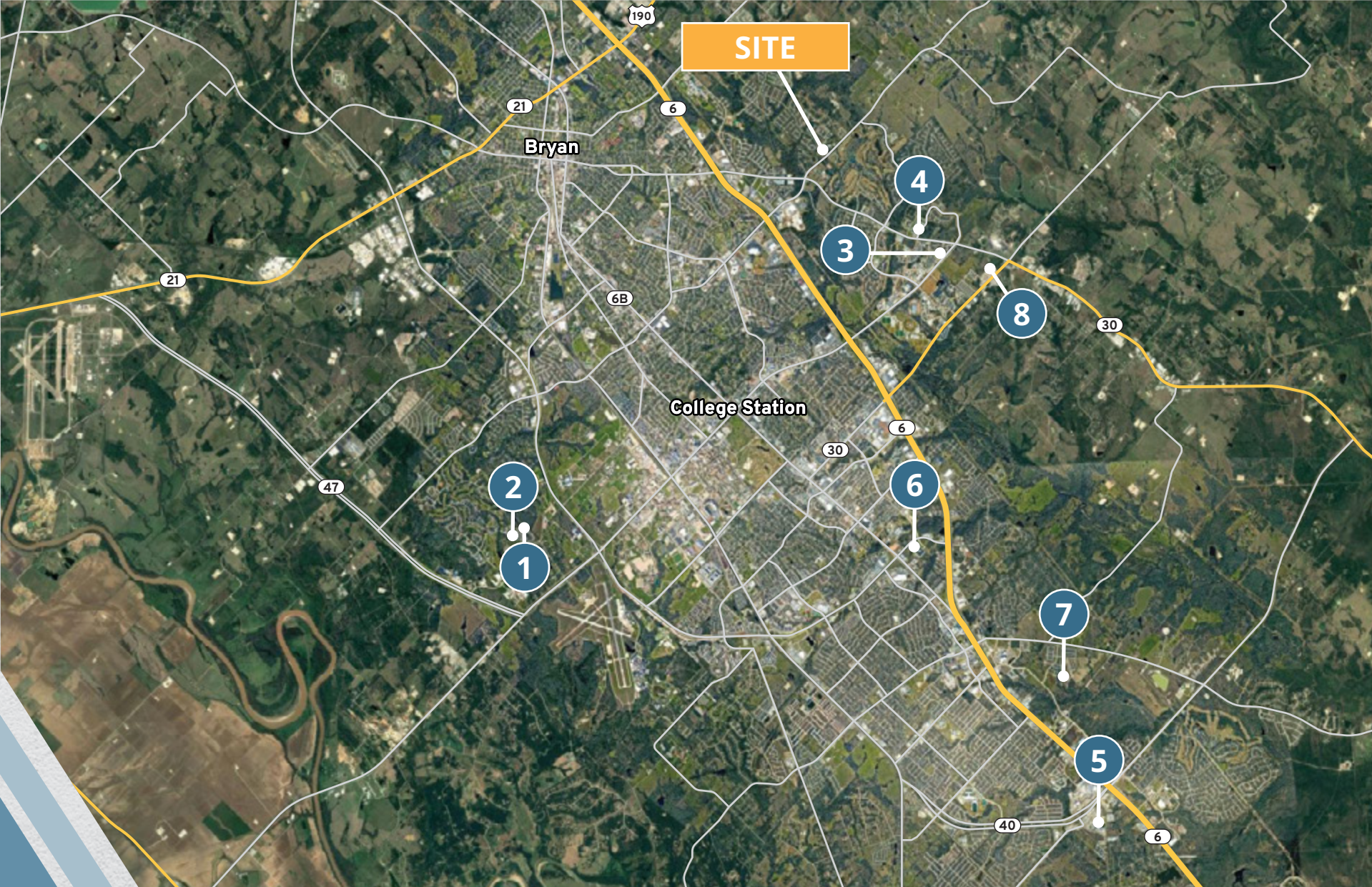
1) Sold by Newmark Investment Sales

2) Sold by Newmark Land Services

3) In Lease-Up

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RENTAL COMPS MAP



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IN THE NEWS

BRYAN CITY COUNCIL APPROVES DEVELOPMENT OF NEW H-E-B ON BOONVILLE ROAD

By Emma Lawson | The Eagle | December 12, 2023

A third H-E-B supermarket in Bryan will be coming after the Bryan City Council approved assisting in developing property by Briarcrest Drive and Boonville Drive during its Tuesday night meeting.

Under the agreement, the city of Bryan also will install traffic signals on Boonville Road at the intersection with Miramont Boulevard, Green Valley and Briarcrest Drive. The city also will reimburse the developer for the extension of water and sewer services. Total reimbursement amounts are not to exceed \$938,710.

The developer, according to the agreement, will be responsible for completing the development within seven years before the city can reimburse it for public infrastructure or drainage improvements.

While no exact timeline is given, the H-E-B construction will begin on "Phase SM," which is currently planned within five years of the date of agreement at the latest, according to the city.

Bryan city staff said, without this proposed partnership, it is likely the development with the "retailer considered for this site" would not occur. Staff also believe the partnership will increase sales tax and create jobs in the city, giving them enough reason to overall recommend approval.

Bryan currently has two H-E-B locations — one on Villa Maria Road and one on North Texas Avenue — about 4 miles apart from each other.

Staff unanimously voted to approve all statutory agenda items, including the agreement between the city of Bryan and the Boonville Center for development.



PHOTO: Bryan City Hall

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IN THE NEWS

HOME OF THE AGGIES REVELS IN TOP-10 SPOT ON NEW FASTEST-GROWING U.S. COLLEGE TOWNS LIST

By Amber Heckler | CultureMap Houston | September 8, 2023

Houston might be one of the fastest growing cities in the U.S., but there's one East Central Texas city that's outdoing it in a different category of population growth. A new study by university scholarship website BrokeScholar has deemed College Station the No. 8 fastest-growing college town in the country.

College Station's population in 2000 was 68,853; in 2023 the population has nearly doubled to 123,238. For scale, U.S. News and World Report says Texas A&M University alone had an undergraduate enrollment of 56,723 in the fall of 2021.

It's not just a university or its enrollment that attracts newcomers, the study says, but the "cultural oasis" that the college towns maintain.

"These collegiate strongholds benefit from an influx of new residents eager to enjoy a good football game and an existing mix of music, culture, and young energy," the report's author wrote.

College Station is a hub for cultural growth with its fun food scene that inspired an Aggieland favorite to expand into Houston, and a host of outdoor recreational activities. Even the city's hotels provide a resort-style experience enhanced with live music nights.

BrokeScholar estimates the College Station's population to expand to over 147,000 people by 2030, and about 244,000 people by 2050.

Also in the top 10 is San Marcos, in between Austin and San Antonio, ranking No. 4 with an overall population of 70,372 residents. Denton, north of Dallas-Fort Worth, earned No. 6 with an overall population of 160,564 residents.

The top 10 fastest-growing college towns in the U.S. are:

- | | | |
|------------------------|----------------------------------|-----------------------------|
| 1. Bozeman, Montana | 5. Auburn, Alabama | 9. Fayetteville, Arkansas |
| 2. Oxford, Mississippi | 6. Denton, Texas | 10. Raleigh, North Carolina |
| 3. Cedar City, Utah | 7. Cullowhee, North Carolina | |
| 4. San Marcos, Texas | 8. College Station, Texas | |

BrokeScholar pulled data from the U.S. Census Bureau between 2000 and 2023 to determine annual growth rates and make population projections for 2030.



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DISCLAIMER

PROPERTY MARKETING

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

OFFERING MEMORANDUM

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (June 2024) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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INFORMATION ON BROKERAGE RELATIONSHIPS

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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