

FOR SALE

# COMMERCIAL LAND | FOR SALE

## 0.92 ACRES NEXT TO TEXAS A&M UNIVERSITY

702 & 704 Eisenhower Street  
College Station, TX



Texas Avenue: 48,089 VPD

University Drive: 34,283 VPD

Live Oak Street

Eisenhower Street

## PROPERTY HIGHLIGHTS

- Urban infill site across from Texas A&M University (74,829 enrolled Fall 2022)
- Undeveloped corner lot at the intersection of Live Oak & Eisenhower Street
- Identified as a Catalyst Site within the Urban Center of the City of College Station Northeast Gateway Redevelopment Plan. The city's Comprehensive Plan anticipates an average of five (5) stories and mixed-use development throughout the Urban Center.
- Currently zoned R-6, High Density Multifamily. The Urban Center includes intense commercial activity and high-density residential use.
- Approximately 200' of frontage on Eisenhower Street and approximately 200' on Live Oak Street.
- Major new developments along University Drive such as Century Square, Chimney Hill, 100 Park, Cavalry Court, The George, The Rise, The Stack, Aspire, The Standard, and The Domain.
- All city utilities are available



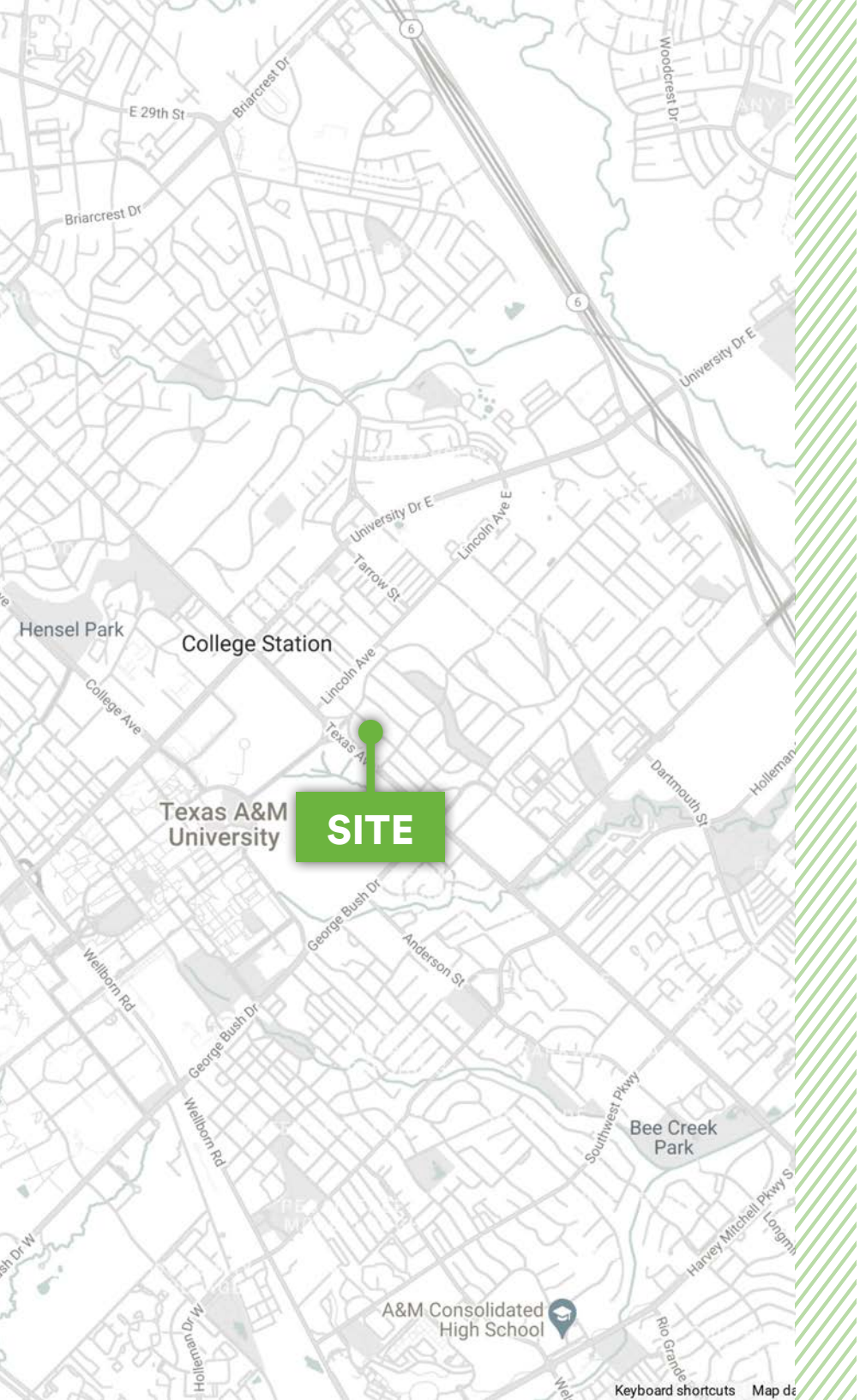
**SALES PRICE**  
**\$1,750,000**



**PRICE/SF**  
**\$43.67/SF**



**LAND SIZE**  
**0.92 AC**



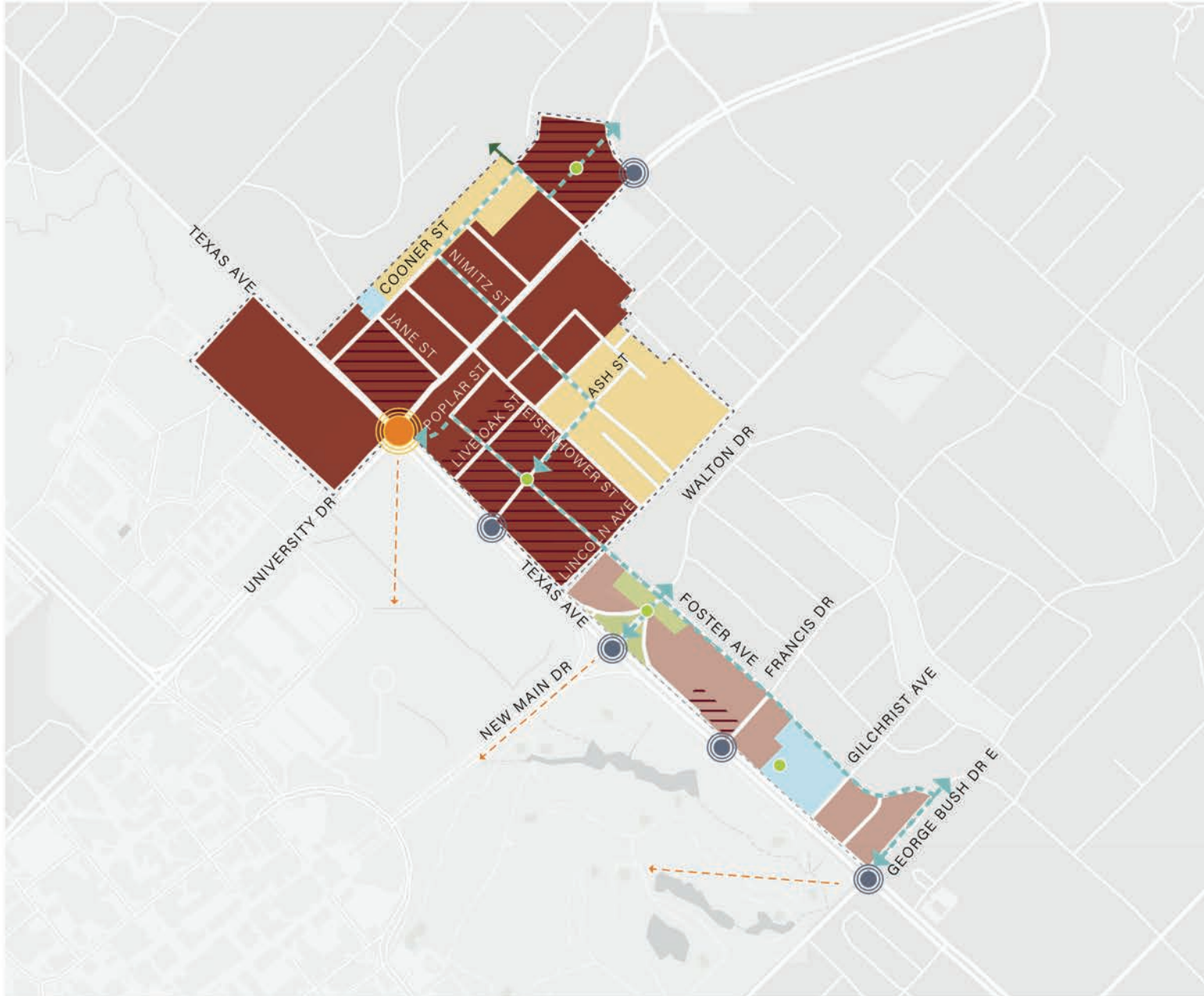
## PROPERTY INFORMATION

Size	0.92 AC
Legal Description	DA Smith, Block 26, Lots 1 & 2
ID Number	41724, 41723
Access	Existing cross access with adjacent hotel and church, with additional driveway possible from Live Oak
Frontage	+/- 200' on Eisenhower, +/-200' on Live Oak Street
Zoning	R-6, High Density Multifamily
Utilities	All public utilities
Flood Plain	None
Traffic Counts	48,089 MPSI – Texas Ave. 34,283 MPSI – University Drive





# AREA CONCEPT PLAN



## *Northeast Gateway Redevelopment Area Concept Plan*

- CATALYST SITE
  - PRIMARY ARRIVAL GATEWAY
  - KEY INTERSECTION
  - KEY PUBLIC SPACE ACTIVATION
  - PRIORITY PED/BIKE CONNECTION
  - TEXAS A&M CAMPUS VISTA
  - BILLIE MADELEY PARK CONNECTION
- FUTURE LAND USE**
- URBAN CENTER
  - NEIGHBORHOOD CENTER
  - MIXED RESIDENTIAL
  - INSTITUTIONAL/PUBLIC
  - PARKS & GREENWAYS

## SUGGESTED DEVELOPMENT STANDARDS



Area	Urban	Mixed Residential
Maximum Height	5 stories / 60-ft (above 5 stories with density/height bonus)	35-ft
Average Number of Stories	4	2
Vertical Mixed-Use	Encouraged	Not Permitted
Minimum Front Setback	20-ft minimum setback from the curb.	5-ft minimum setback.
Maximum Front Setback	If no parking is provided: maximum 15-ft. If a one-way drive aisle and single-loaded 45-degree angled parking are provided: maximum 50-ft. If a two-way drive aisle and double-loaded perpendicular parking is provided in front of the structure: maximum 100-ft.	25-ft maximum setback. Setbacks below 15-ft encouraged.
Block Length	Not to exceed 660-ft per face. Smaller block sizes or pedestrian passages between 300-400-ft are encouraged to promote a walkable grid network.	Not to exceed 660-ft.
Front Parking	Discouraged. Not permitted along Foster Avenue. For other areas, a single row of parking is permitted when separated from the right-of-way by a sidewalk and a landscape buffer of 6-ft with street trees	Permitted
Side/Rear Parking	Permitted.	Permitted
Building Orientation	The primary entrance should be facing the street or intersection (if located at an intersection).	The primary entrance should be facing the street or intersection (if located at an intersection).
Sidewalks	Minimum 8-ft. For high-traffic areas, 12-ft and canopy overhangs to provide shade are recommended.	Minimum 6-ft.

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

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



**LARGEST**  
MEDICAL CENTER



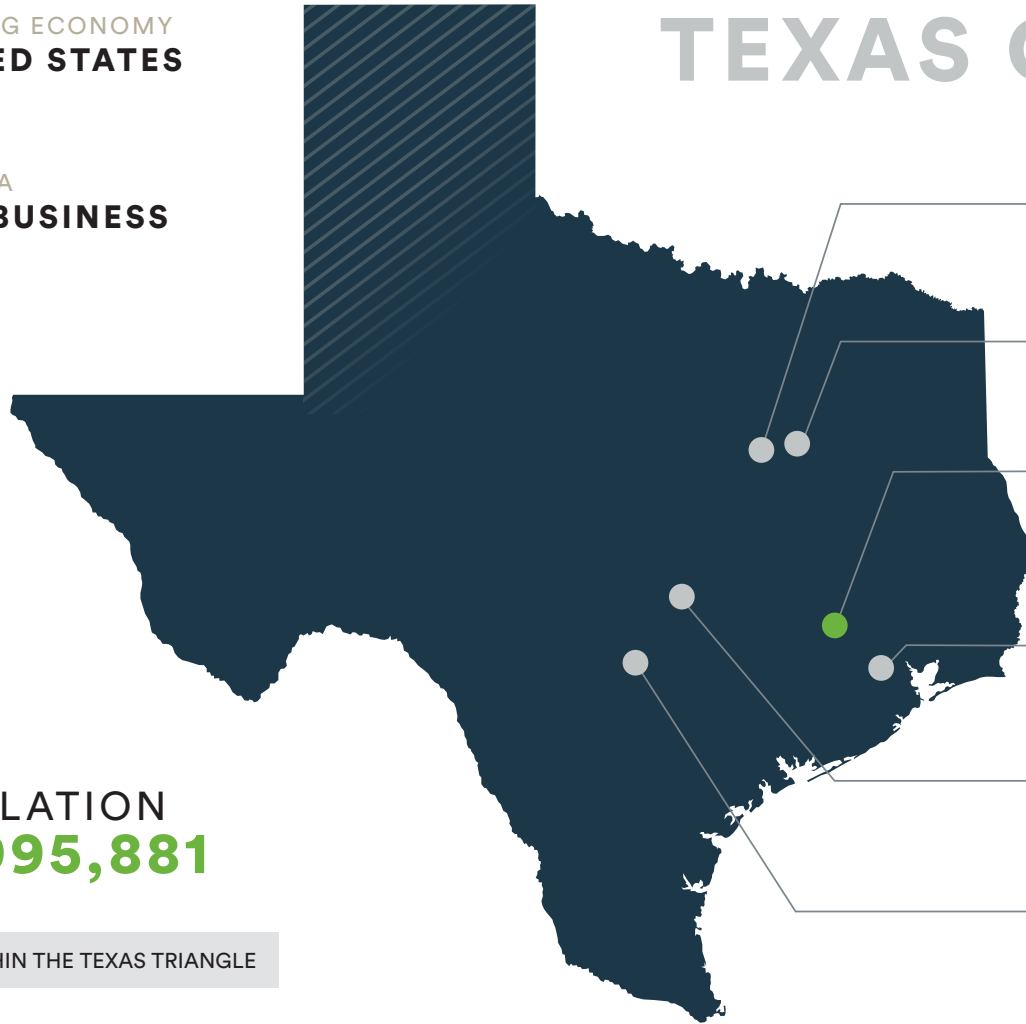
POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

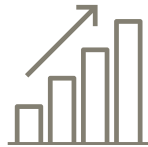
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**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



**TOP STATE**  
FOR JOB GROWTH



**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX

# BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



BRAZOS VALLEY  
**POPULATION**  
**412,681**

**#1** BEST SMALL PLACES  
FOR BUSINESS AND  
CAREERS IN TEXAS

**#1** FASTEST JOB GROWTH  
RATE IN TEXAS IN  
MID-SIZED METRO  
AREAS



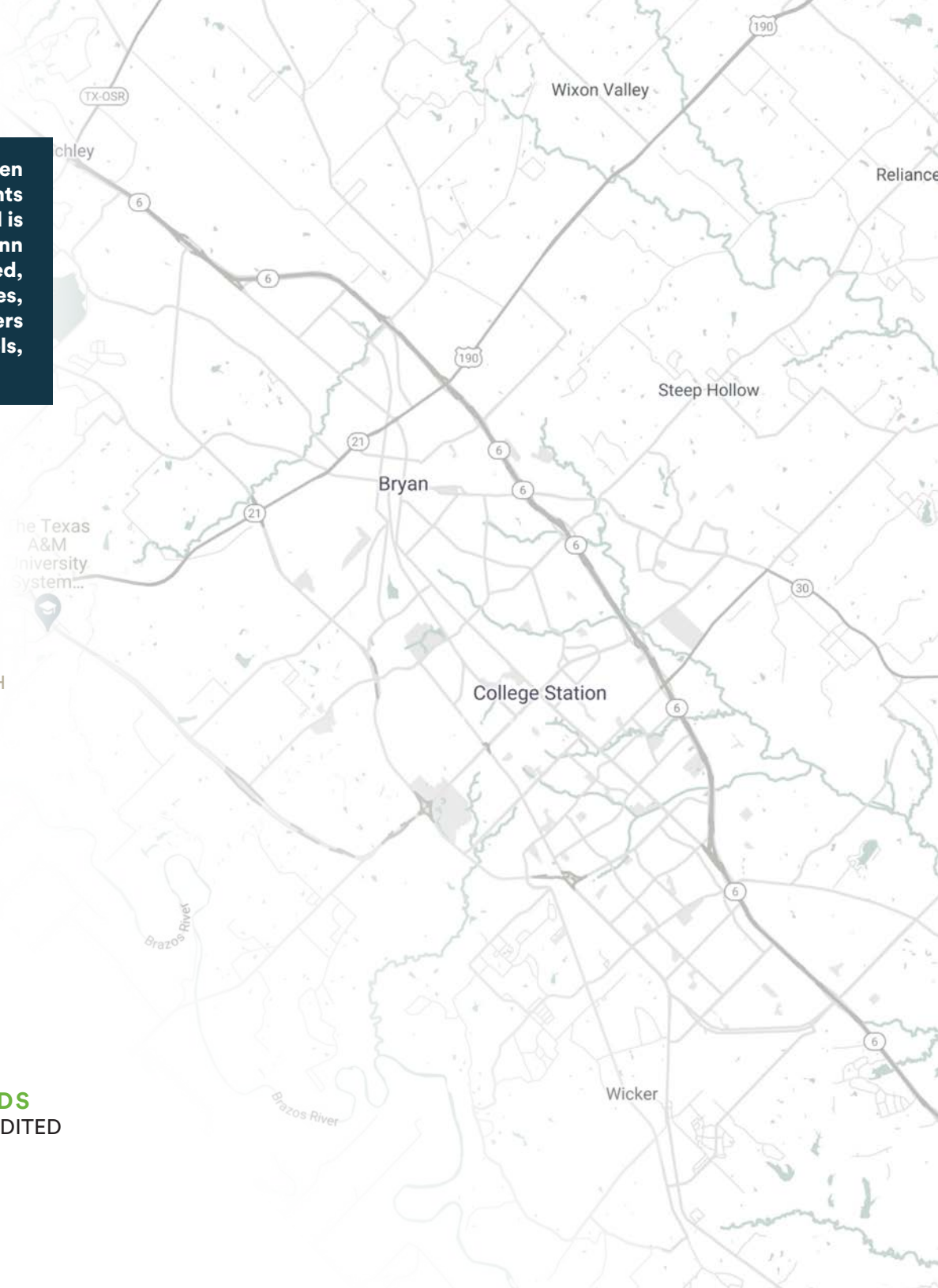
## HOME TO TEXAS A&M UNIVERSITY

**1<sup>ST</sup>** IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S  
OF FORTUNE 500 COMPANIES  
**4<sup>TH</sup>** IN THE NATION AMONG PUBLIC UNIVERSITIES

**12%** LOWER COST  
OF LIVING THAN THE  
NATIONAL AVERAGE



**610+** HOSPITAL BEDS  
NATIONALLY ACCREDITED  
MEDICAL CENTERS





## DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

9K

HOUSEHOLD  
INCOME

\$53K

CONSUMER  
SPENDING

\$100K

3 MILE

ESTIMATED  
POPULATION

104K

HOUSEHOLD  
INCOME

\$57K

CONSUMER  
SPENDING

\$993K

5 MILE

ESTIMATED  
POPULATION

176K

HOUSEHOLD  
INCOME

\$68K

CONSUMER  
SPENDING

\$1.8M

# 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

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Phone

Designated Broker of Firm

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Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

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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  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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