
AGGIELAND BUSINESS PARK



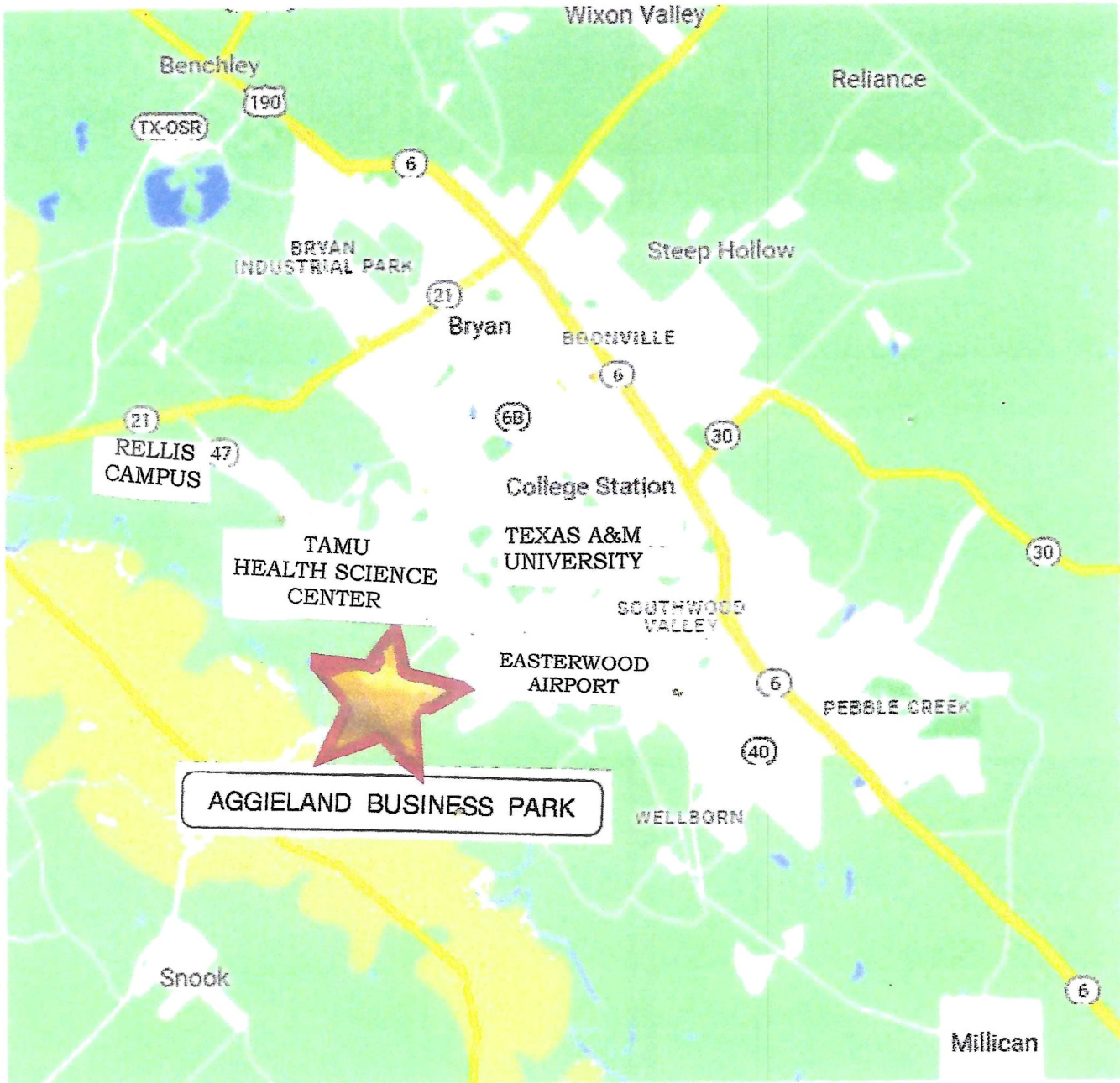
"We needed a customized facility close to the A&M Health Science Center and the new biotech corridor. Aggieland Business Park had a new building ready for us in just a few months. Since then, Jim Jett has helped us expand our facilities to over 50,000 sq/ft., giving G-Con exactly what we need at a very competitive price."

Dr. Barry Holtz
President
G-Con Manufacturing

***THE BIRTHPLACE OF THE BIOTECH
REVOLUTION IN THE BRAZOS VALLEY***

AGGIELAND BUSINESS PARK

LOCATION MAP



RAYMOND STOTZER PARKWAY & STATE HWY 60

AGGIELAND

BUSINESS PARK

RAYMOND STOTZER PARKWAY
AT JONES ROAD
COLLEGE STATION, TEXAS 77845

FINAL LOT SALE GET YOURS NOW!!!

Four Prime Lots Offered FOR SALE AGGIELAND BUSINESS PARK

The last four lots in Aggieland Business Park are offered to companies interested to be a part of one of the best commercial locations in Bryan/College Station.

**Choose from
Lots 25=1.64ac & 26=1.08ac
Lots 40=1.1ac & 41=1.5ac**

Building footprints can go up to 10,000 SF per lot or combine lots for larger footprints.

Prefer to Sell in Two Lot packages.

**Package 1= 25&26 Total Acres 2.72 or 118,483.2 SF
At \$4.75 per SF for \$ 562,795.20**

**Package 2= 40&41 Total Acres 2.60 or 115,256 SF
At \$4.75per SF for \$ 547,766.00**



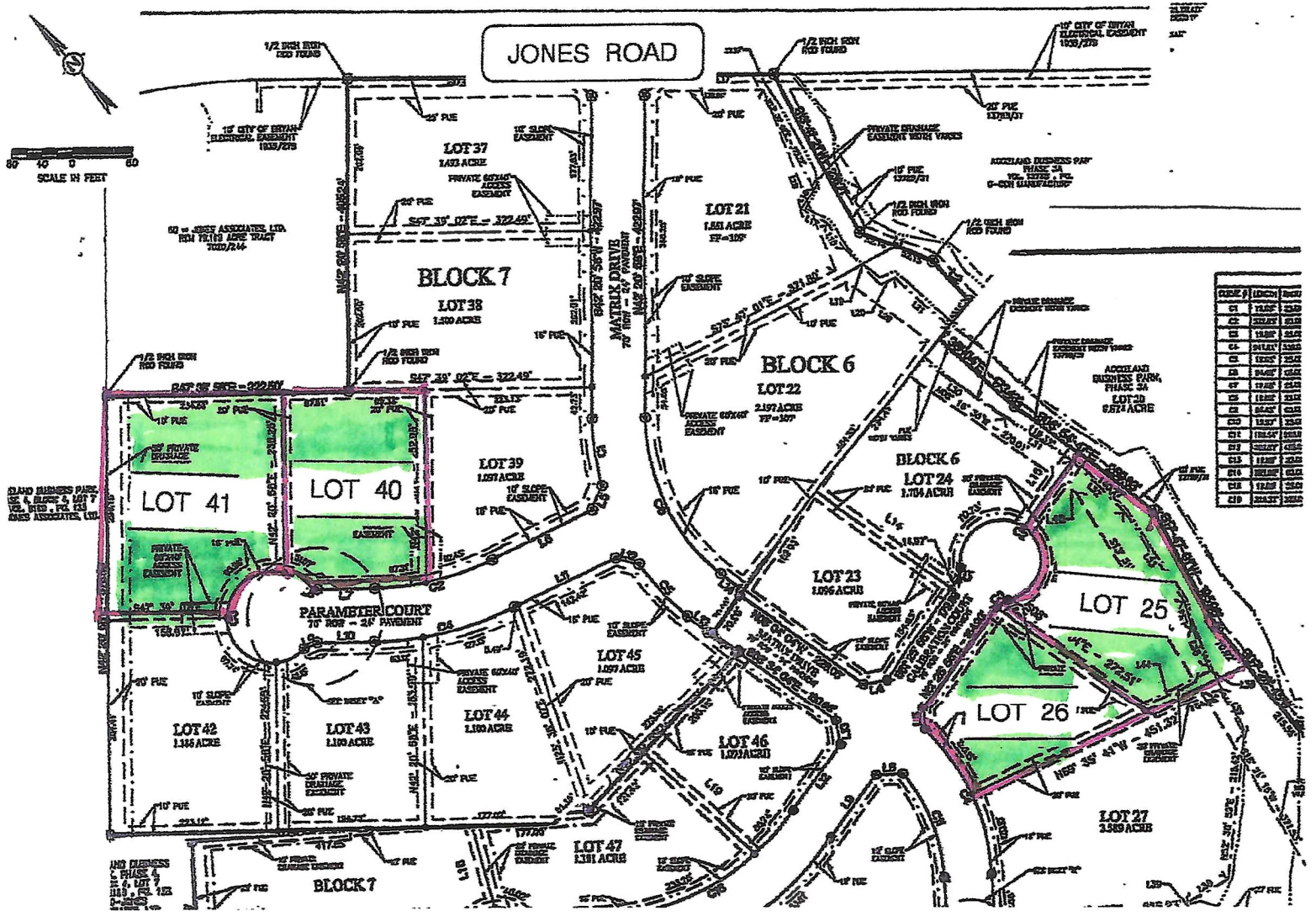
conleerealestate@yahoo.com

325-347-7757

Four Prime Lots Offered For Build to Suite AGGIELAND BUSINESS PARK

The last four lots in Aggieland Business Park are offered to companies wanting to be a part of the best commercial location in Bryan/College Station.

Choose from lots 25=1.64 ac, 26=1.08ac or lots 40=1.1ac or 41=1.5ac
Building minimums are 10,000 SF per lot or combine lots for larger footprints.



Conlee Real Estate
COMMERCIAL · RANCH · RESIDENTIAL

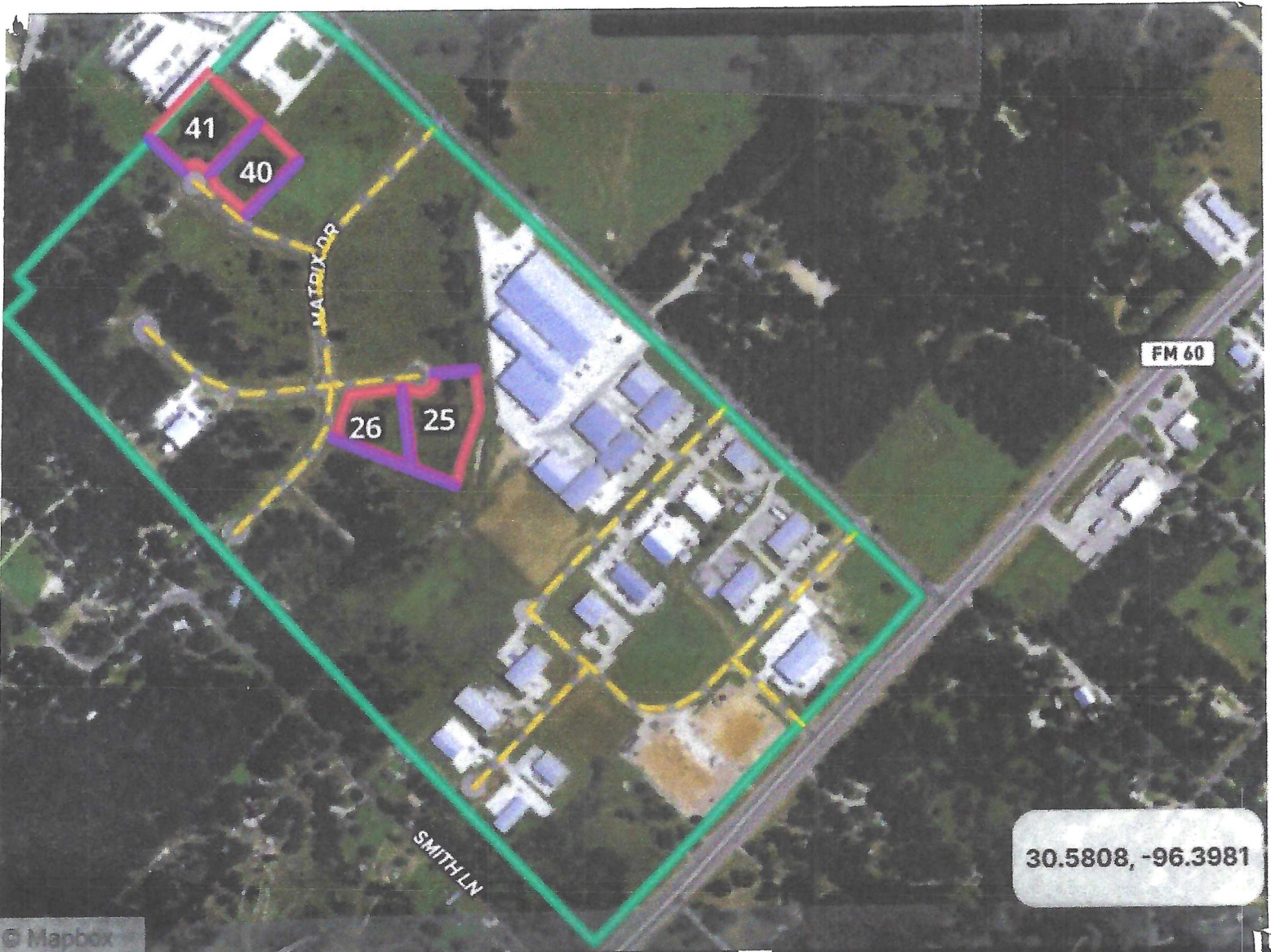
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AGGIELAND

BUSINESS PARK

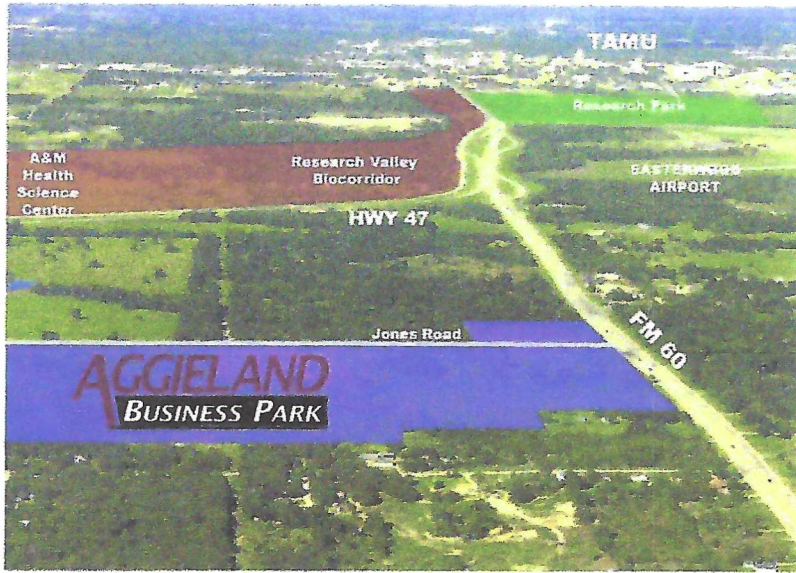
ELSIX INVESTMENTS PRESENTS
CUSTOM OFFICE WAREHOUSE/FLEX SPACE



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325-347-7757

AGGIELAND BUSINESS PARK



Come Join Your High Performance Neighbors
with Fiber Optics, Utilities, in place.
LOCATION-LOCATION-LOCATION



LOTS FOR SALE

OWNER FINANCING

BUILD TO SUIT

CALL OR EMAIL FOR MORE INFORMATION
CRAIG CONLEE 325-347-7757
CONLEEREALESTATE@YAHOO.COM

INNOVATIVE COMMERCIALIZATION
IN THE HEART OF AGGIELAND

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FIREARMS

BROADDUS
TECHNOLOGIES

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CHRISTOPHER J. SMITHERMAN, P.C.

MDx
BioAnalytical Laboratory, Inc.

Terracon

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LOTS 25 & 26 SURVEY

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1883 (CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTREF M4003 (M4020) EPOCH 2010 MULTI-BEAM GPS SOLUTION 2 (M4020)).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0000246580404 (CALCULATED USING GEOID2020).

(P) INDICATES THE PLACE OF THE AGGIELAND BUSINESS PARK, PHASE 3A, FILED IN VOLUME 15093, PAGE 62, OPBBCT.

ALL BOUNDARIES AND DISTANCES ARE PLAT CALLED AND MEASURED (P).

ALL PROPERTY CORNERS ARE 1/2" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS NOTED OTHERWISE.

THIS SURVEY WAS PREPARED TO REFLECT THE TITLE SURVEYON LIT LETTER ISSUED BY LAWYERS TITLE COMPANY, OF HO, SADDON, DATE: APRIL 11TH, 2023, ITEMS LISTED ON SCHEDULE B AND ADDRESS: 23362 L'AMOR NAME: 23362-TITLE

ITEM 10a: BUILDING LINES, AND ALL EASEMENTS AS SHOWN ON PLAT FILED IN VOLUME 15093, PAGE 62, OPBBCT.

ITEM 10c: BUILDING LINES, AND ALL EASEMENTS AS SHOWN ON VOLUME 7959, PAGE 1, OPBBCT.

ITEM 10d: BLANKET EASEMENT TO THE CITY OF BRYAN IN VOLUME 98, PAGE 299, OPBBCT.

ITEM 10e: BLANKET EASEMENT TO BURLING WATER SUPPLY IN VOLUME 259, PAGE 272, OPBBCT.

ITEM 10f: BLANKET EASEMENT TO WELLSBORO AND GEORGETOWN OPBBCT.

ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS SURVEY.

LEGEND:

123456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

117 = NOW OR FORMERLY BRAZOS COUNTY, TEXAS

(1) = RECORD INFORMATION

☒ = WATER METER CHAIN LINK FENCE

HDP = HIGH DENSITY POLYETHYLENE PIPE

LAND TITLE SURVEY

OF

LOTS 25 AND 26, BLOCK 6

AGGIELAND BUSINESS PARK, PHASE 3D

VOLUME 15093, PAGE 62 OPBBCT

J.H. JONES SURVEY, ABSTRACT 26

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 60 FEET

SURVEY DATE: 04-21-2023 PLAT DATE: 04-24-2023

JOB NUMBER: 23-362 L'AMOR NAME: 23362-TITLE

POINT FILE: 23-362-ALL

DRAWN BY: RCU CHECKED BY: MJK

PREPARED BY: KERK SURVEYING, LLC

TRIPLES TRIMMING/BLISS

409 K. TEXAS AVENUE, BRYAN, TEXAS 77803

PHONE: (979) 208-3195

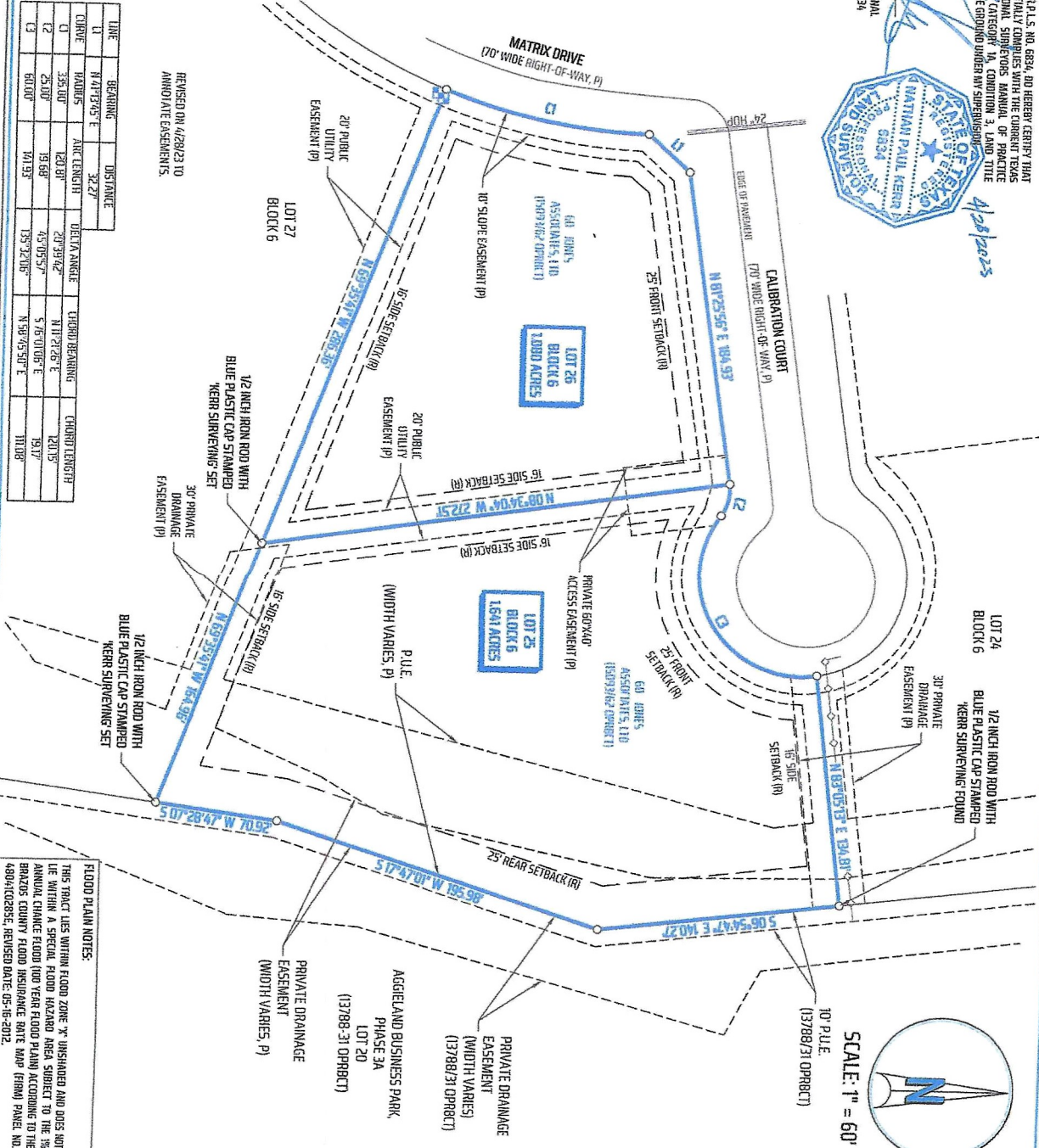
SURVEYS@KERKSURVEYING.NET | KERKLANDSURVEYING.COM

SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERK, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS OBLIGED ON THE GROUND UNDER MY SUPERVISION.

Nathan Paul Kerr

NATHAN PAUL KERK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834



LINE	BEARING	DISTANCE	DEFINITION	CHORD BEARING	CHORD LENGTH
11	N 81°23'56" E	194.53'	20' PUBLIC UTILITY EASEMENT (P)	120°15'	111.08'
12	N 00°24'04" W	212.51'	25' FRONT SETBACK (R)	120°15'	111.08'
13	S 07°28'47" W	70.92'	15' SIDE SETBACK (R)	120°15'	111.08'
14	S 17°47'01" W	195.98'	10' PILE	120°15'	111.08'
15	S 05°54'47" E	140.27'	15' NEAR SETBACK (R)	120°15'	111.08'

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADOWED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FRM) PANEL NO. 4804-10288E, REVISED DATE: 05-16-2012.

