



Oldham
Goodwin

COMMERCIAL LAND | FOR LEASE OR BUILD TO SUIT +/- 0.9 AC AT THE NEC OF WELLBORN RD AND SOUTHWEST PKWY

101 Southwest Parkway | College Station, Texas 77840



George Bush Drive

CALLAWAY
Villas

club townhomes
ON MARION PUGH

GATEWAY
AT COLLEGE STATION

C.C. REACTIONS
WOLFE PRINCEVILLE
LABORATORY

SITE

Wellborn Road: ~29,702 VPD

LAYNE'S
Chicken Tenders

TSO



Hangry Howie's
Pizza

Southwest Parkway

THE
RETREAT

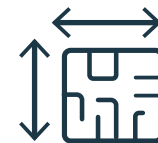


PROPERTY HIGHLIGHTS

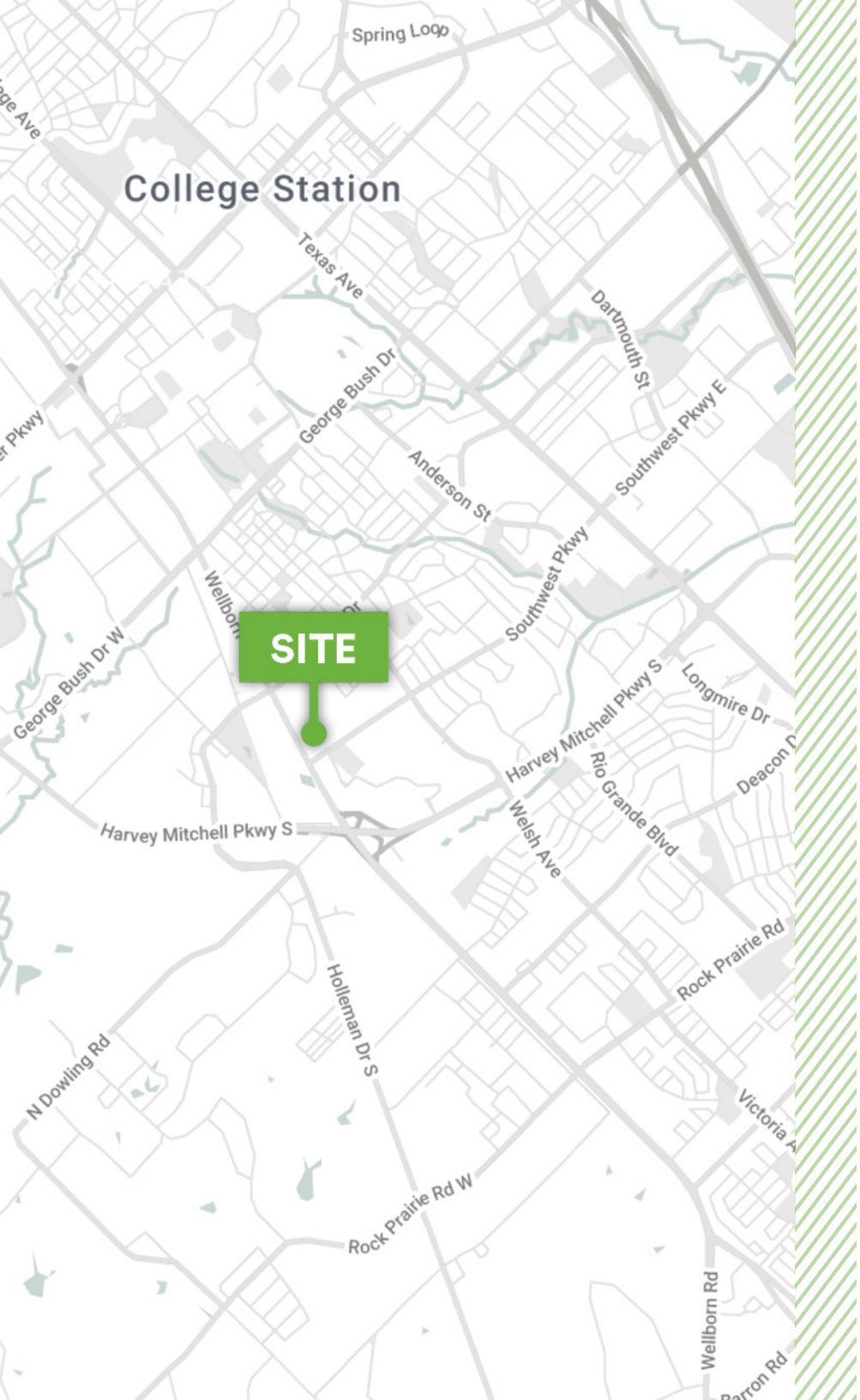
- Rare pad site opportunity less than one (1) mile from Texas A&M University
- Hard corner located in the heart of densely populated high growth area surrounded by student housing
- Excellent visibility and exposure at signalized intersection
- Anchored by shopping center with long-term successful tenants



FOR LEASE
Call for Rate



LAND SIZE
0.9 AC



PROPERTY INFORMATION

Size 0.9 AC

Legal Description SCHICK, BLOCK 1, LOT 1-R, ACRES 0.79, BRAZOS COUNTY

ID Number 77869

Access Access via Wellborn Road and Southwest Parkway

Frontage 160' on Wellborn Road
160' on Southwest Parkway

Zoning General Commercial

Utilities All utilities in area

Flood Plain None

Traffic Counts Wellborn Road: ~29,702 VPD



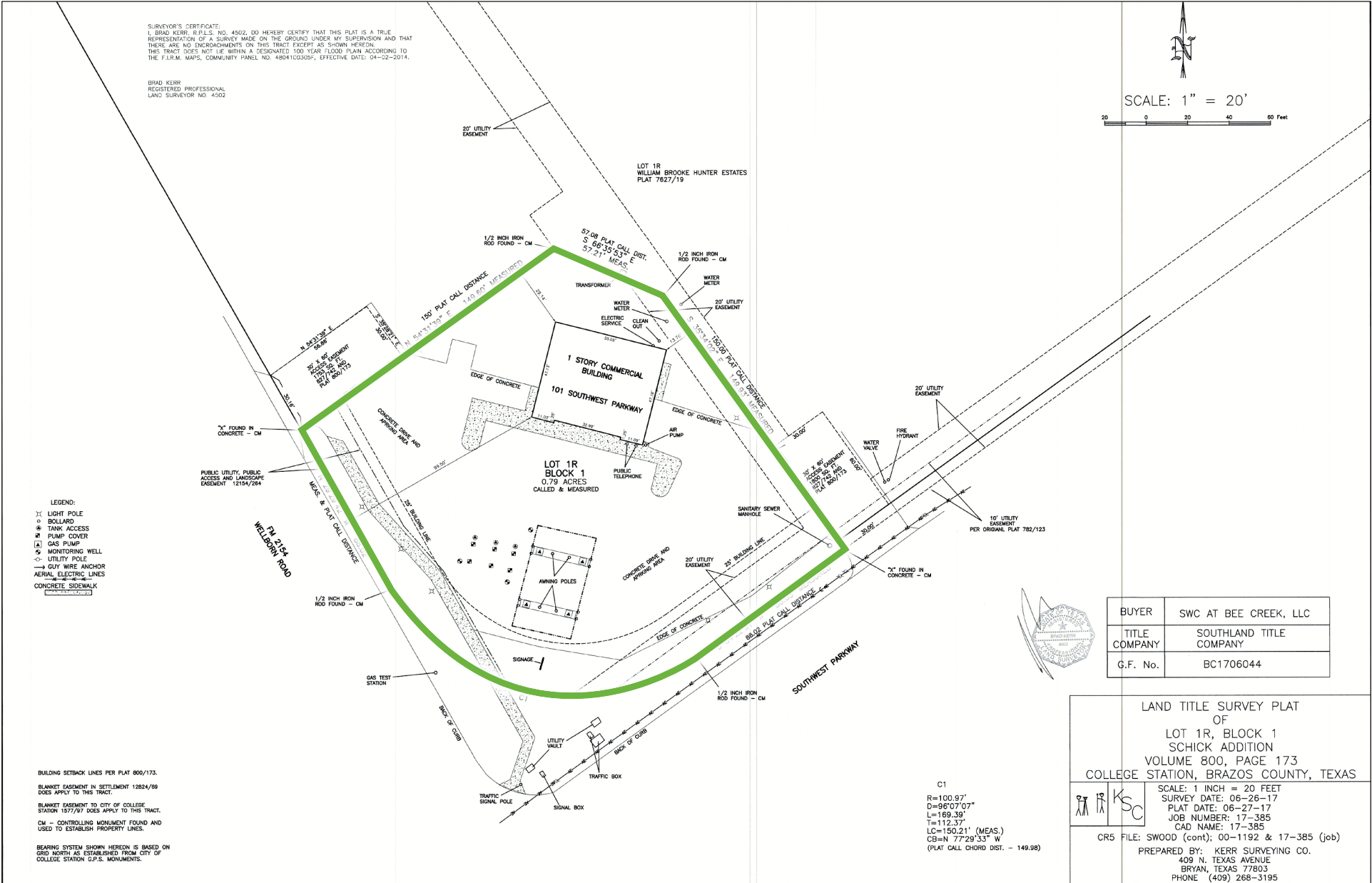
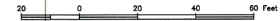
SURVEY

SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0303F, EFFECTIVE DATE: 04-22-2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



SCALE: 1" = 20'



- LEGEND:
- ⊗ LIGHT POLE
 - BOLLARD
 - ⊕ TANK ACCESS
 - ⊙ PUMP COVER
 - [A] GAS PUMP
 - ⊕ MONITORING WELL
 - UTILITY POLE
 - GUY WIRE ANCHOR
 - ⊕ AERIAL ELECTRIC LINES
 - ▬ CONCRETE SIDEWALK

BUILDING SETBACK LINES PER PLAT 800/173.
BLANKET EASEMENT IN SETTLEMENT 12824/99 DOES APPLY TO THIS TRACT.
BLANKET EASEMENT TO CITY OF COLLEGE STATION 1377/97 DOES APPLY TO THIS TRACT.
CM = CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF COLLEGE STATION C.P.S. MONUMENTS.

BUYER	SWC AT BEE CREEK, LLC
TITLE COMPANY	SOUTHLAND TITLE COMPANY
G.F. No.	BC1706044

LAND TITLE SURVEY PLAT
OF
LOT 1R, BLOCK 1
SCHICK ADDITION
VOLUME 800, PAGE 173
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 06-26-17
PLAT DATE: 06-27-17
JOB NUMBER: 17-385
CAD NAME: 17-385

CR5 FILE: SWOOD (cont); 00-1192 & 17-385 (job)

PREPARED BY: KERR SURVEYING CO.
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (409) 268-3195

C1
R=100.97'
D=96°07'07"
L=169.39'
T=112.33'
LC=150.21' (MEAS.)
CB=N 77°29'33" W
(PLAT CALL CHORD DIST. - 149.98)

2ND

FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1

STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

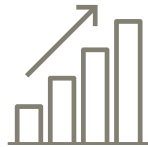
80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND

LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57

FORTUNE 500 COMPANIES
CALL TEXAS HOME



TOP STATE
FOR JOB GROWTH

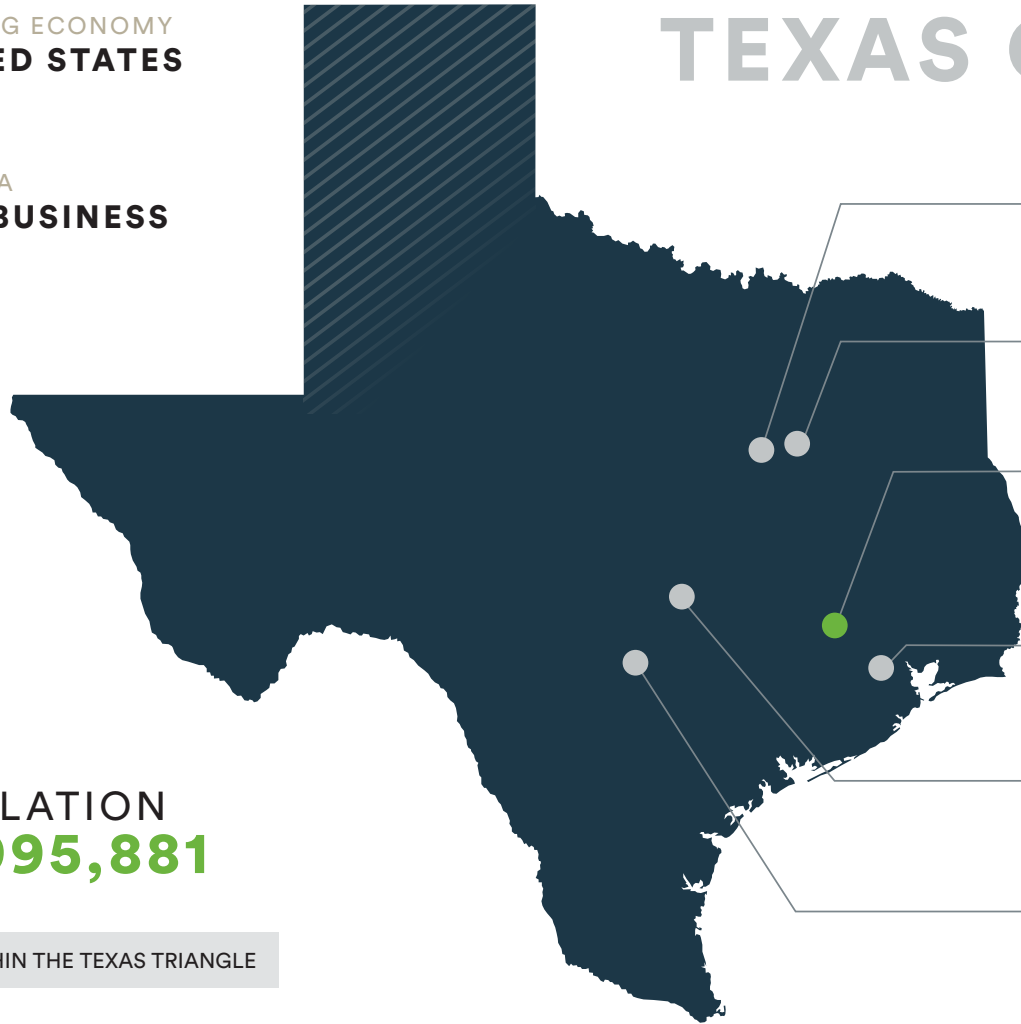


BEST STATE
FOR BUSINESS



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

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



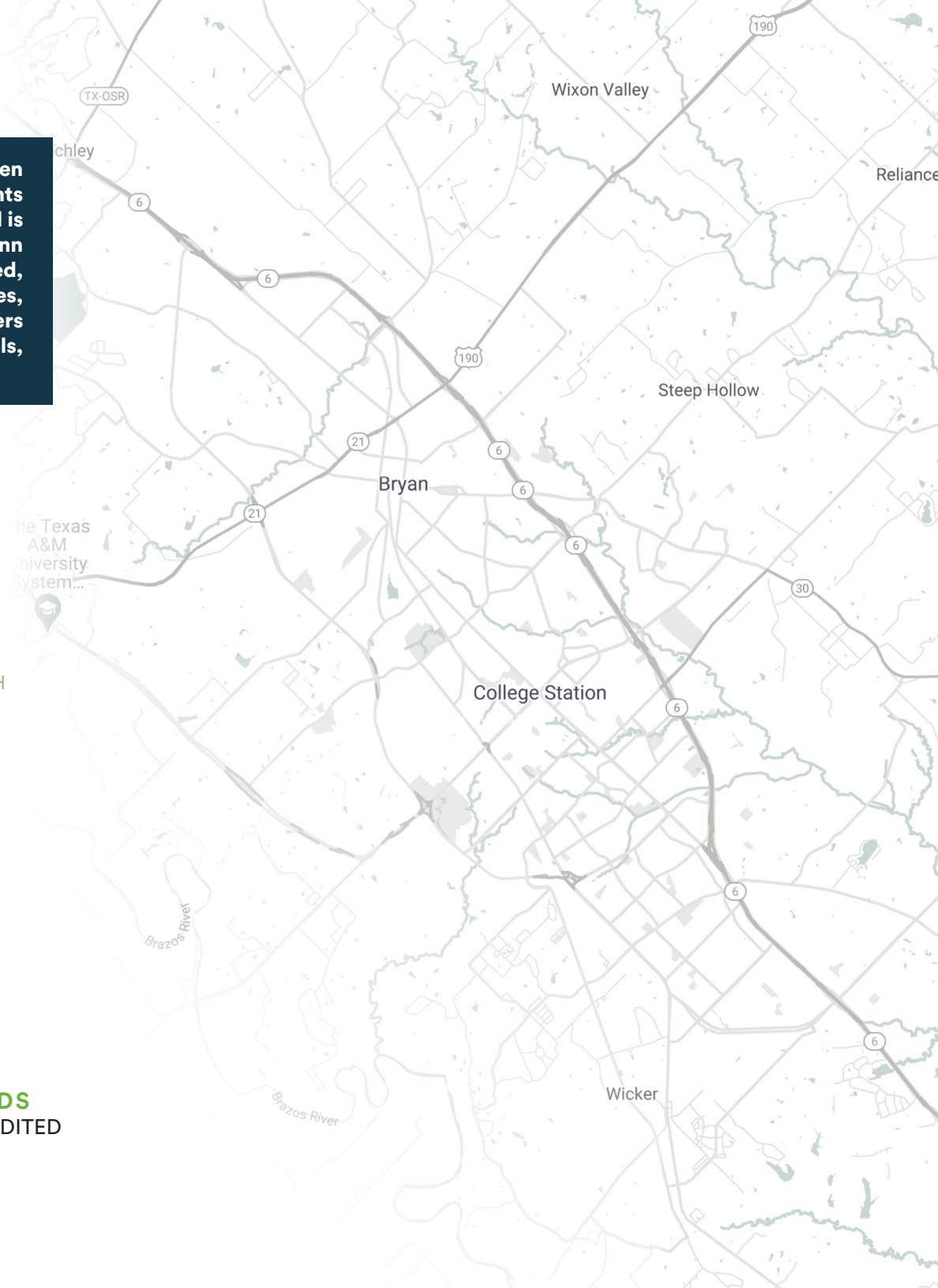
HOME TO TEXAS A&M UNIVERSITY

1ST IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S
OF FORTUNE 500 COMPANIES
4TH 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

19K

HOUSEHOLD
INCOME

\$40K

CONSUMER
SPENDING

\$185M

3 MILE

ESTIMATED
POPULATION

92K

HOUSEHOLD
INCOME

\$58K

CONSUMER
SPENDING

\$874M

5 MILE

ESTIMATED
POPULATION

158K

HOUSEHOLD
INCOME

\$72K

CONSUMER
SPENDING

\$1.7B

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

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(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
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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