

VILLA MARIA OFFICE/FLEX PROPERTY

2200 East Villa Maria Road | Bryan, Texas 77802



FOR SALE

11,500 SF OFFICE & 4,000 SF FLEX BUILDING

OLDHAMGOODWIN.COM | 979.268.2000

Oldham
Goodwin 

PROPERTY SUMMARY

OLDHAM GOODWIN is pleased to present 2200 East Villa Maria Road in Bryan, Texas. The property consists of two buildings; an 11,500 SF office building constructed in 1966 and a 4,000 SF flex building constructed in 2012. Both buildings have undergone interior remodels with the most recent being completed in 2016-2017. The buildings are centered on a two-acre tract directly across from the CHI St. Joseph Regional Health Hospital and just up the street from Blinn College, the area's two largest demand drivers. The building lends itself well to an owner occupant, and is being offered at a significant discount to its replacement cost.



SALES PRICE
\$1,750,000



BUILDING SIZE
#1 - 11,500 SF
#2 - 4,000 SF



LAND SIZE
2.0 AC



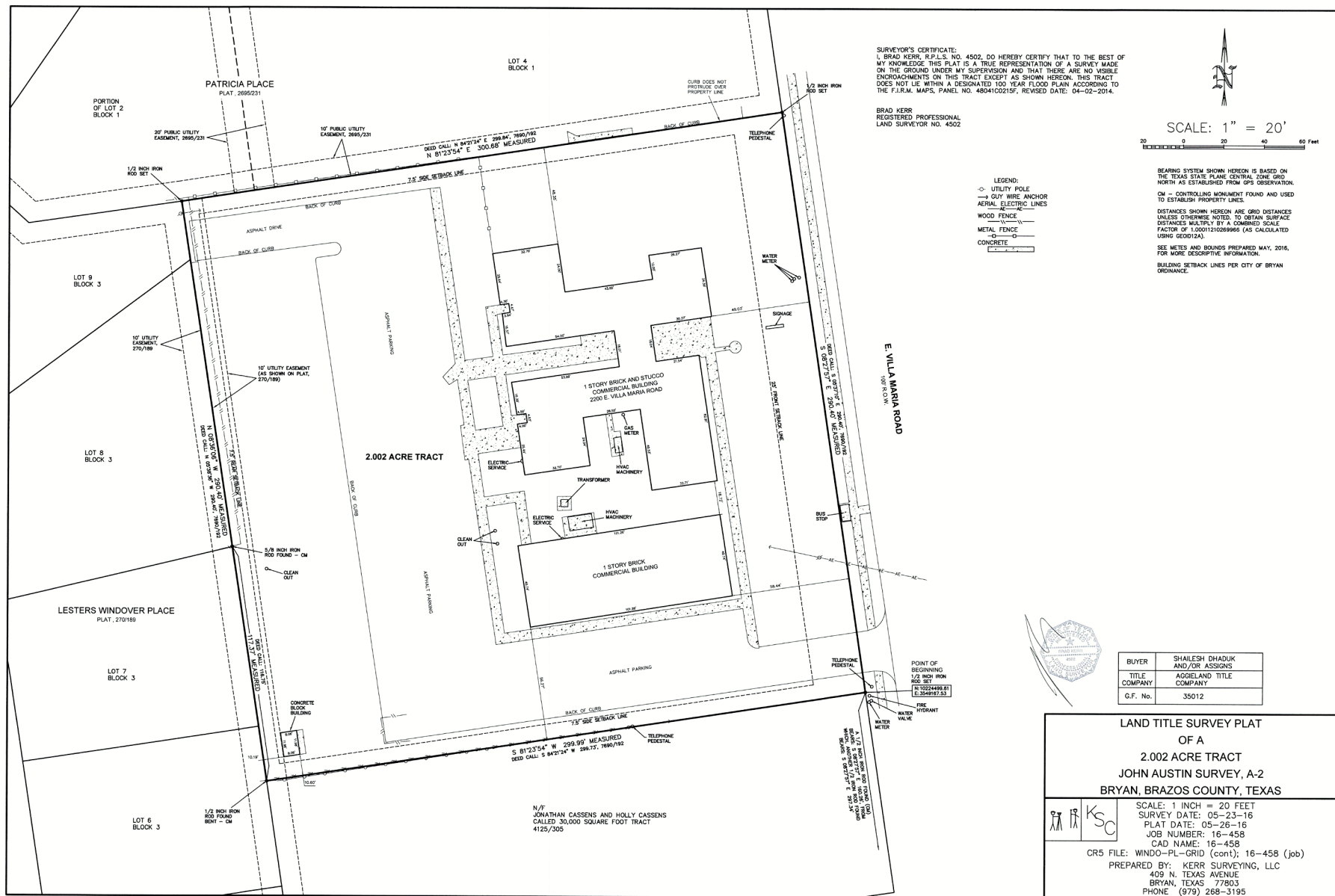
PROPERTY HIGHLIGHTS

- Located directly across from CHI St. Joseph Regional Hospital and just up the street from Blinn College.
- High daytime population in immediate area.
- Excellent visibility and exposure on Villa Maria Road.
- The property is located along Villa Maria Road, one of three major commercial thoroughfares for the area, connecting Highway 6, Downtown Bryan, and College Station.
- Offered at \$112.90/SF, a significant discount to replacement cost.

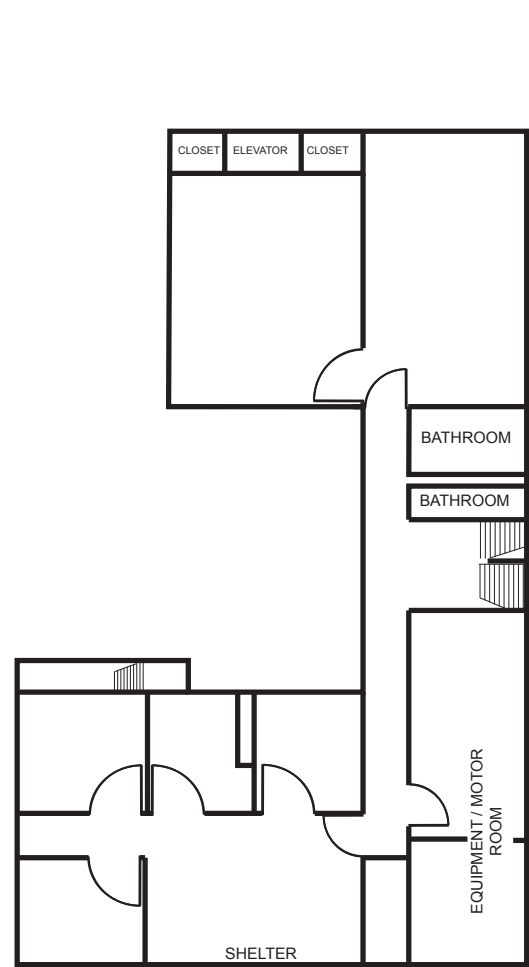
PROPERTY SPECIFICATIONS

Building Area	Building #1 - 11,500 SF Building #2 - 4,000 SF
Land Size	2.0 Acres
Year Built	Building #1 – 1966 Building #2 – 2012
Zoning	C-2; Retail
Access	Via One Curb Cut Along East Villa Maria Road
Foundation	Building #1 - Concrete Slab Building #2 – Concrete Slab
Exterior Walls	Building #1 - Brick Veneer Building #2 - Metal & Brick Façade
Roof Cover	Building #1 - Membrane Building #2 – Metal
Parking	55 parking spaces
Frontage	~290' along East Villa Maria Road

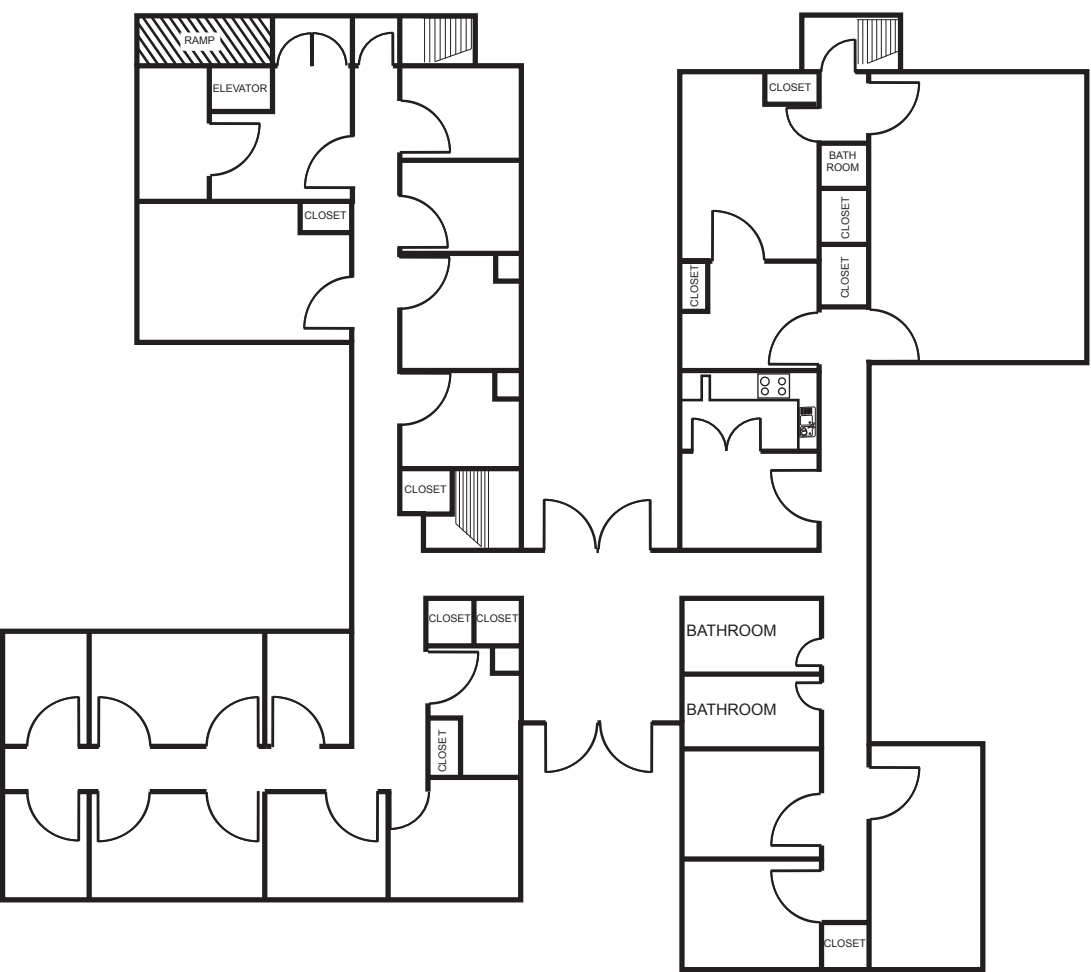
SURVEY



FLOOR PLAN - OFFICE BUILDING

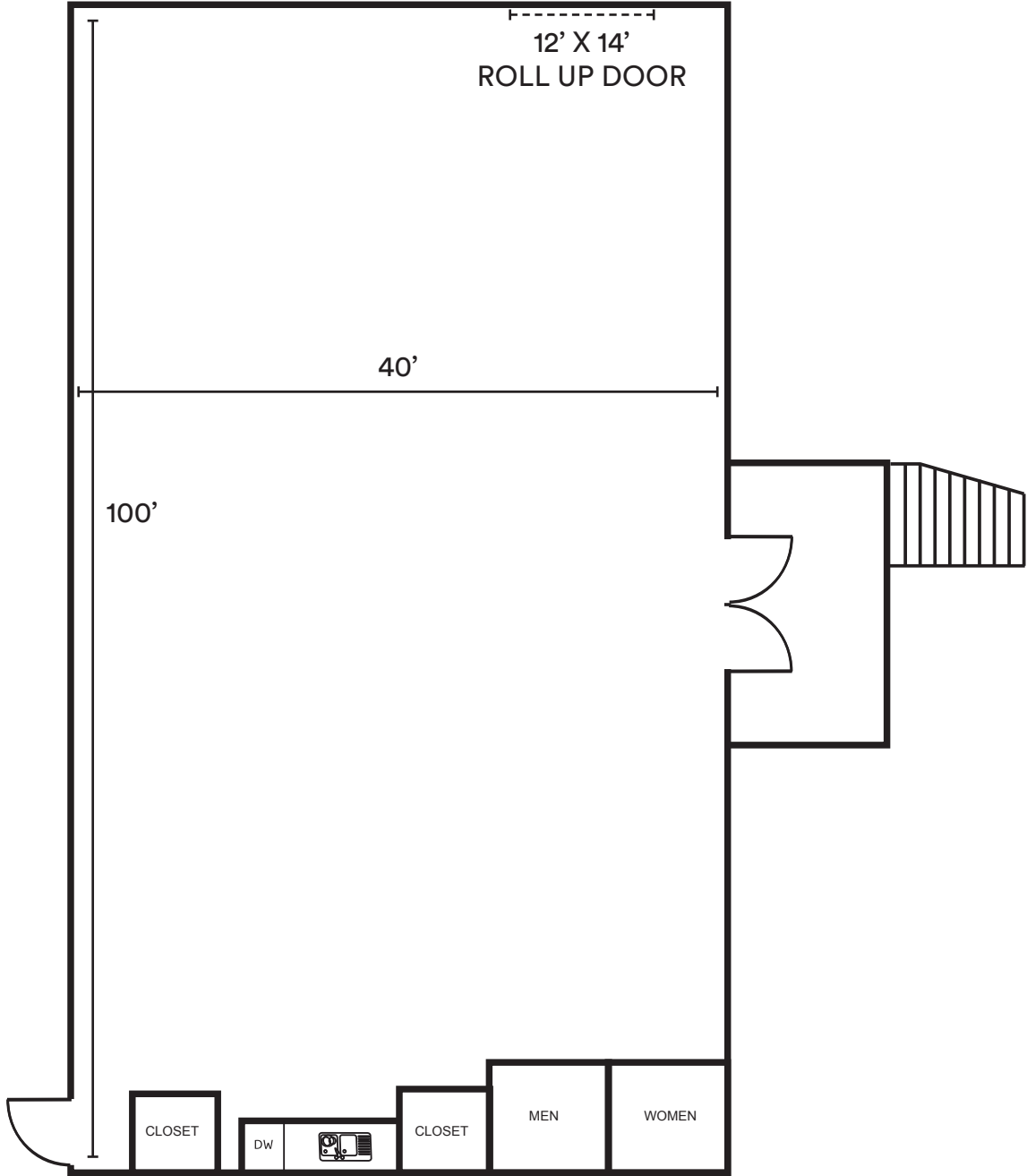


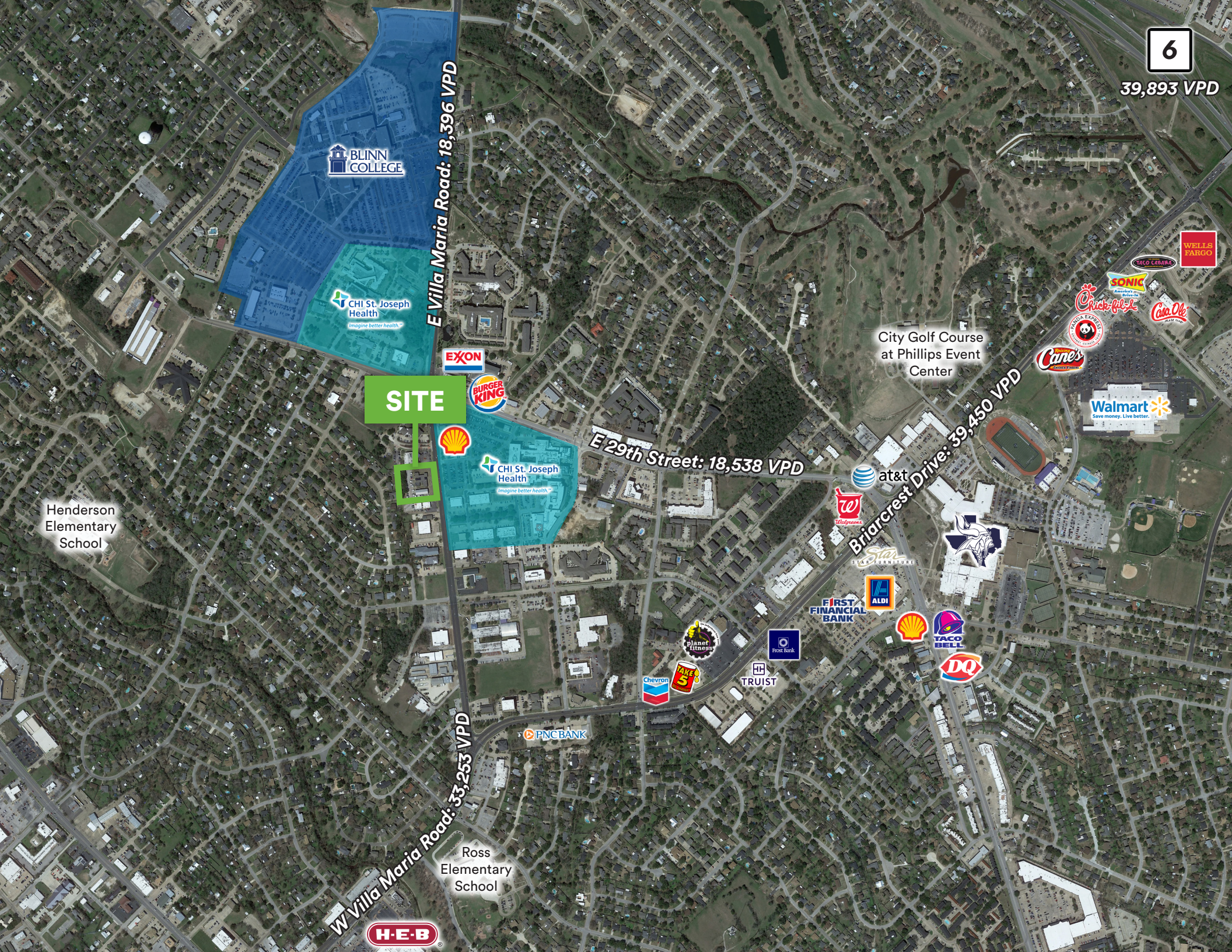
LOWER LEVEL



GROUND FLOOR

FLOOR PLAN - FLEX BUILDING





BLINN COLLEGE

CHI St. Joseph Health
Imagine better health.

E Villa Maria Road: 18,396 VPD

SITE

Henderson Elementary School

CHI St. Joseph Health
Imagine better health.

E 29th Street: 18,538 VPD

City Golf Course at Phillips Event Center

at&t

Briarcrest Drive: 39,450 VPD

W Villa Maria Road: 33,253 VPD

Ross Elementary School

H-E-B

WELLS FARGO

SONIC

Chick-fil-A

Casa de Pasa

Canes

Walmart
Save money. Live better.

W

FIRST FINANCIAL BANK

ALDI

SHELL

TACO BELL

DO

Planet Fitness

FAVE S

Chevron

TRUIST

PNC BANK

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

10K

HOUSEHOLD
INCOME

\$72K

CONSUMER
SPENDING

\$122M

3 MILE

ESTIMATED
POPULATION

80K

HOUSEHOLD
INCOME

\$62K

CONSUMER
SPENDING

\$784M

5 MILE

ESTIMATED
POPULATION

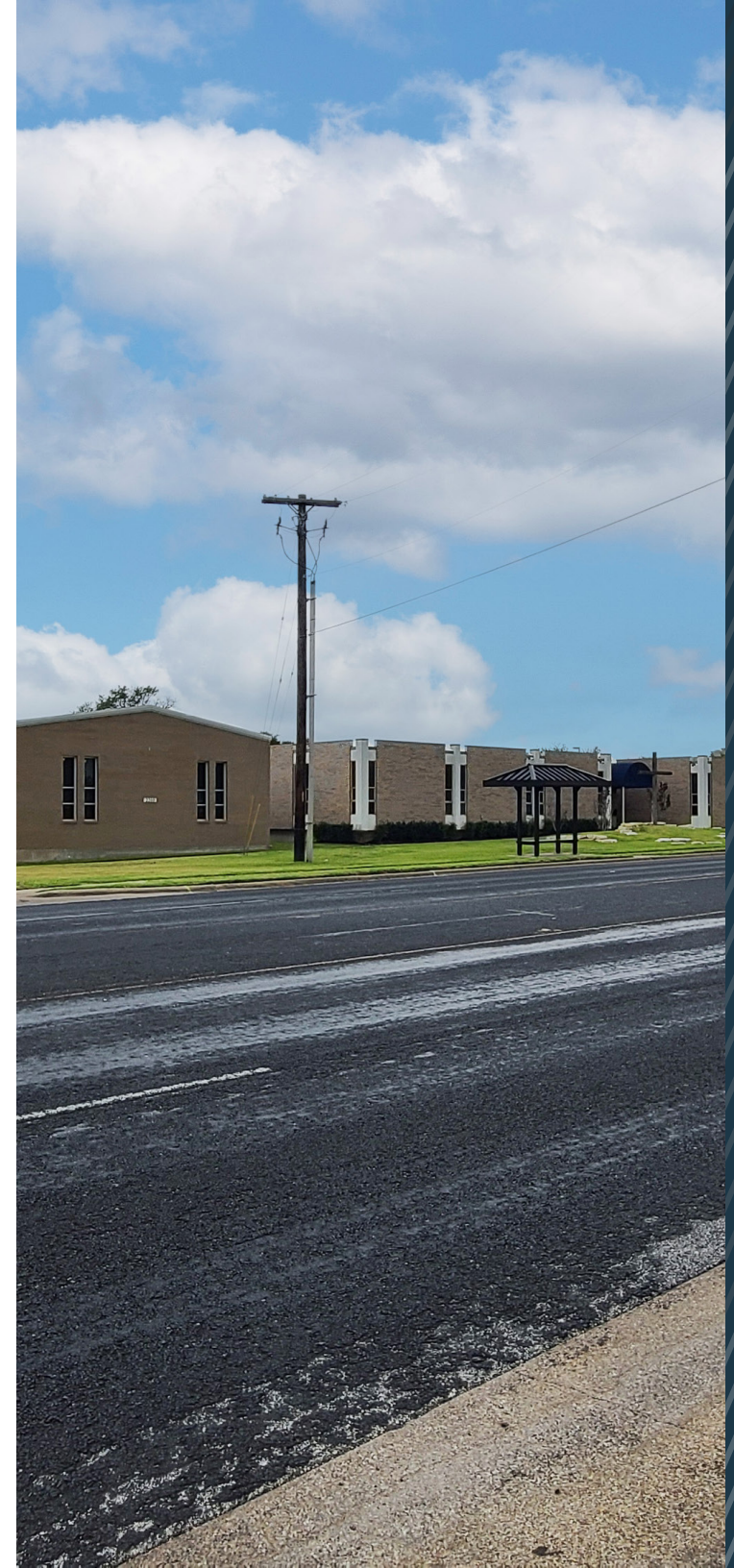
161K

HOUSEHOLD
INCOME

\$63K

CONSUMER
SPENDING

\$1.56B



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER

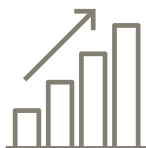


POPULATION
28,995,881

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

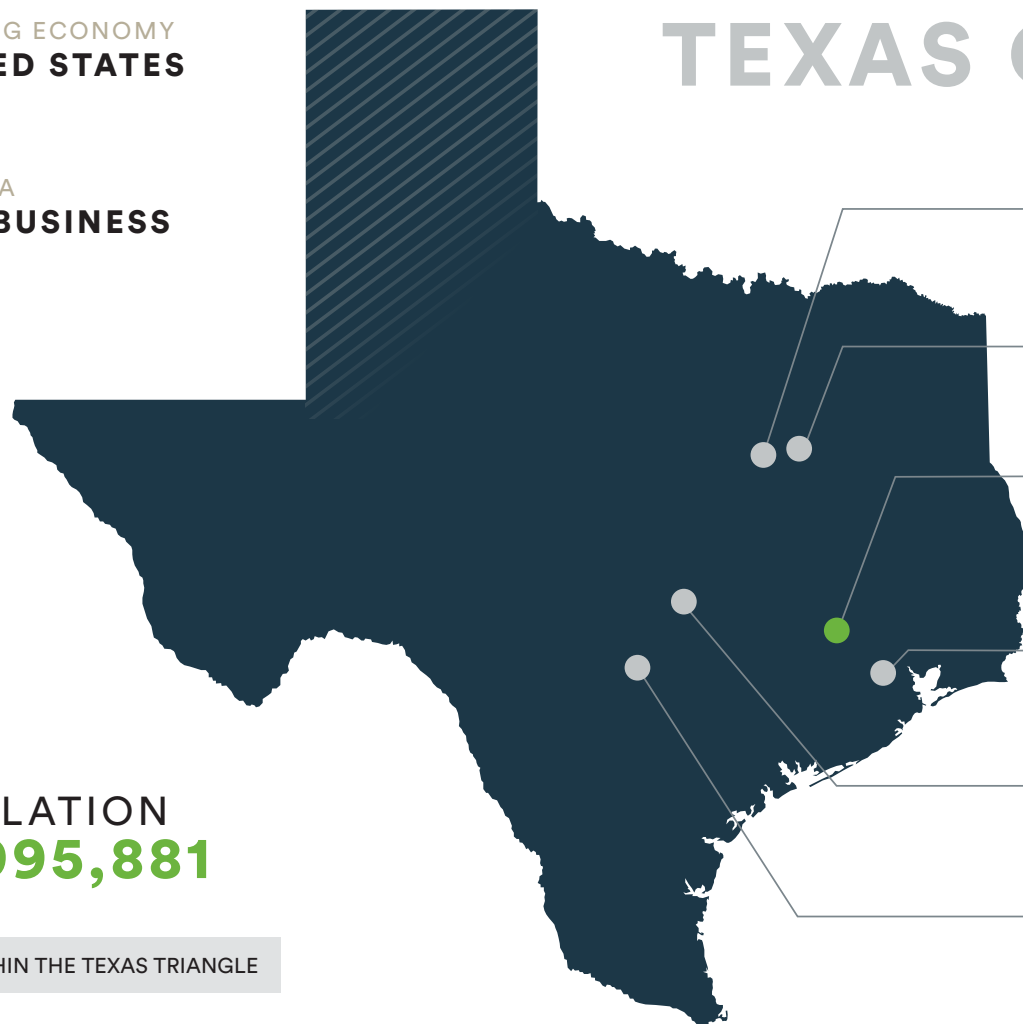


BEST STATE
FOR BUSINESS



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

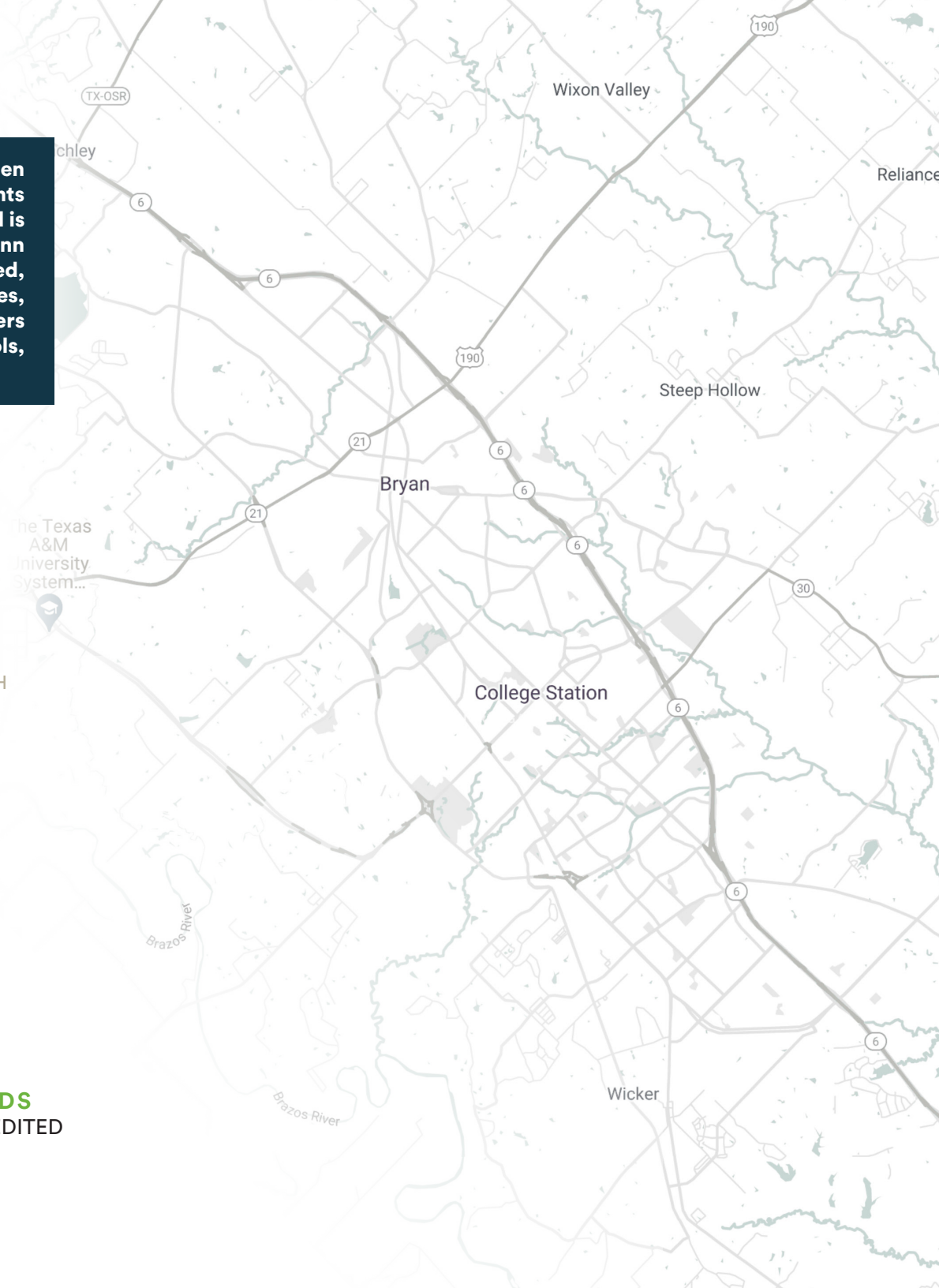
4TH IN THE NATION AMONG PUBLIC UNIVERSITIES

12%

LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE



610+ HOSPITAL BEDS
NATIONALLY ACCREDITED
MEDICAL CENTERS



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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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
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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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