

# 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](http://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**





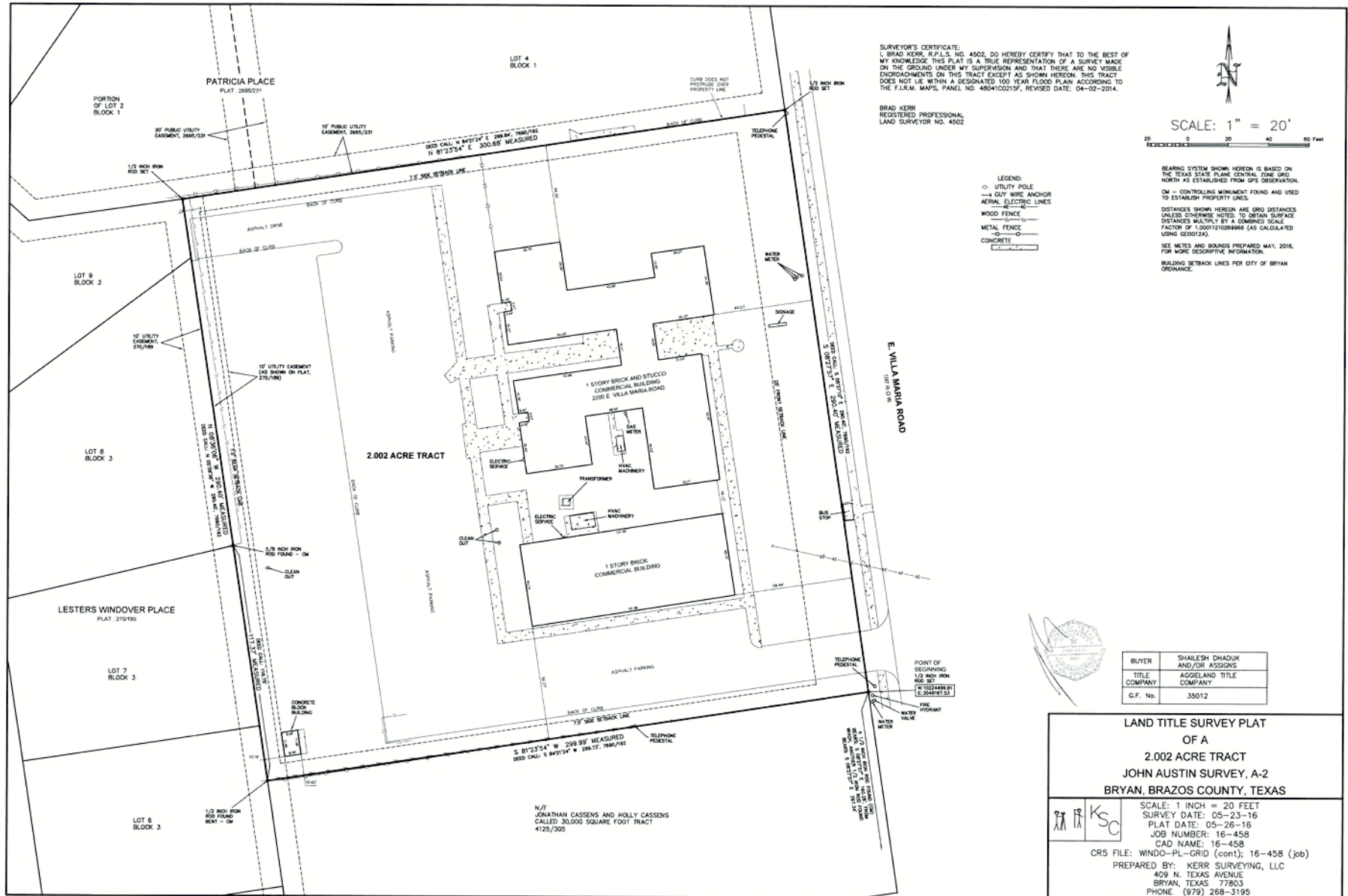
## PROPERTY HIGHLIGHTS

- 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.

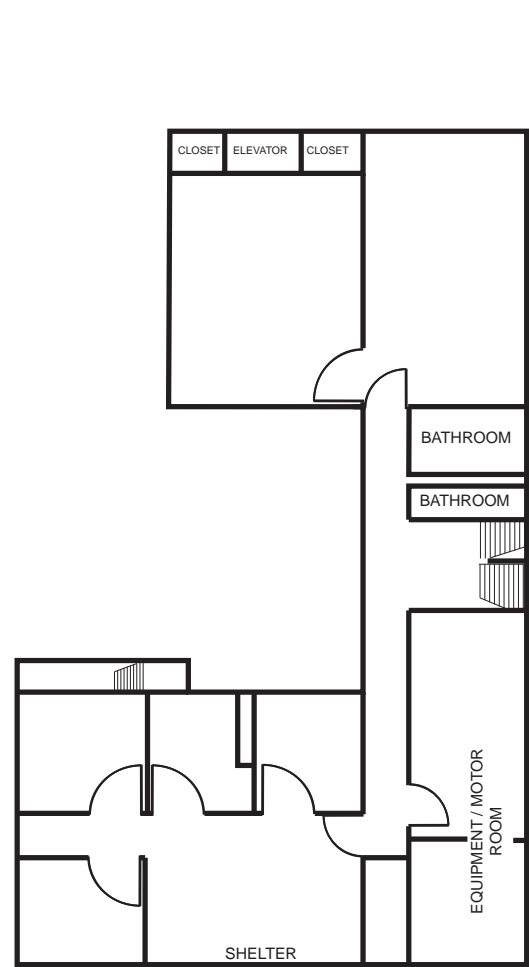
## PROPERTY SPECIFICATIONS

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

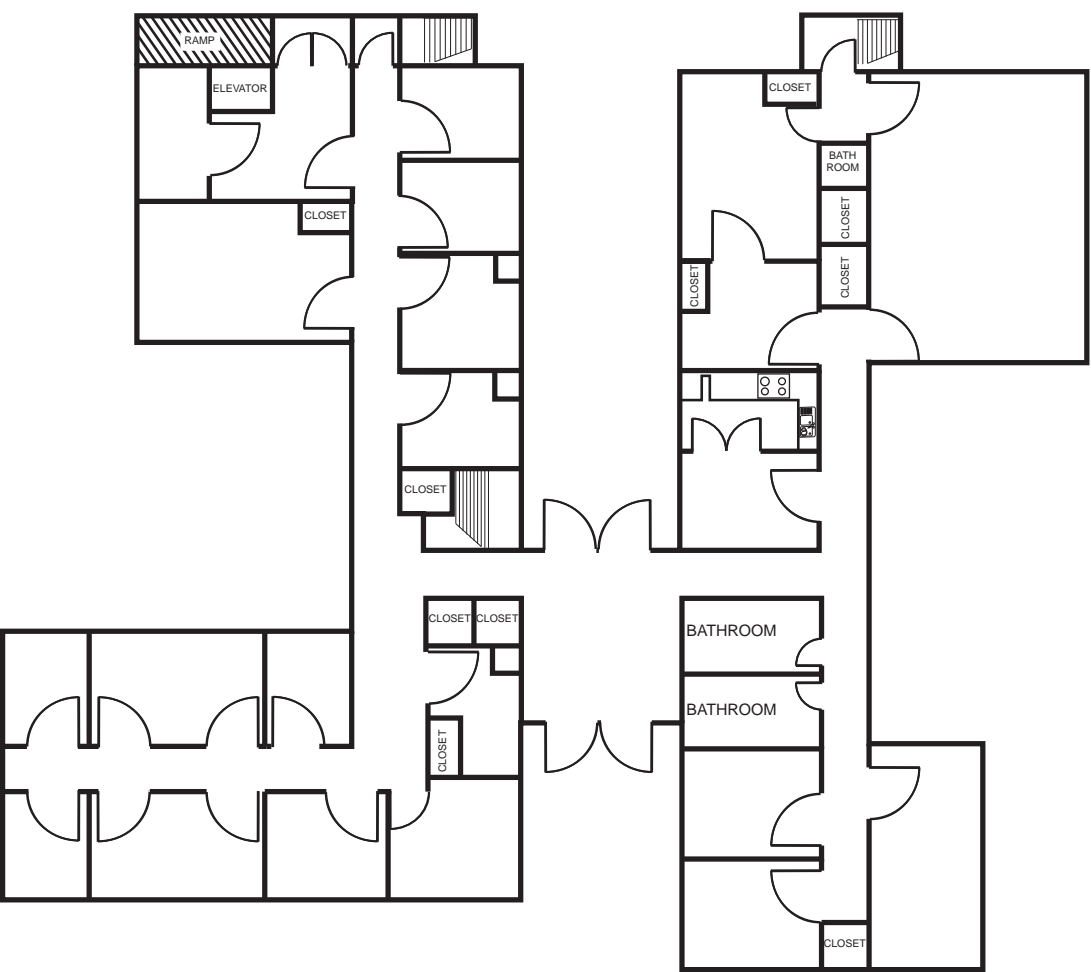
# SURVEY



FLOOR PLAN - OFFICE BUILDING

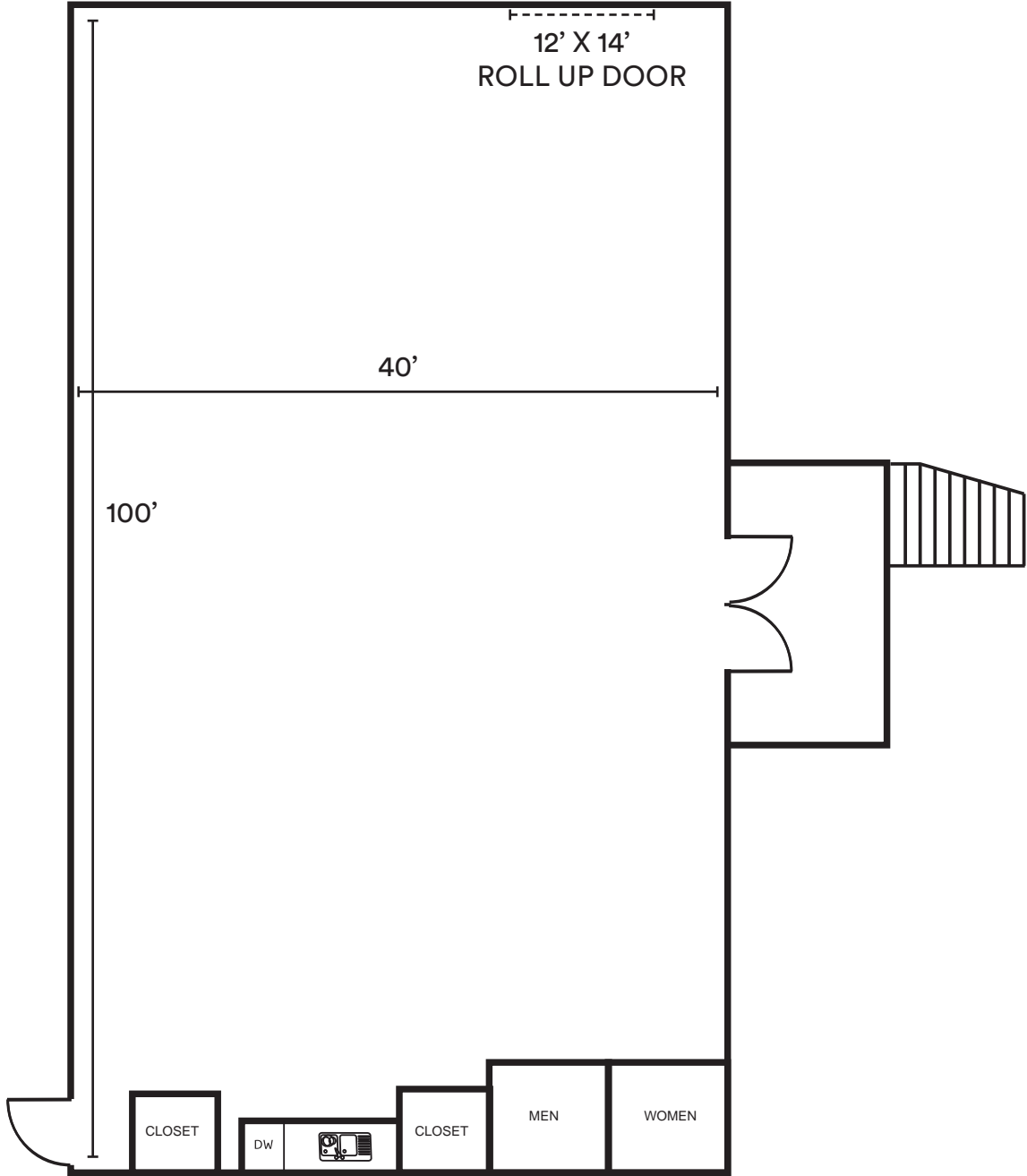


LOWER LEVEL

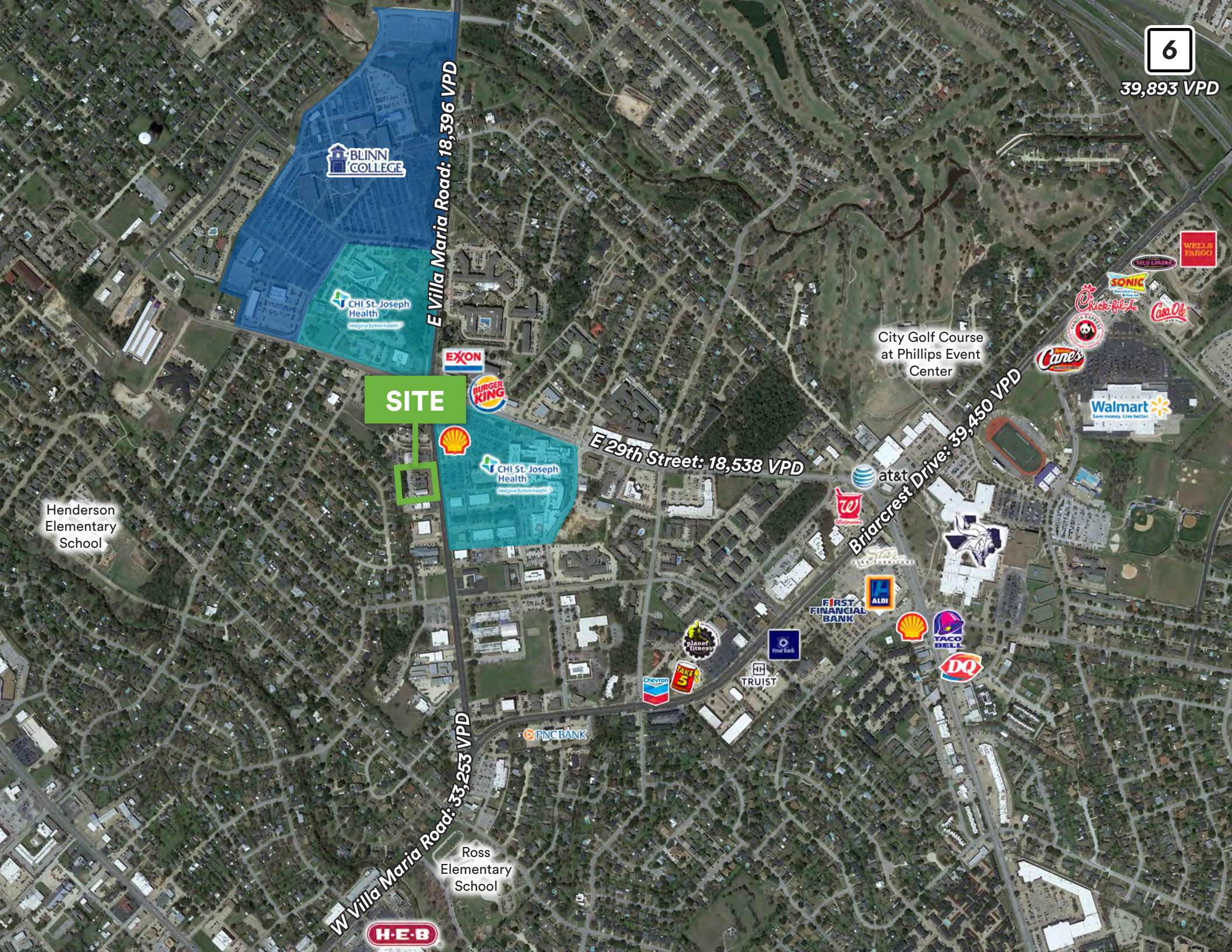


GROUND FLOOR

FLOOR PLAN - FLEX BUILDING









## 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

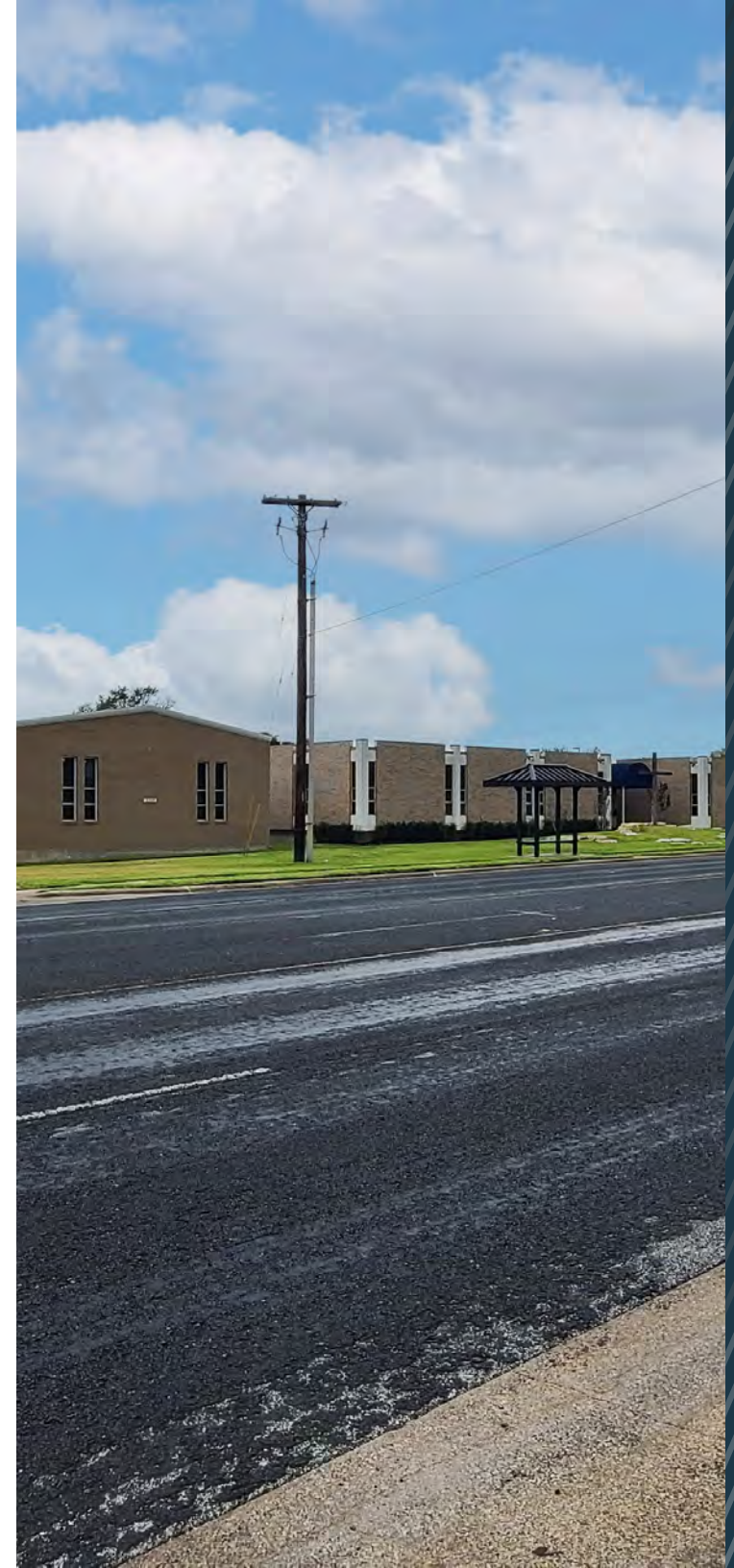
161K

HOUSEHOLD  
INCOME

\$63K

CONSUMER  
SPENDING

\$1.56B





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

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



**LARGEST**  
MEDICAL CENTER



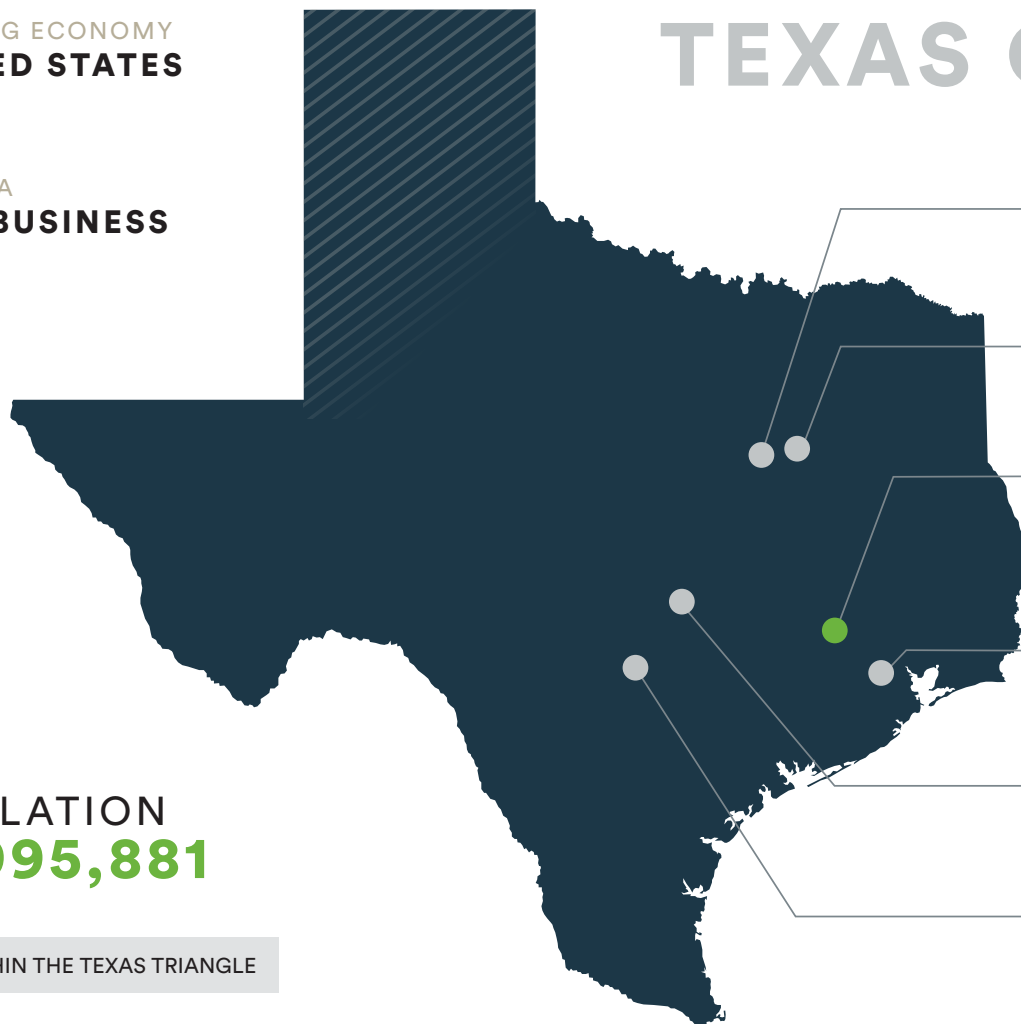
POPULATION  
**28,995,881**

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

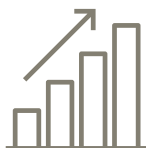
4TH LARGEST POPULATION  
IN THE U.S.

## 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

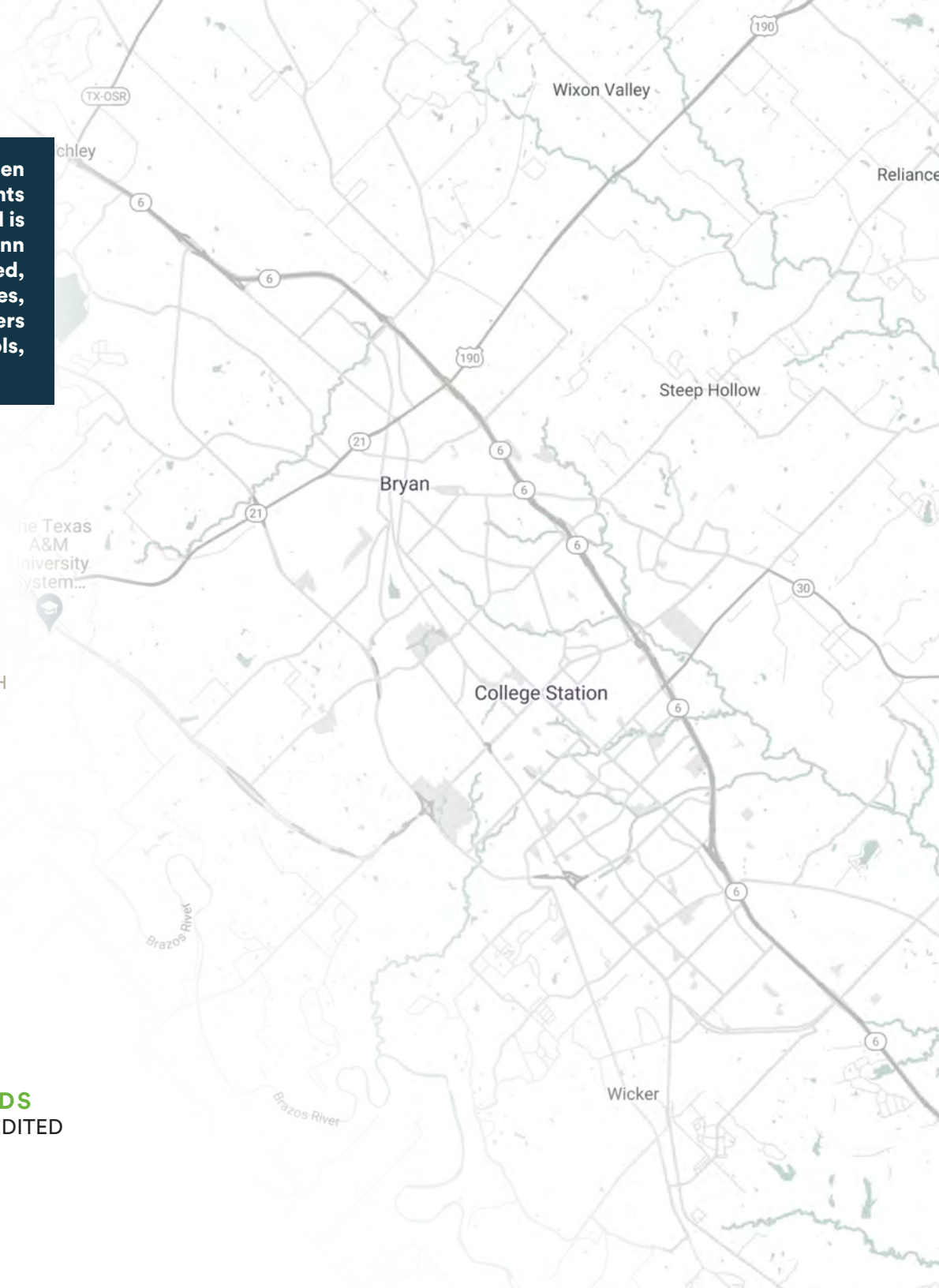
**4<sup>TH</sup>** IN THE NATION AMONG PUBLIC UNIVERSITIES

**12%**

LOWER COST  
OF LIVING THAN THE  
NATIONAL AVERAGE



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





# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)

License No.

Email

Phone

Name of Designated Broker Licensed Individual of Business Entity, if applicable

License No.

Email

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Name of Sales Agent/Associate

License No.

Email

Phone





FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
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San Antonio, Texas 78213

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### Waco/Temple

O: 254.255.1111

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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. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.



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