

# 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 **OG**

## 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**



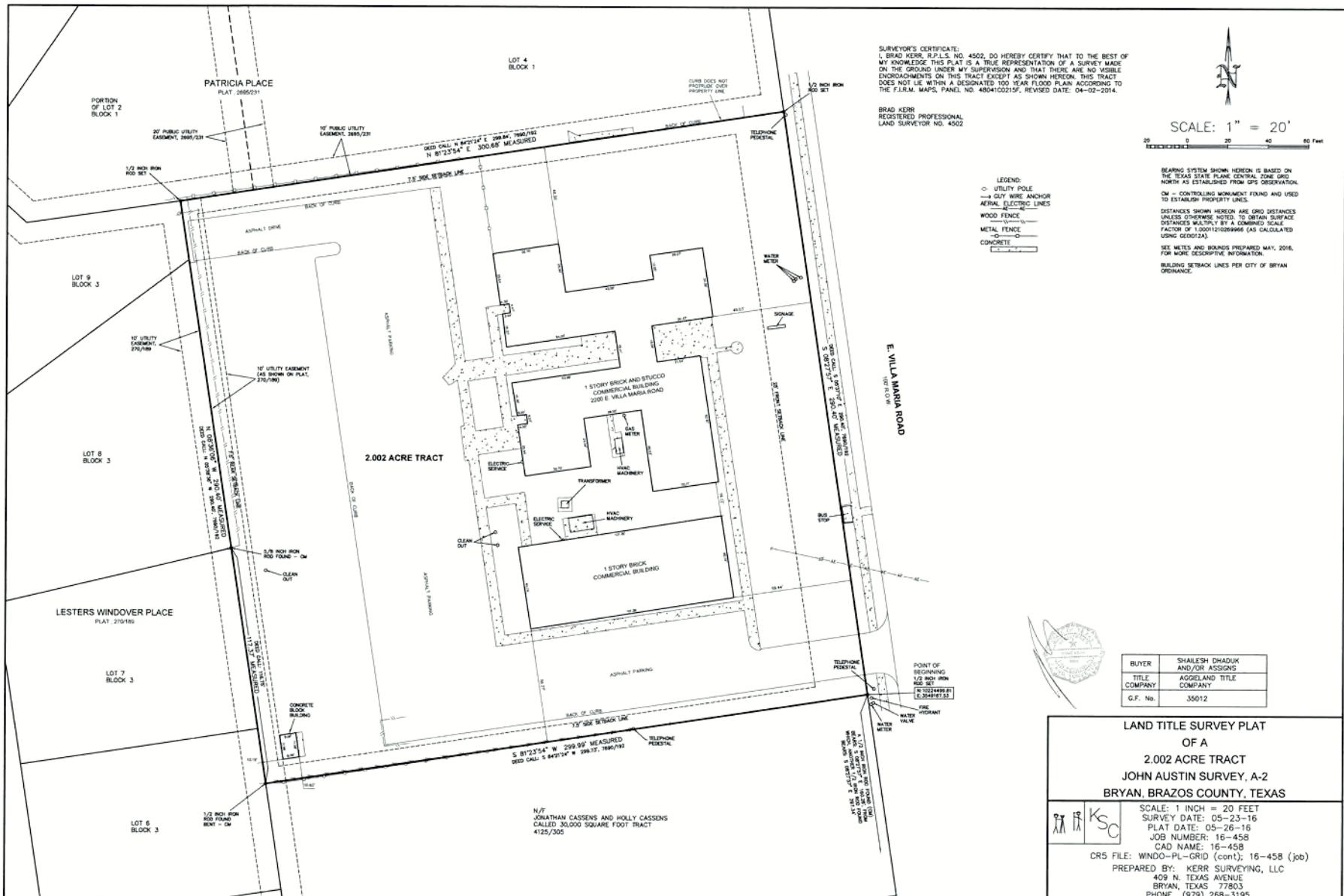
## PROPERTY HIGHLIGHTS

- 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.

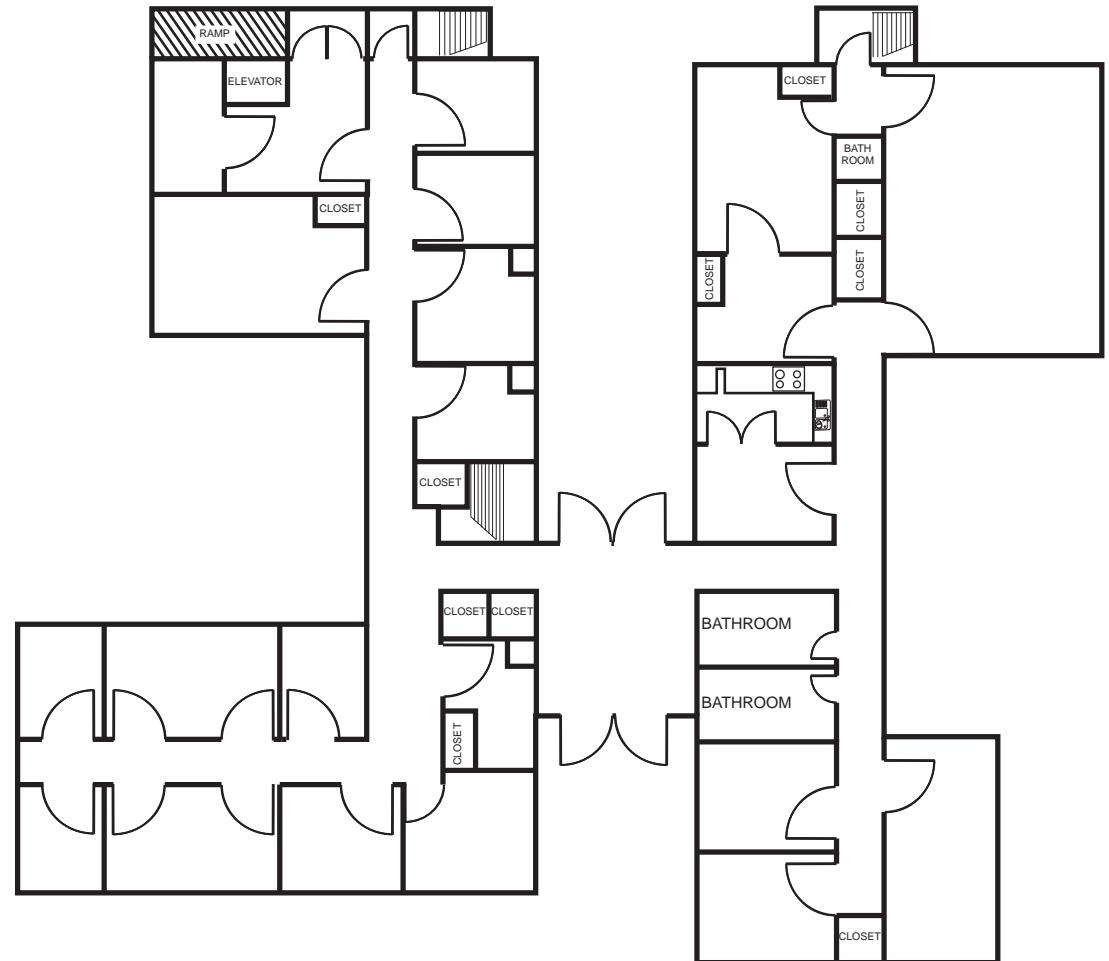
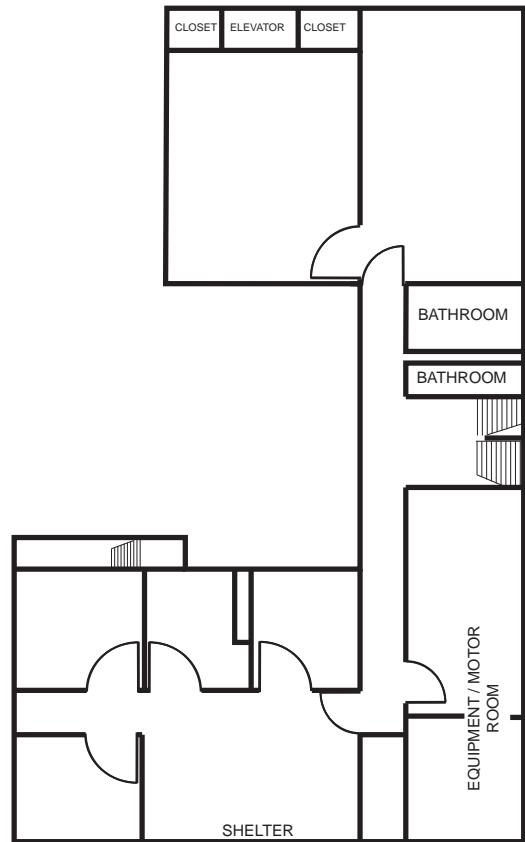
## PROPERTY SPECIFICATIONS

<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

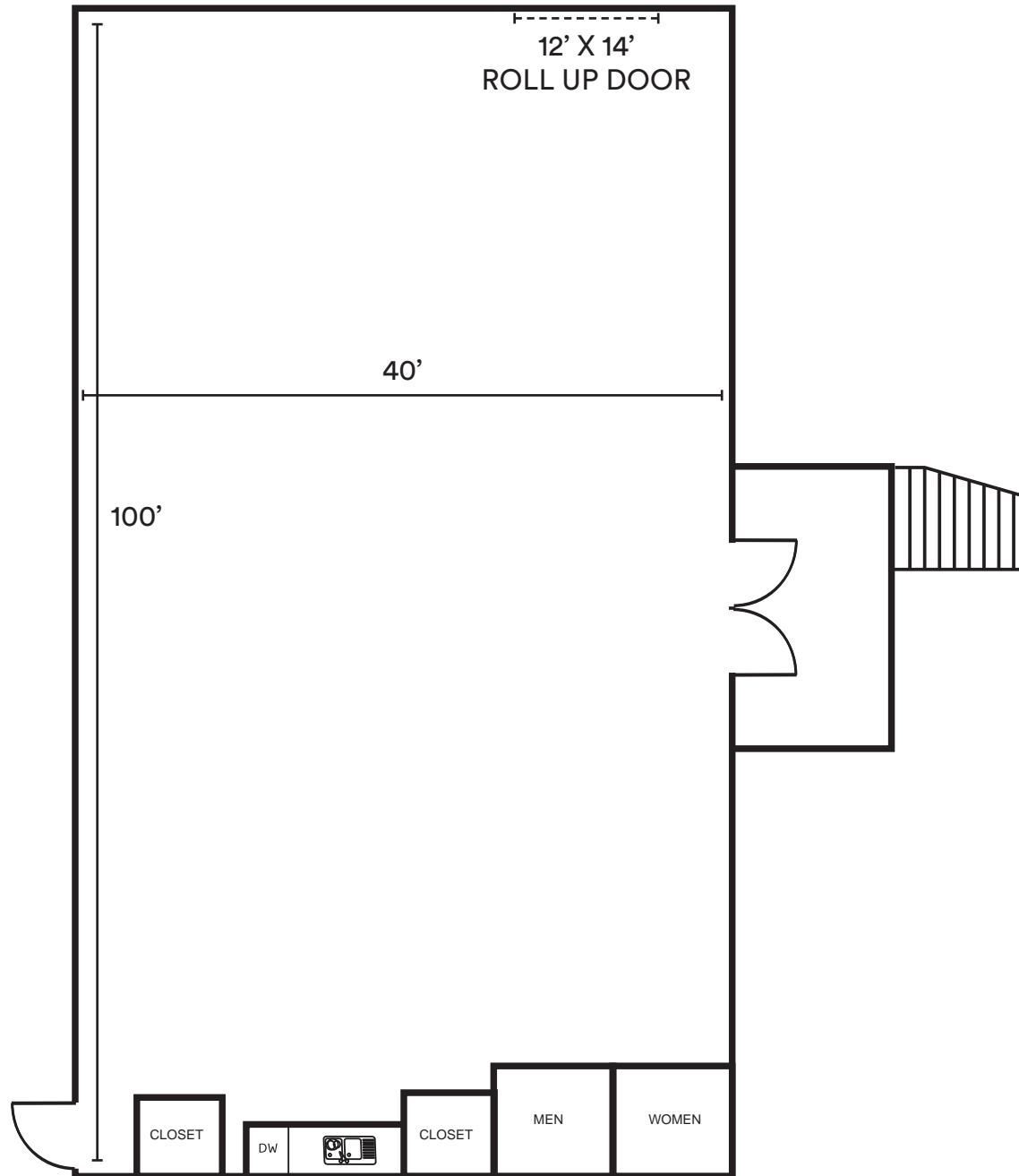
# SURVEY

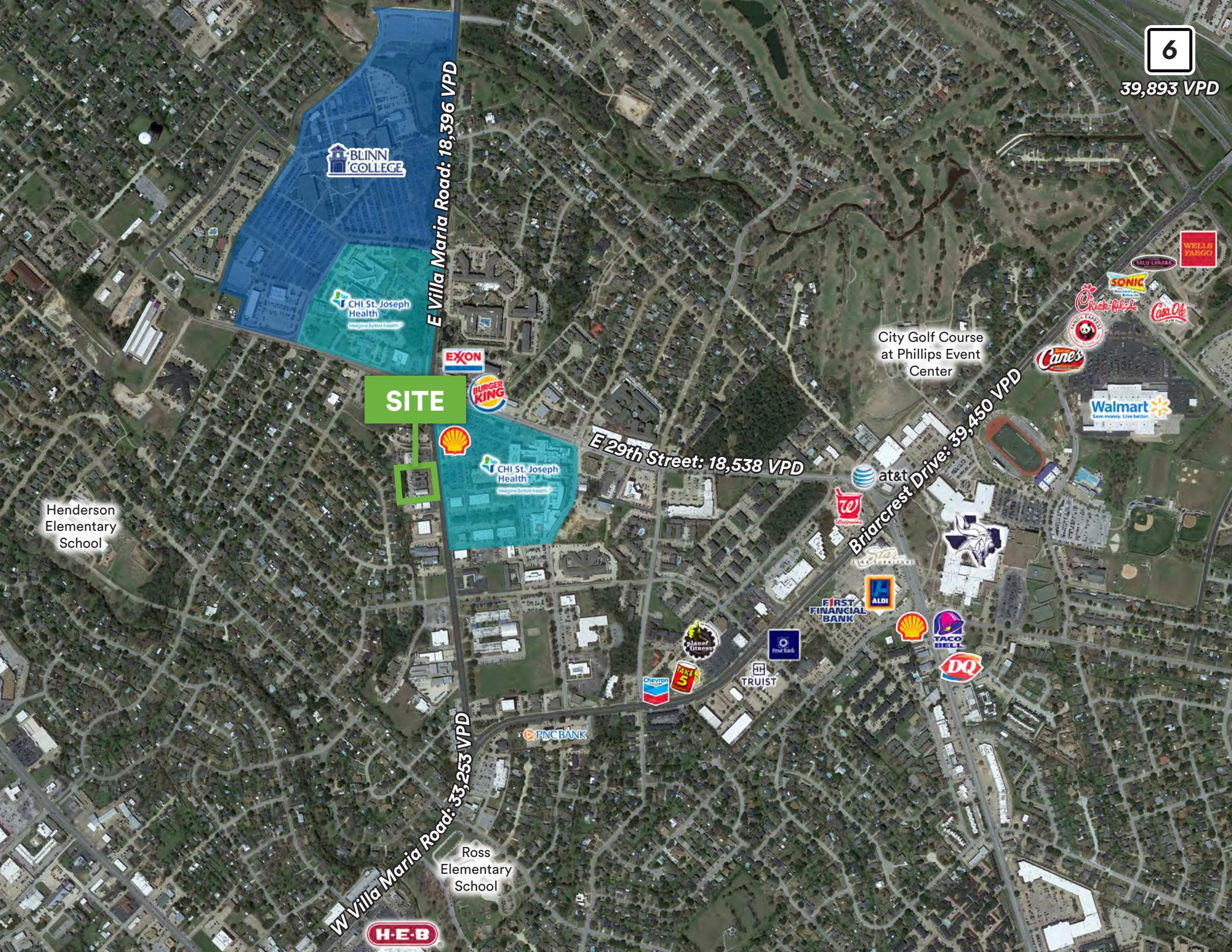


# FLOOR PLAN - OFFICE BUILDING



## FLOOR PLAN - FLEX BUILDING





## DEMOGRAPHICS

1 MILE

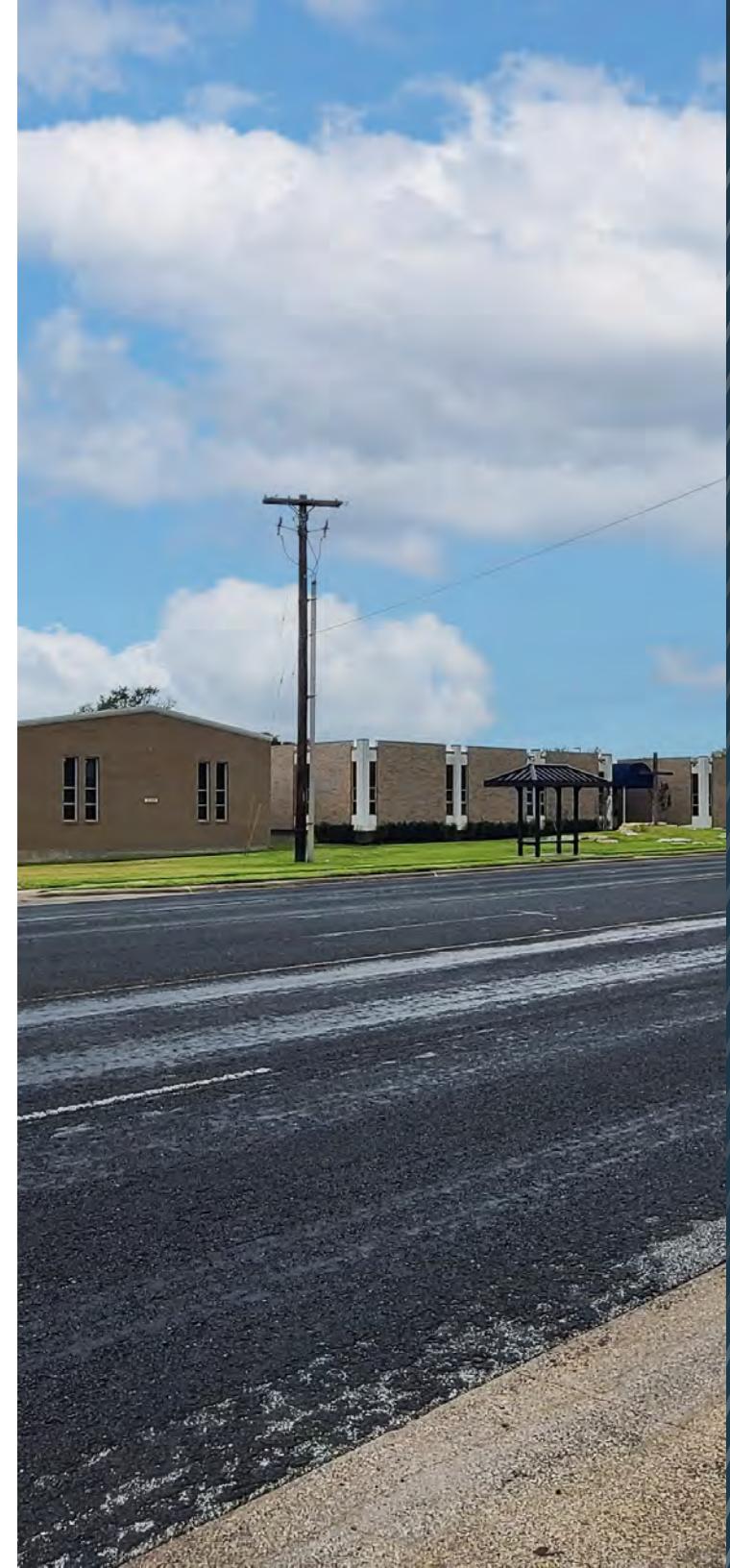
ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
10K	\$72K	\$122M

3 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
80K	\$62K	\$784M

5 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
161K	\$63K	\$1.56B



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

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



**LARGEST**  
MEDICAL CENTER

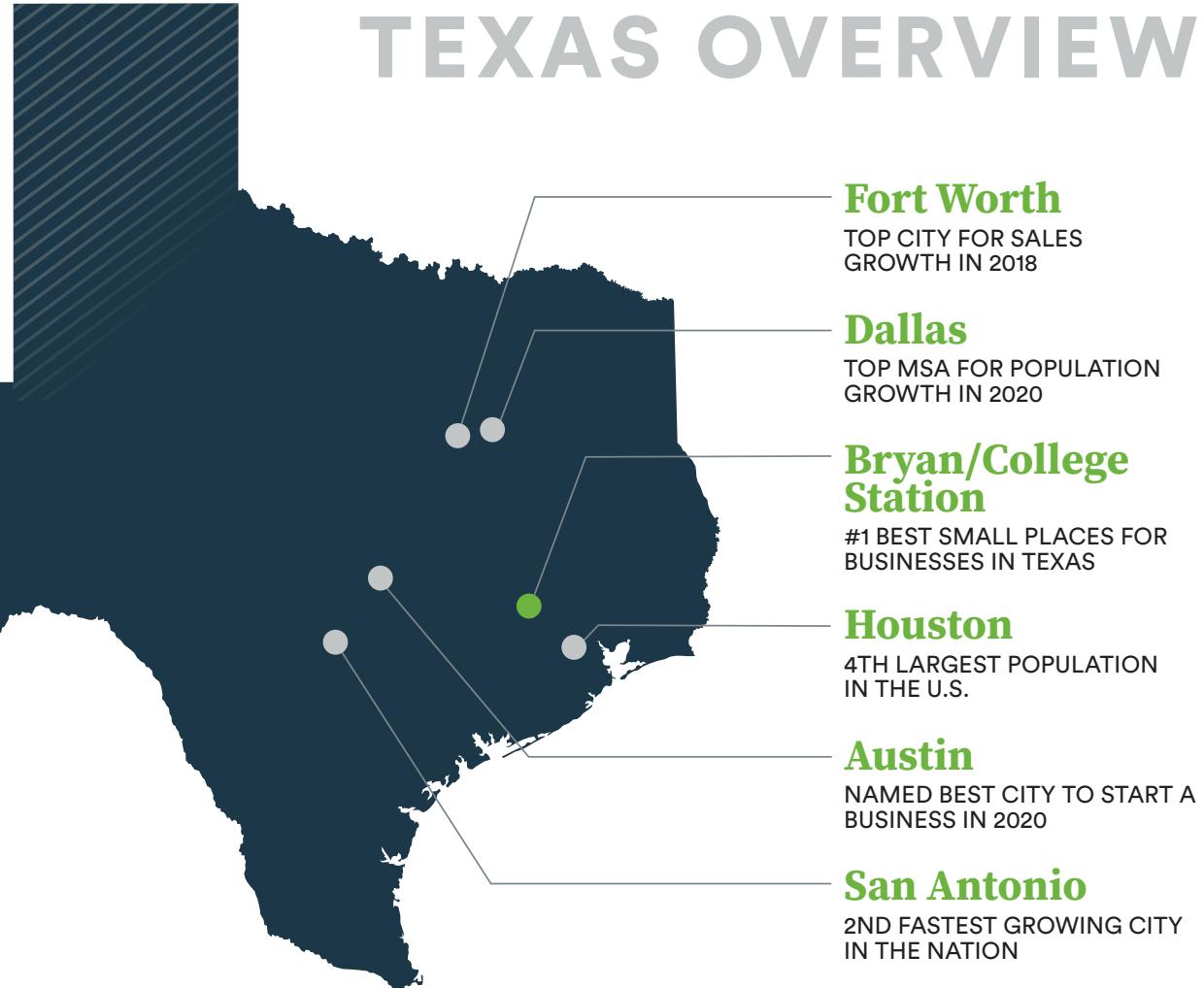


POPULATION  
**28,995,881**

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



**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**

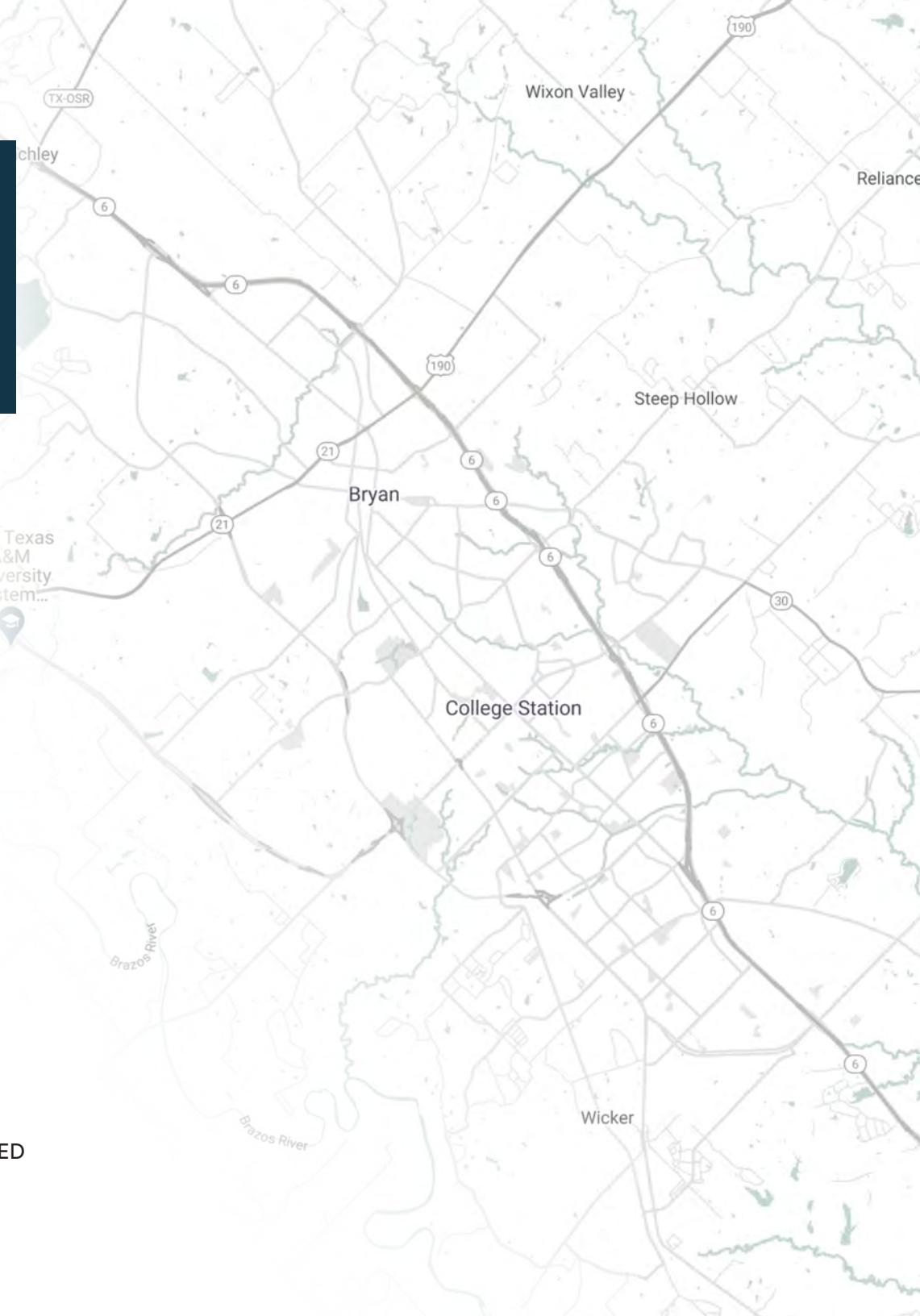
**1<sup>ST</sup>** IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S  
OF FORTUNE 500 COMPANIES

**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 or Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual or 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 COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

## Clinton D. Oldham

Executive Vice President | Brokerage Services  
Managing Director | Investment Sales  
**D:** 979.977.6081 **C:** 409.781.7734  
Clint.Oldham@OldhamGoodwin.com

## Daniel Powell

Transaction Coordinator | Brokerage Services  
**D:** 979.977.6084 **C:** 979.574.5089  
Daniel.Powell@OldhamGoodwin.com

## Jody Slaughter

Managing Director | Corporate Services  
**D:** 979.977.6097 **C:** 713.927.1157  
Jody.Slaughter@OldhamGoodwin.com

## Krystal Clements

Transaction Coordinator | Brokerage Services  
**D:** 979.977.7653 **C:** 979.450.1478  
Krystal.Clements@OldhamGoodwin.com

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## Bryan

3000 Briarcrest Drive, Suite 500  
Bryan, Texas 77802  
O: 979.268.2000

## Fort Worth

2245 N. Main Street  
Fort Worth, Texas 76164  
O: 817.512.2000

## Houston

14811 St. Mary's Lane, Suite 130  
Houston, Texas 77079  
O: 281.256.2300

## San Antonio

1901 NW Military Highway, Suite 201  
San Antonio, Texas 78213  
O: 210.404.4600

## Waco/Temple

O: 254.255.1111