FOR SALE OR LEASE

150 Venture Drive, College Station, TX 77845

22,728 SF OFFICE BUILDING ON 4.5 AC

OLDHAMGOODWIN.COM | 979.268.2000

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INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present 150 Venture Drive in College Station, TX for your consideration. 150 Venture is a campus style, 22,728 SF office building, situated on an oversized lot in the College Station Business Park. The property is in the heart of College Station's rapid southerly growth path, near highly desirable neighborhoods, schools, dining and entertainment. Its locational attributes, and convenient access to State Highway 6, make it an excellent choice for a regional or corporate office in South College Station. The building itself offers a flexible layout and is being offered for sale at a major discount to it's replacement cost.

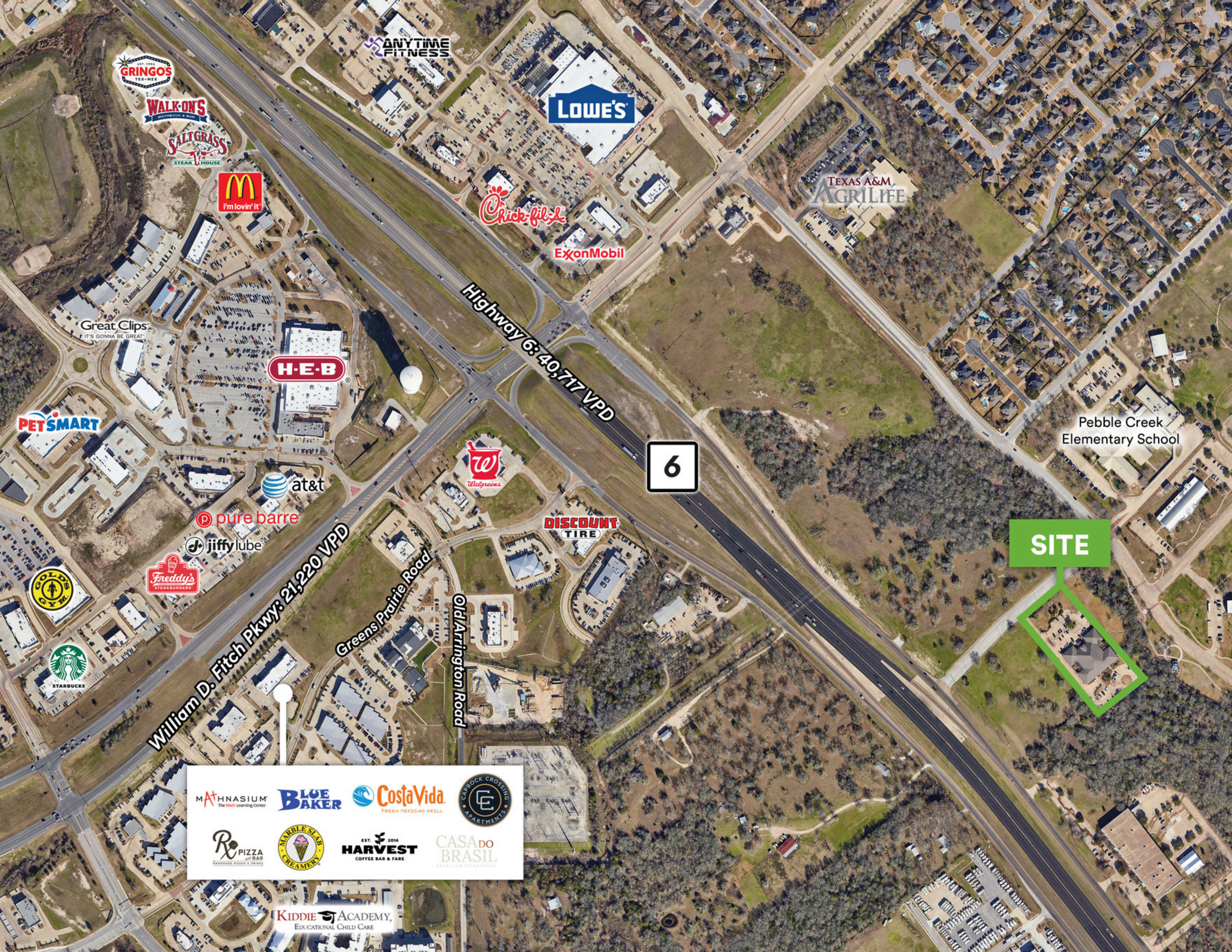
RENTAL RATE
$20.00/SF/YR - NNN

SALES PRICE
$4,200,000

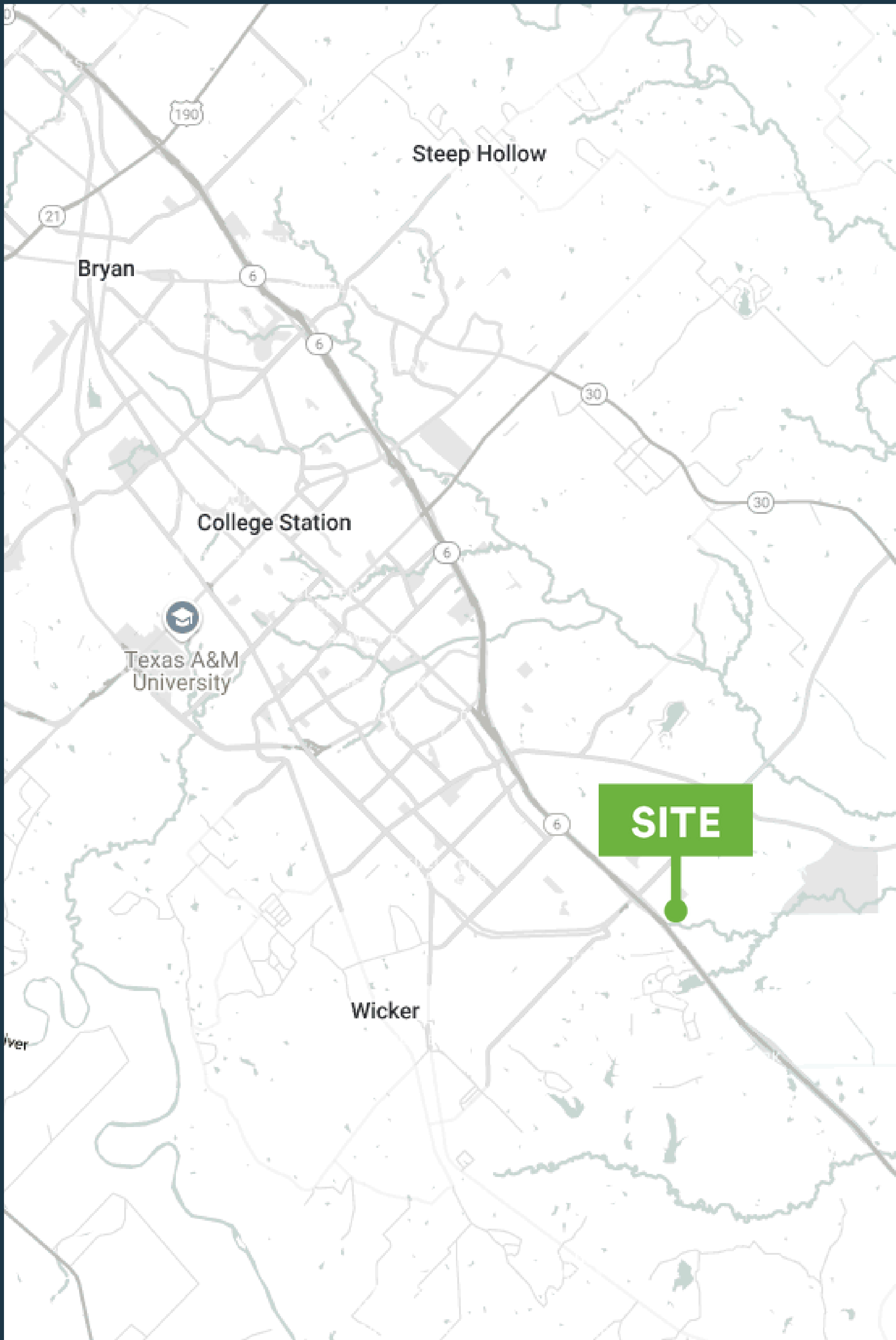
PRICE PER SF
$184.79/SF

BUILDING SIZE
22,728 SF

LAND SIZE
4.5 AC



ANYTIME FITNESS
LOWE'S
GRINGOS
WALK-ON'S
SALTGRASS STEAK HOUSE
i'm lovin' it
Chick-fil-A
ExxonMobil
Texas A&M AgriLife
Great Clips
H-E-B
Highway 6: 40,717 VPD
6
PETSMART
Walgreens
at&t
pure barre
jiffy lube
DISCOUNT TIRE
Freddy's
GOLD'S GYM
STARBUCKS
Pebble Creek Elementary School
SITE
William D. Fitch Pkwy: 21,220 VPD
Greens Prairie Road
Old Arlington Road
MATHNASIUM
BLUE BAKER
Costa Vida
CAPROCK CROSSING APARTMENTS
PIZZA BAR
MARBLE SLAB CREAMERY
HARVEST COFFEE BAR & FARE
CASA DO BRASIL
KIDDIE ACADEMY Educational Child Care



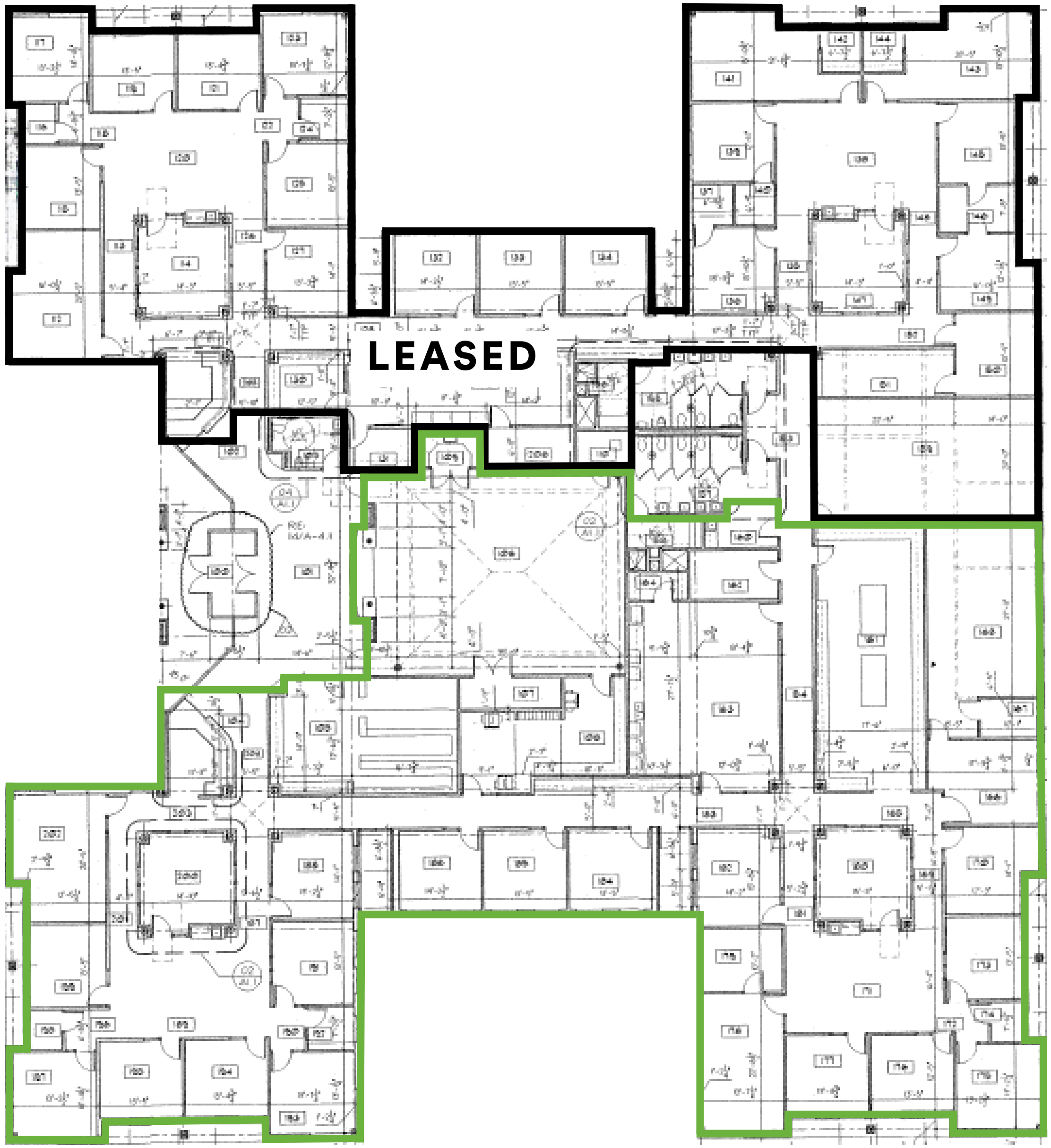
BUILDING SPECIFICATIONS

Building Area:	22,728 SF
Year Built:	2000
Foundation:	Reinforced Concrete Slab
Exterior Walls:	Stone and Brick Veneer
Roof Cover:	Composition
Utilities:	College Station Utilities
Parking:	95 spaces

SITE SPECIFICATIONS

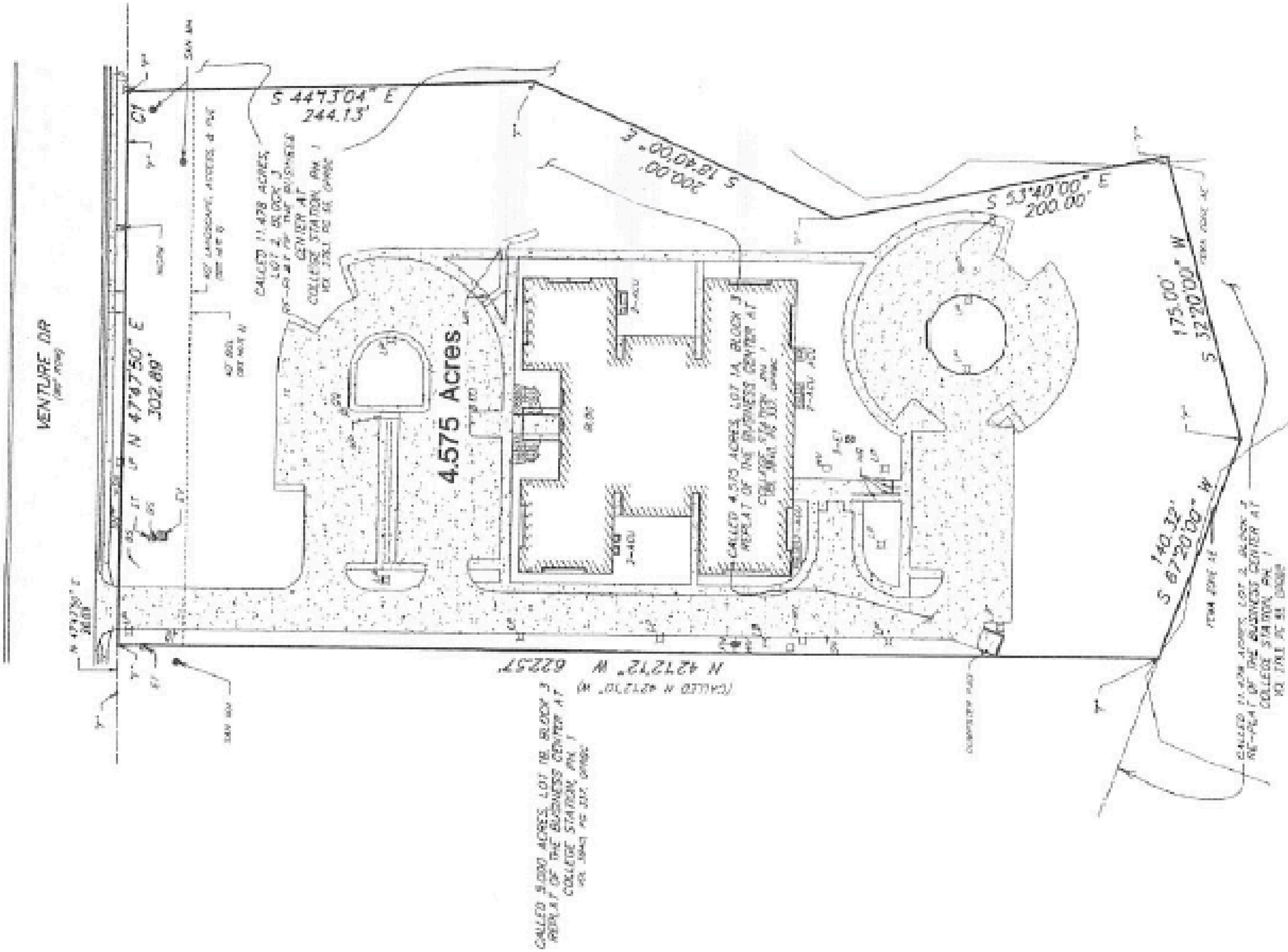
Size:	4.5 Acres
Legal Description:	The Business Center at College Station, Phase 1, Block 3, Lot 1A, Acres 4.5
Access:	Access via one (1) curb cut on Venture Drive
Zoning:	C-E - Commercial
Frontage:	~345' along Venture Drive

FLOOR PLAN



AVAILABLE
12,413 SF

SURVEY


VENTURE DR
4.575 Acres
S 44°13'04" E
244.13'
N 47°47'50" E
302.89'
S 18°40'00" E
200.00'
S 53°40'00" E
200.00'
175.00'
S 32°20'00" W
140.32'
S 67°20'00" W
N 42°12'12" W
622.57'

DEMOGRAPHICS

	ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
1 MILE	5K	$176K	$82B
3 MILE	32K	$132K	$451B
5 MILE	66K	$105K	$842B

TEXAS OVERVIEW

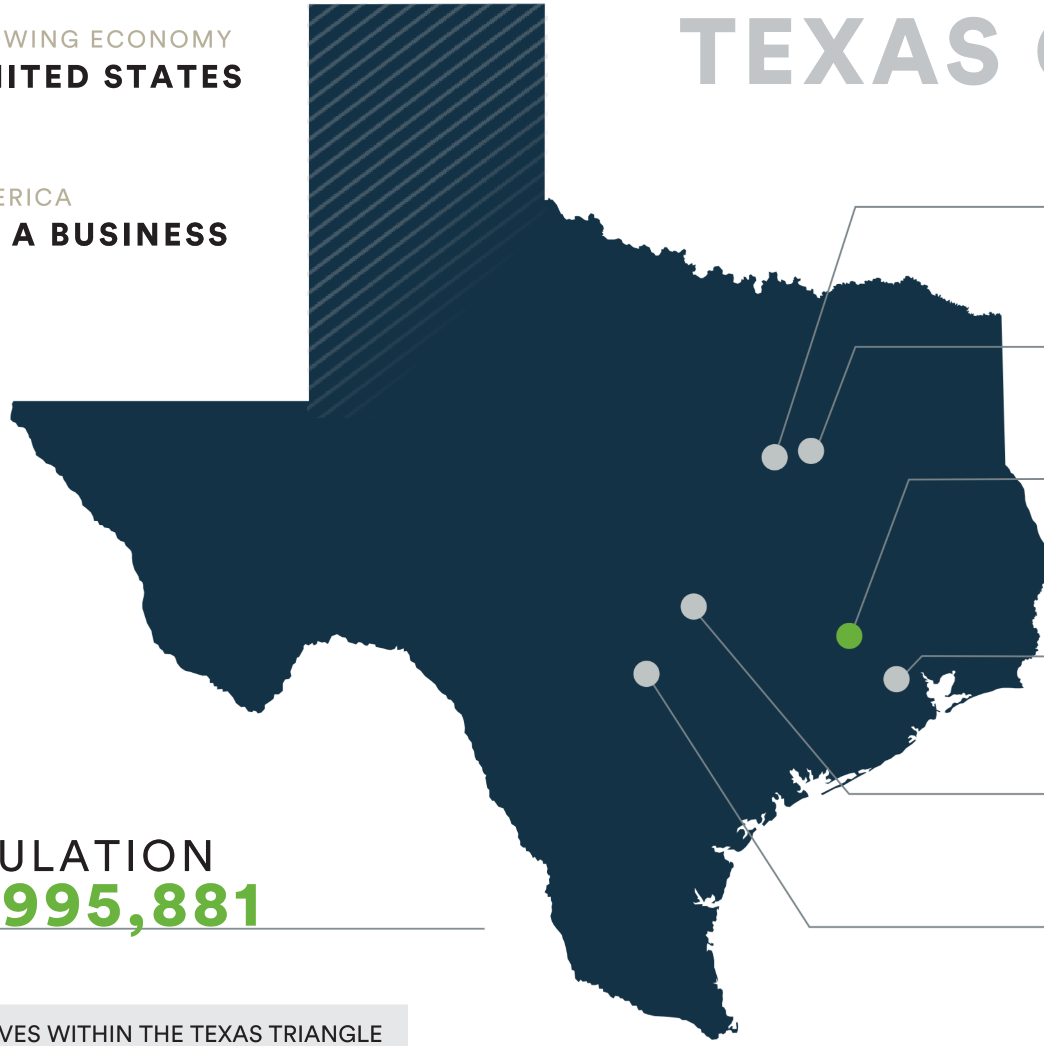
2ND FASTEST GROWING ECONOMY **IN THE UNITED STATES**

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

LARGEST MEDICAL CENTER

POPULATION **28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



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

2ND LARGEST LABOR WORKFORCE: **14+ MILLION WORKERS**

57 FORTUNE 500 COMPANIES **CALL TEXAS HOME**

BEST STATE FOR BUSINESS

TOP STATE FOR JOB GROWTH

NO STATE INCOME TAX

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over $3.1 Billion annually. A&M's 79,000 students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.

BRAZOS VALLEY
POPULATION
412,681

#1 BEST SMALL TOWNS FOR BUSINESS AND CAREERS IN TEXAS

#1 FASTEST JOB GROWTH RATE IN TEXAS IN MID-SIZED METRO AREAS

HOME TO **TEXAS A&M UNIVERSITY**
LARGEST UNIVERSITY IN THE COUNTRY
FALL 2024 ENROLLMENT - 79,000
TIER 1 RESEARCH INSTITUTION

12% LOWER COST **OF LIVING THAN THE NATIONAL AVERAGE**

4.1% **UNEMPLOYMENT RATE**

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 mate- rial 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	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

Oldham Goodwin OG

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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