

GREENFIELD PLAZA

1803 Greenfield Plaza | Bryan, Texas 77802



FOR SALE
SINGLE TENANT OFFICE

OLDHAMGOODWIN.COM | 979.268.2000



PROPERTY OVERVIEW

OLDHAM GOODWIN is pleased to present 1803 Greenfield Plaza, a 3,224 SF single-story brick commercial office building located in the Greenfield Plaza business district. The property features nine private offices, a conference room, a breakroom, two restrooms, a large reception area, and 24 parking spaces on a 0.61-acre lot. The current tenant will vacate the property Jan. 31, 2026.

SALES PRICE
\$650,000

PRICE/SF
\$201.61/SF



6

Briarcrest Drive

Bryan
High School



Greenfield Plaza

29th Street



PROPERTY FEATURES

- 3,224 SF Commercial Office Building
- 9 private offices, conference room, breakroom, 2 restrooms, and large reception
- 24 parking spaces
- Lot size: 0.61 Acres
- Easy access to 29th Street and Briarcrest



HIGHLAND VILLAS



Old Country Store



HYATT house



target



29th Street

Briarcrest Drive

6



Wendy's

Bryan High School



Walmart



Lowe's



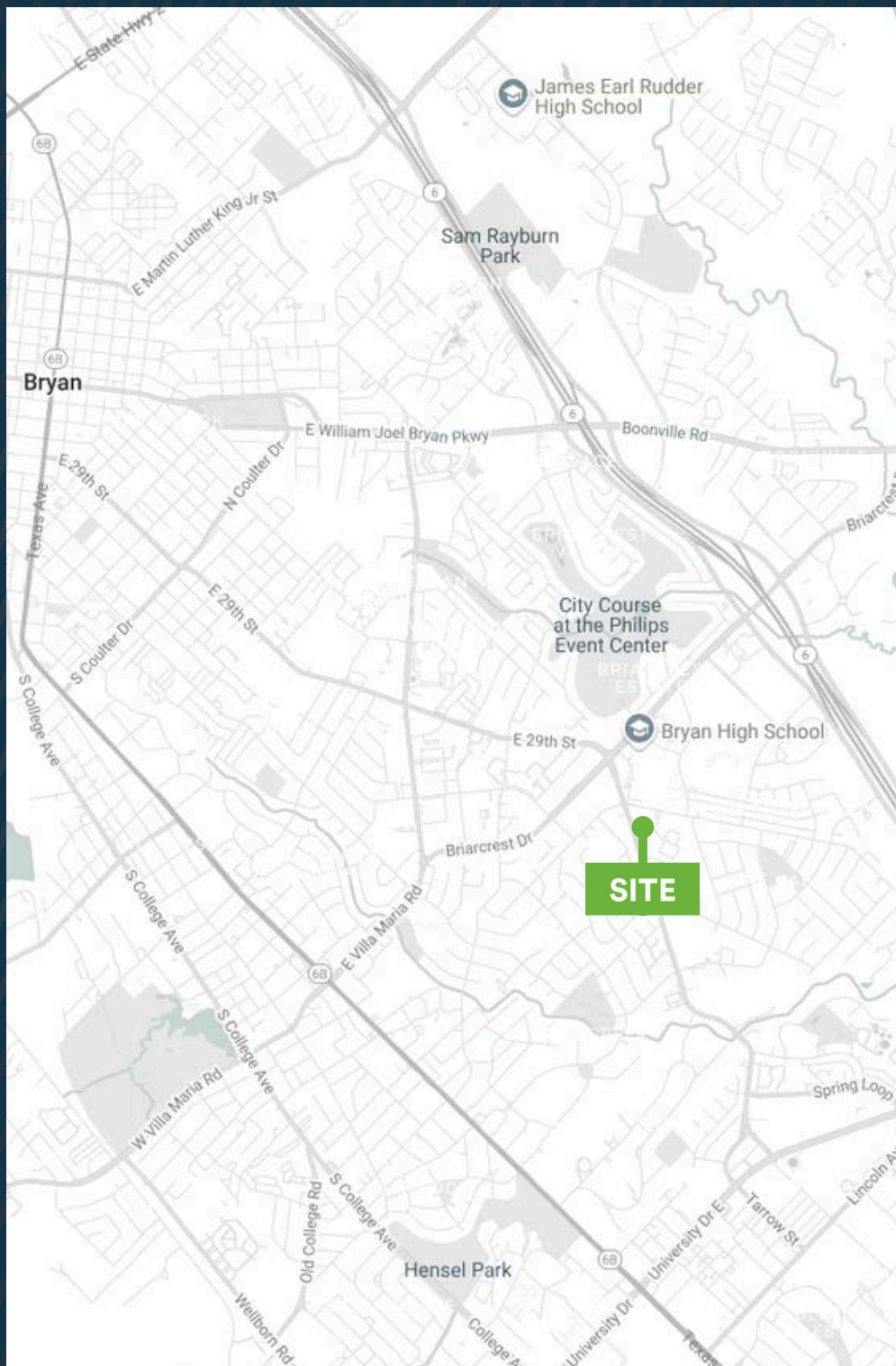
planet fitness



Johnson Elementary

6





BUILDING SPECIFICATIONS

Building Area:	3,224 SF
Year Built:	1974
Foundation:	Concrete
Exterior Walls:	Masonry
Framing:	Wooden
Roof Cover:	Built up
Utilities:	Electric, water, sanitary wastewater, gas, fiber
Parking:	Asphalt Parking lot

SITE SPECIFICATIONS

Size:	0.61 Acres
Legal Description:	Greenfield Plaza, Block 1, Lot Tr 2.5, Brazos County
Access:	Two (2) permitted driveways provides ingress/egress to Greenfield Plaza
Zoning	C-2, Retail
Frontage:	126' of frontage on Greenfield Plaza



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

9.7K

HOUSEHOLD
INCOME

\$46K

CONSUMER
SPENDING

\$111K

3 MILE

ESTIMATED
POPULATION

93.7K

HOUSEHOLD
INCOME

\$42.2K

CONSUMER
SPENDING

\$845K

5 MILE

ESTIMATED
POPULATION

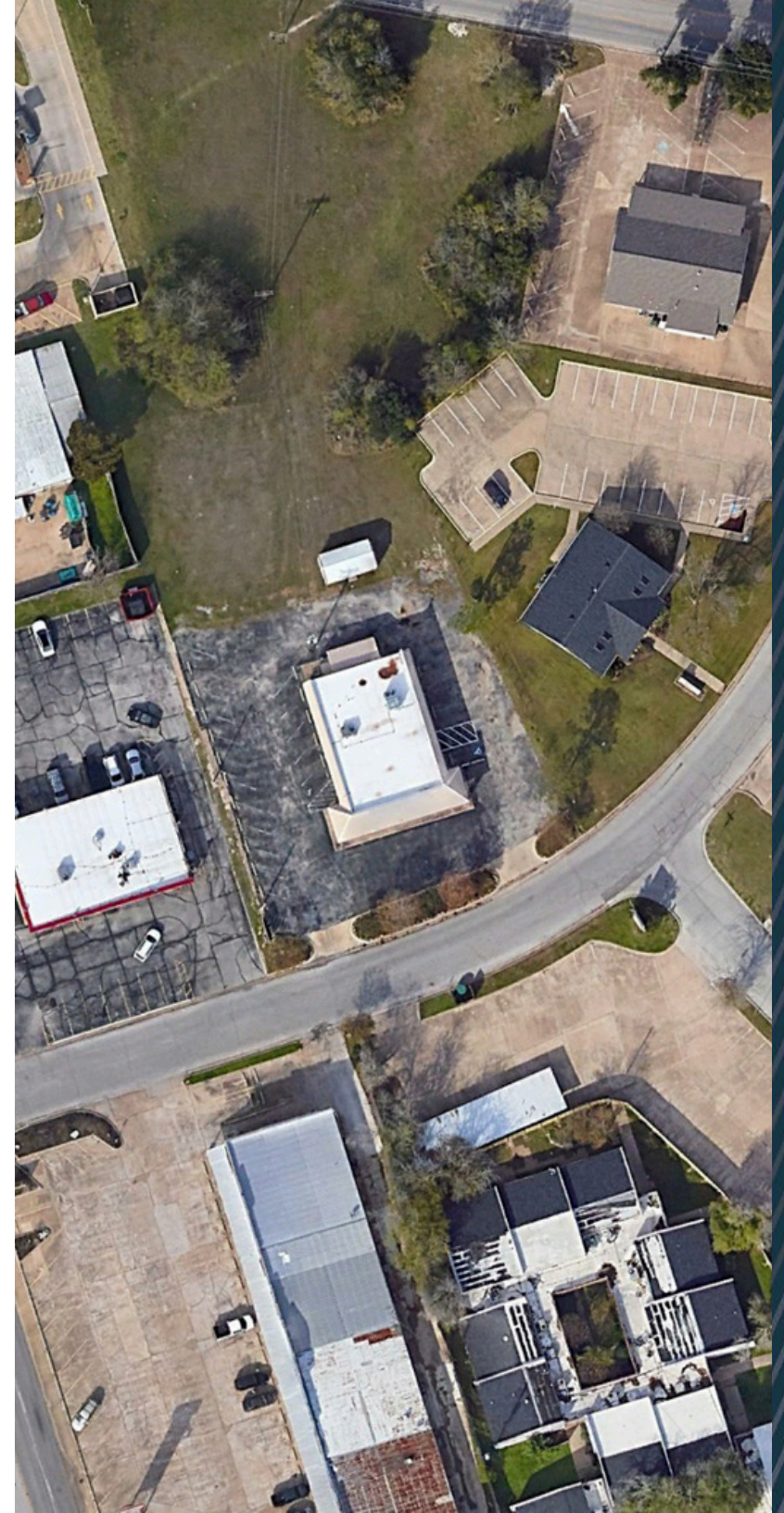
171K

HOUSEHOLD
INCOME

\$41.8K

CONSUMER
SPENDING

\$1.5M



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

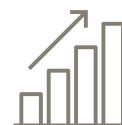
80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS

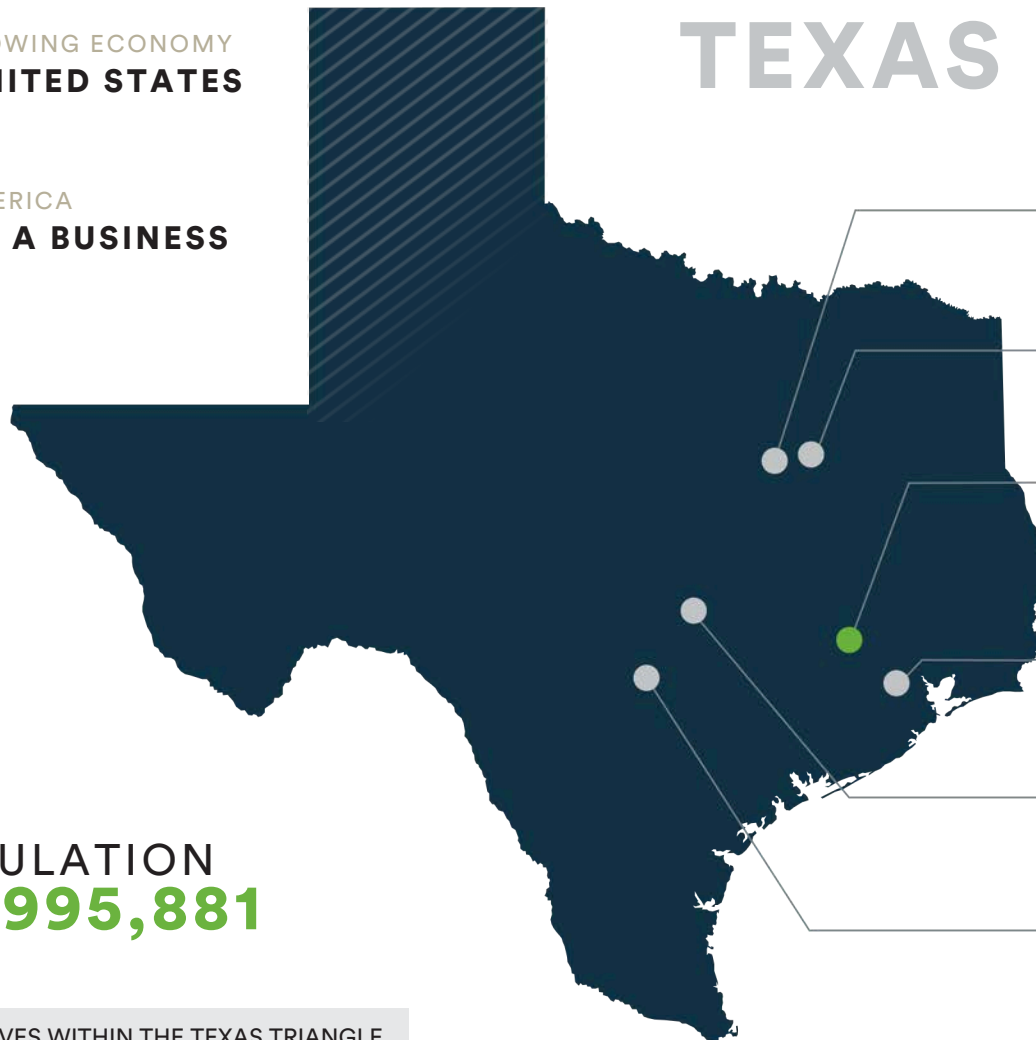


TOP STATE
FOR JOB GROWTH



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

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 77,000 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 2023 ENROLLMENT - 77,000
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 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

Licensed No.

Casey.Oldham@OldhamGoodwin.com

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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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Bryan

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    **OLDHAMGOODWIN.COM**

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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.