

COLLEGE STATION, TEXAS

# CAPROCK CROSSING

## OFFERING Memorandum

CAPROCK DEVELOPMENT  
1551 GREENS PRAIRIE RD  
COLLEGE STATION, TX 77845

979.777.4641 | [CAPROCKTX.COM](http://CAPROCKTX.COM)

# CAPROCK CROSSING

Caprock Crossing is a master-planned, multi-use development serving the Bryan/College Station community and the surrounding areas. Fueled by the growing demand from our affluent and family-friendly southern College Station submarket, Caprock Crossing provides a great location opportunity for retail, restaurant, office, and residential uses.

All city utilities are available to the tract (water, sewer, electric). Regional detention is in place for all users.

## LOCATION

SWC HWy 40 & Hwy 6

## COUNTY

Brazos

## LAND AREA

Lot 1 - 1.32 AC  
Lot 2 - 1.34 AC  
Lot 3 - 1.62 AC  
Lot 4 - 2.38 AC

## PRICING

Call for Pricing

## UTILITIES

Regional detention and all city utilities available.

## LAND USE

Owner User

## ZONING

General Commercial



# CAPROCK CROSSING

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- All city utilities and regional stormwater detention facility are in place.
- Easy and convenient access to State Highway 6 and State Highway 40
- Situated in explosive growth South College Station submarket and surrounded by numerous established residential developments that boast excellent demographics
- Less than 2 minute drive time from established regional retail and major medical including HEB, Lowes, PetSmart, and Baylor Scott and White
- Highly desirable general commercial zoning in place





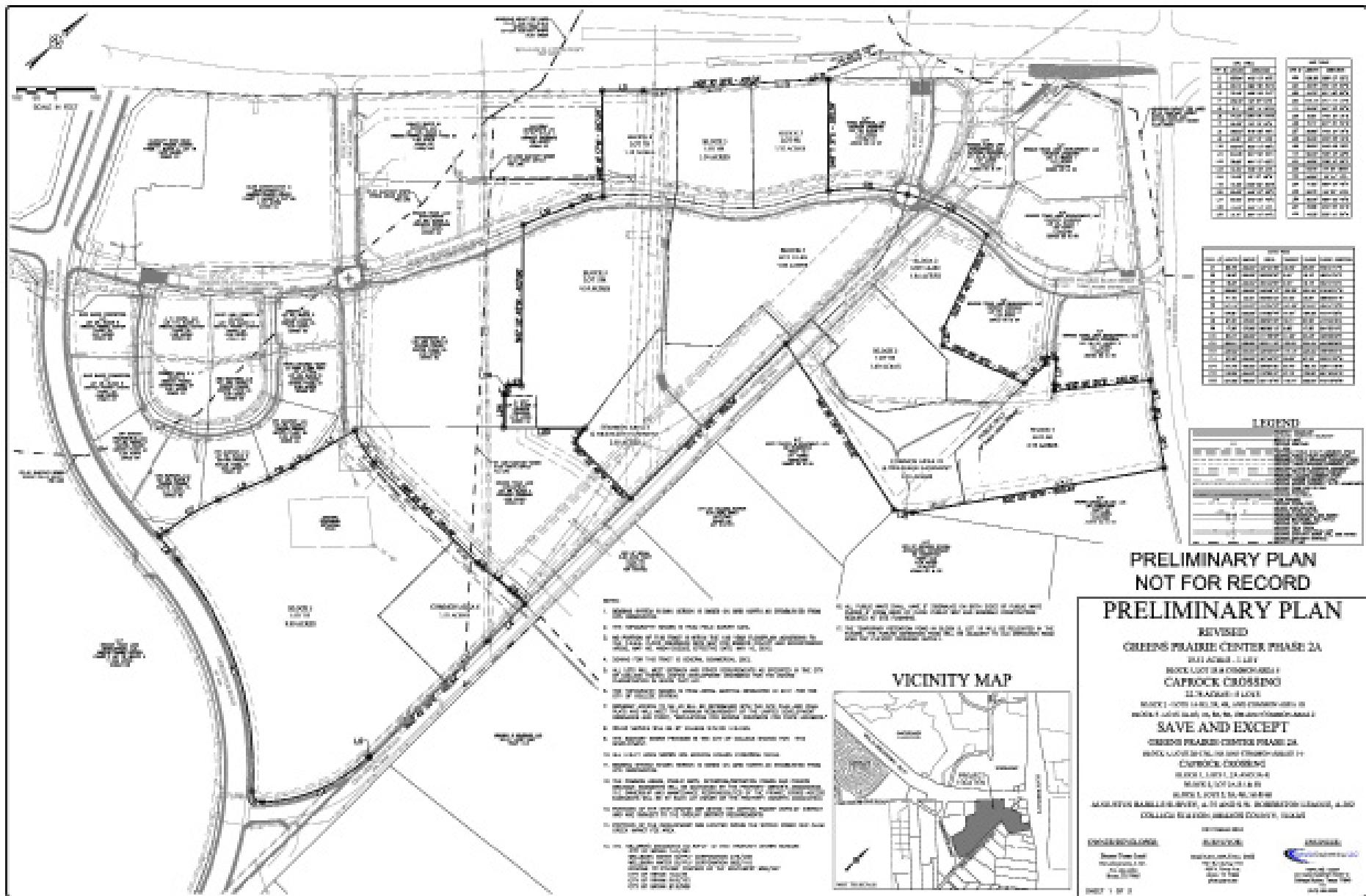
CAPROCK CROSSING // **LOCATION MAP**





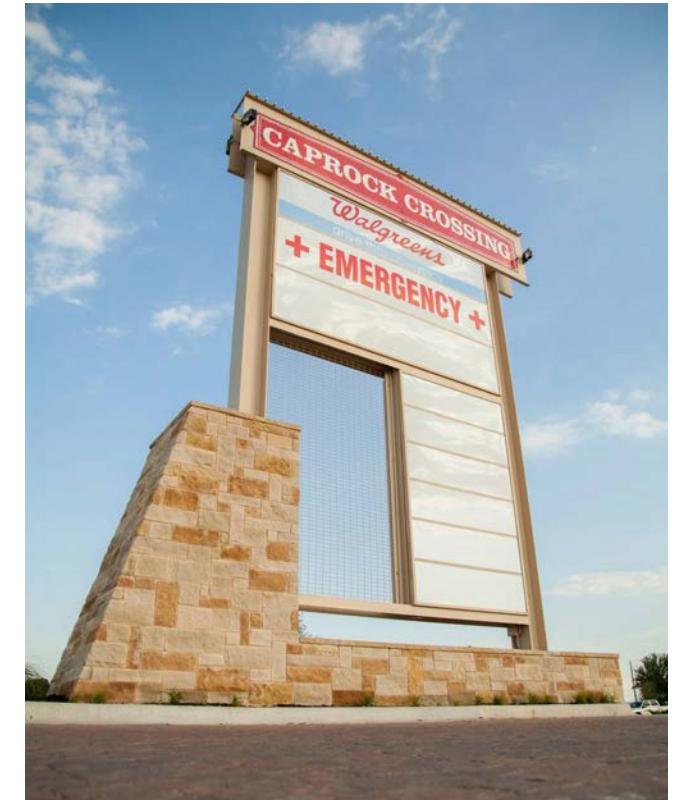
CAPROCK CROSSING // **CURRENT USES**





CAPROCK CROSSING // **PLAT**





CAPROCK CROSSING // **PHOTOS**





CAPROCK CROSSING // **DEVELOPMENTPHOTOS**



# CONTACT INFORMATION

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Broker  
Caprock Development

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***Vernie.Bodden@caprocktx.com***



## Information About Brokerage Services

Tenants have requirements of real estate finance providers to give the following information about forthcoming services to prospective buyers, tenants, settlers and landlords.



THE NEW ESTATE PLANNING

- A BROKER is responsible for all brokerage activities, including tasks 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.

4. RECORDER'S NAME IN LAW COURTESIES RECOGNIZED BY LAW (a client is the person or party that the lawyer 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.

THE WITNESS TO THE DEED CAN BECOME A PARTY IN A REAL ESTATE TRANSACTION.

The broker becomes the principal and manager of the property through a written lease agreement for one or more years.

**AS AGENT FOR BUYER/SELLER:** The broker becomes the buyer/seller'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.

**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 consequence hold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 1. Shall have all recourse to the buyer and seller in accordance with the terms of the written agreement.

- **Buyer:** with the parties' written consent, appoint a licensed broker 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/buyer will pay a price greater than the price submitted in a written offer; and
  - o 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.

**Subclause 11.1:** A licensee header acts as a subcontractor 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 master first.

**The banker's duties and responsibilities to you, and your obligations under the representation agreement.**

**LICENSEE/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.

Designated Director of Firm \_\_\_\_\_ License No. \_\_\_\_\_ E&P \_\_\_\_\_ Phone \_\_\_\_\_

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Information available at [www.elsevier.com/locate/bsm](http://www.elsevier.com/locate/bsm)