

GALINDO BUILDING

1920 West Villa Maria Road | Bryan, Texas 77807



FOR SALE
MULTI-TENANT OFFICE BUILDING

OLDHAMGOODWIN.COM | 979.268.2000

Oldham
Goodwin **OG**

INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present the Galindo Building for your consideration. The Galindo Building is an approximately 24,000 SF multi-tenant office building situated in a dynamic growth corridor of Bryan, Texas. The property is occupied by a diverse mixture of well-established local companies, and benefits from a central location that is convenient to Texas A&M University, the RELLIS Campus, and the Health Science Center. With an establish incomes stream, and asking price significantly below replacement cost, the property is a great opportunity for an owner occupant.



SALES PRICE
\$2,750,000



PRICE/SF BUILDING
\$114.20/SF
PRICE/SF LAND
\$24.38/SF



OCCUPANCY
89.82%





PROPERTY HIGHLIGHTS

- Great value, offered well below replacement cost at only \$114.20/SF
- Excellent opportunity for owner occupant with 7,223 SF of contiguous available space
- Value add opportunity through lease up or owner occupancy of 3,788 SF vacancy
- Highly visible asset with great curb appeal and exposure on Villa Maria Road near affluent Traditions Club & Community
- Multiple points of ingress/egress with easy access to Harvey Mitchell Parkway and Highway 47
- Located in dynamic growth corridor near Texas A&M University, the RELLIS Campus, and the Health Science Center





BUILDING SPECIFICATIONS

Usable Area	19,454 SF
Rentable Area	24,081 SF
Year Built	2003
Parking	83 spaces or 3.45/1,000 SF

SITE SPECIFICATIONS

Address	1920 West Villa Maria Road Bryan, Texas 77807
Size	2.59 AC or 112,820 SF
Access	Via two curb cuts along West Villa Maria Road
Zoning	C-2: Retail District
Frontage	265' on West Villa Maria Road
Utilities	Single building water, Landlord responsibility



Rudder's Landing Retail Center



TRU>FIT

W Villa Maria Road: 18,616 VPD

FINANCIAL OVERVIEW

ACTUALS

Revenues

BASE Rent	\$351,671
Total Revenue	\$351,671
Vacancy/Collection Loss (N/A)	\$ -
Effective Gross Revenue	\$351,671

Operating Expenses

Administration	\$6,492
Management Fees	\$6,000
Repairs and Maintenance	\$54,961
Utilities	\$48,531
Taxes and Insurance	\$47,255
Total Operating Expenses	\$163,239
Net Operating Income	\$188,431

PRO FORMA

Revenues

BASE Rent	\$396,383
Total Revenue	\$396,383
Vacancy/Collection Loss (5.00%)	(\$19,819)
Effective Gross Revenue	\$376,564

Operating Expenses

Administration	\$6,500
Management Fees	\$15,855
Repairs and Maintenance	\$56,000
Utilities	\$50,000
Taxes and Insurance	\$55,460
Total Operating Expenses	\$183,815
Net Operating Income	\$192,748



ACTUAL RENT ROLL

PRO FORMA RENT ROLL

Suite	Tenant Name	SF	Annual Base Rent/ SF	Monthly Base Rent	Annual Base Rent	Expenses
100	Guaranty Bank	390	\$20.00	\$650.00	\$7,800.00	GROSS
105	VACANT	663	-	-	-	GROSS
200	7th Inning Stretch	173	\$27.75	\$400.00	\$4,800.00	GROSS
201-01	Hernandez Law Firm	728	\$30.00	\$1,820.00	\$21,840.00	GROSS
201-04	Kalypso Travel	175	-	-	-	GROSS
201-05	Thomas Kennerly	175	\$28.80	\$420.00	\$5,040.00	GROSS
201-06	VACANT	195	-	-	-	GROSS
201-07	Roberto Marincorboda	247	\$26.43	\$544.00	\$6,528.00	GROSS
201-08	VACANT	180	-	-	-	GROSS
201-11	Prolific Professionals, LLC	100	\$30.00	\$250.00	\$3,000.00	GROSS
201-12	VACANT	127	-	-	-	GROSS
202	Edward Jones	984	\$20.00	\$1,640.00	\$19,680.00	GROSS
203	Fenbeck Transportation	3,853	\$22.54	\$7,237.00	\$86,844.00	GROSS
204	Timberwolf Env. Cons.	1,986	\$14.33	\$2,371.00	\$28,452.00	GROSS
205	Fenbeck Transportation	1,384	-	-	-	GROSS
301	Galindo Group	3,900	\$20.27	\$6,587.00	\$79,044.00	GROSS
302	ABBA	1,135	\$22.73	\$2,150.00	\$25,800.00	GROSS
303	ABBA	530	\$22.73	\$1,003.91	\$12,046.92	GROSS
304	VACANT	548	-	-	-	GROSS
304A	VACANT	150	-	-	-	GROSS
305-01	Don Klobuchar	100	\$27.60	\$230.00	\$2,760.00	GROSS
305-02	Sirus Engineering	195	-	-	-	GROSS
305-03	Sirus Engineering	155	\$26.40	\$341.00	\$4,092.00	GROSS
305-04	Sirus Engineering	120	\$26.40	\$264.00	\$3,168.00	GROSS
305-05	Sirus Engineering	230	\$25.25	\$484.00	\$5,808.00	GROSS
305-06	Jesus Martinez	145	\$33.10	\$400.00	\$4,800.00	GROSS
305-07	Kastro Construction	150	\$26.40	\$330.00	\$3,960.00	GROSS
305-08	VACANT	160	\$19.73	\$263.00	\$3,156.00	GROSS
305-09	TexasLDPC	125	\$2.88	\$30.00	\$360.00	GROSS
305-10	Sterling Jenkins	136	-	-	-	GROSS
305-11	On Demand Services LLC	120	\$27.60	\$276.00	\$3,312.00	GROSS
305-12	David Rhodes Financial	120	\$27.80	\$278.00	\$3,336.00	GROSS
305-13	Primary Services	130	\$50.95	\$552.00	\$6,624.00	GROSS
305-14	CIMA Energy	100	\$28.80	\$240.00	\$2,880.00	GROSS
305-15	Primary Services	110	-	-	-	GROSS
306	Sterling Jenkins	160	\$40.88	\$545.00	\$6,540.00	GROSS
Total/Average		19,879	\$17.69	\$29,305.91	\$351,670.92	

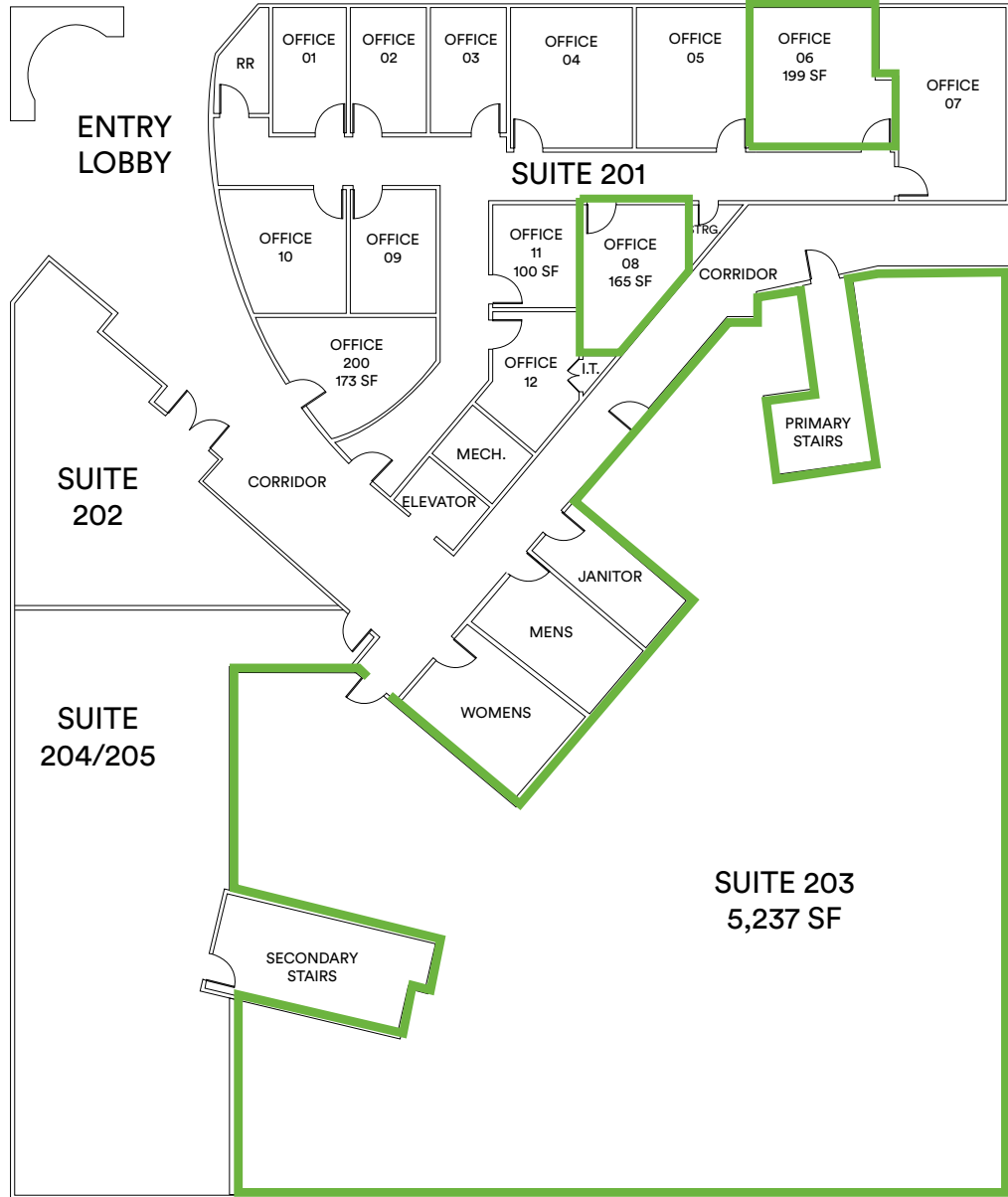
Suite	Tenant Name	SF	Annual Base Rent/ SF	Monthly Base Rent	Annual Base Rent	Expenses
100	Guaranty Bank	390	\$20.00	\$650.00	\$7,800.00	GROSS
105	VACANT	663	\$24.00	\$1,326.00	\$15,912.00	GROSS
200	7th Inning Stretch	173	\$27.75	\$400.00	\$4,800.00	GROSS
201-01	Hernandez Law Firm	728	\$30.00	\$1,820.00	\$21,840.00	GROSS
201-04	Kalypso Travel	175	-	-	-	GROSS
201-05	Thomas Kennerly	175	\$28.80	\$420.00	\$5,040.00	GROSS
201-06	VACANT	195	\$24.00	\$390.00	\$4,680.00	GROSS
201-07	Roberto Marincorboda	247	\$26.43	\$544.00	\$6,528.00	GROSS
201-08	VACANT	180	\$24.00	\$360.00	\$4,320.00	GROSS
201-11	Prolific Professionals, LLC	100	\$30.00	\$250.00	\$3,000.00	GROSS
201-12	VACANT	127	\$24.00	\$254.00	\$3,048.00	GROSS
202	Edward Jones	984	\$20.00	\$1,640.00	\$19,680.00	GROSS
203	Fenbeck Transportation	3,853	\$22.54	\$7,237.00	\$86,844.00	GROSS
204	Timberwolf Env. Cons.	1,986	\$14.33	\$2,371.00	\$28,452.00	GROSS
205	Fenbeck Transportation	1,384	-	-	-	GROSS
301	Galindo Group	3,900	\$20.27	\$6,587.00	\$79,044.00	GROSS
302	ABBA	1,135	\$22.73	\$2,150.00	\$25,800.00	GROSS
303	ABBA	530	\$22.73	\$1,060.00	\$12,046.90	GROSS
304	VACANT	548	\$24.00	\$1,096.00	\$13,152.00	GROSS
304A	VACANT	150	\$24.00	\$300.00	\$3,600.00	GROSS
305-01	Don Klobuchar	100	\$27.60	\$230.00	\$2,760.00	GROSS
305-02	Sirus Engineering	195	-	-	-	GROSS
305-03	Sirus Engineering	155	\$26.40	\$341.00	\$4,092.00	GROSS
305-04	Sirus Engineering	120	\$26.40	\$264.00	\$3,168.00	GROSS
305-05	Sirus Engineering	230	\$25.25	\$484.00	\$5,808.00	GROSS
305-06	Jesus Martinez	145	\$33.10	\$400.00	\$4,800.00	GROSS
305-07	Kastro Construction	150	\$26.40	\$330.00	\$3,960.00	GROSS
305-08	VACANT	160	\$19.73	\$263.00	\$3,156.00	GROSS
305-09	TexasLDPC	125	\$2.88	\$30.00	\$360.00	GROSS
305-10	Sterling Jenkins	136	-	-	-	GROSS
305-11	On Demand Services LLC	120	\$27.60	\$276.00	\$3,312.00	GROSS
305-12	David Rhodes Financial	120	\$27.80	\$278.00	\$3,336.00	GROSS
305-13	Primary Services	130	\$50.95	\$552.00	\$6,624.00	GROSS
305-14	CIMA Energy	100	\$28.80	\$240.00	\$2,880.00	GROSS
305-15	Primary Services	110	-	-	-	GROSS
306	Sterling Jenkins	160	\$40.88	\$545.00	\$6,540.00	GROSS
Total/Average		19,879	\$19.94	\$31,031.91	\$396,382.90	

W Villa Maria Road: 18,616 VPD

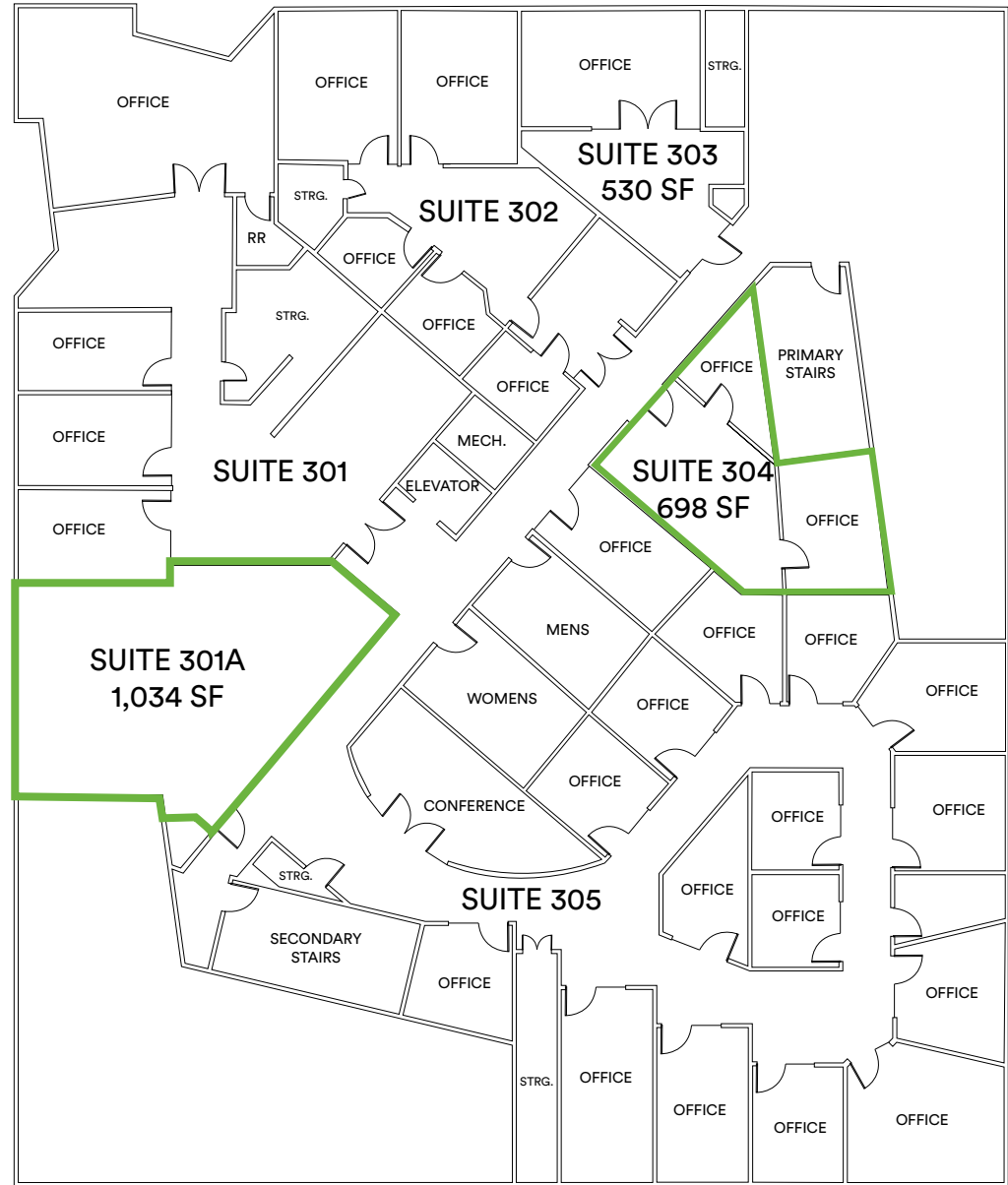


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





EASTERWOOD AIRPORT

Raymond Stotzer Parkway

FUJIFILM

CamWest CROSSING

iBio

LAKE WALK ATLAS

ATM HEALTH SCIENCE CENTER TEXAS A&M UNIVERSITY

ATM TEXAS A&M UNIVERSITY

47

Texas A&M University Equestrian Center

ATM TRADITIONS CLUB

2818 FM

W Villa Maria Road

SITE

TRU/FIT

Rudder's Landing Retail Center

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



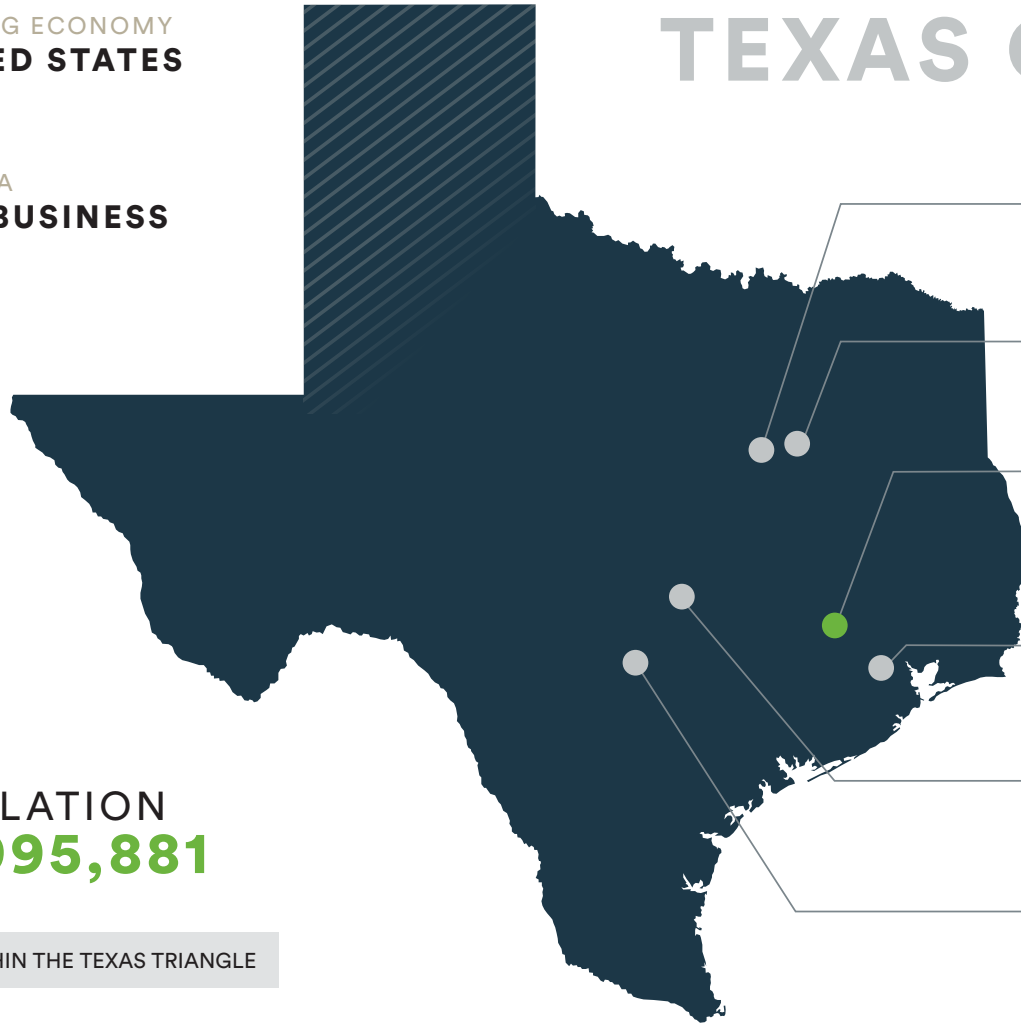
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

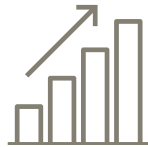
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**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



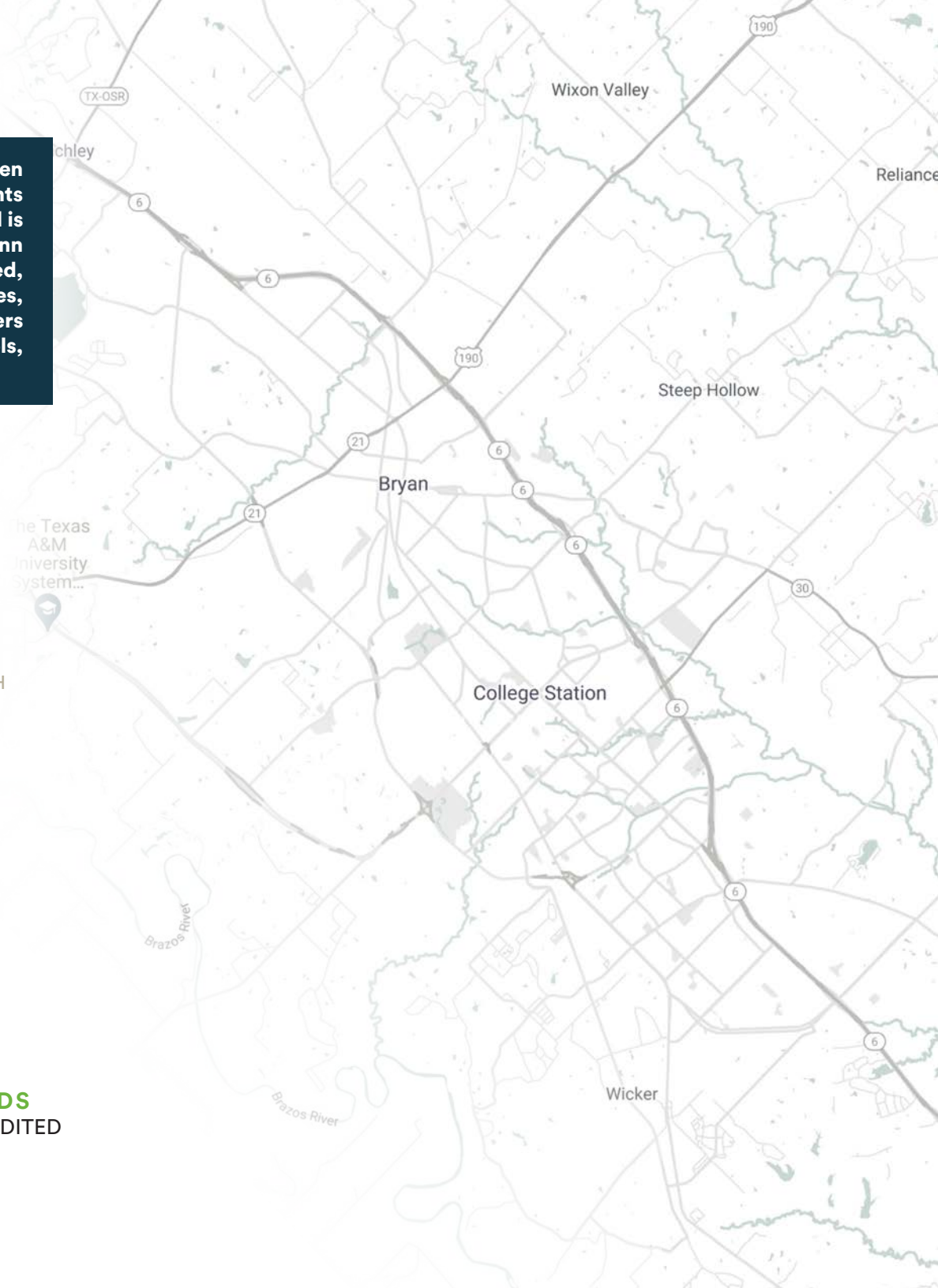
HOME TO TEXAS A&M UNIVERSITY

1ST IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S
OF FORTUNE 500 COMPANIES
4TH IN THE NATION AMONG PUBLIC UNIVERSITIES

12% LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE



610+ HOSPITAL BEDS
NATIONALLY ACCREDITED
MEDICAL CENTERS



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

7K

HOUSEHOLD
INCOME

\$80K

CONSUMER
SPENDING

\$78M

3 MILE

ESTIMATED
POPULATION

48K

HOUSEHOLD
INCOME

\$65K

CONSUMER
SPENDING

\$462M

5 MILE

ESTIMATED
POPULATION

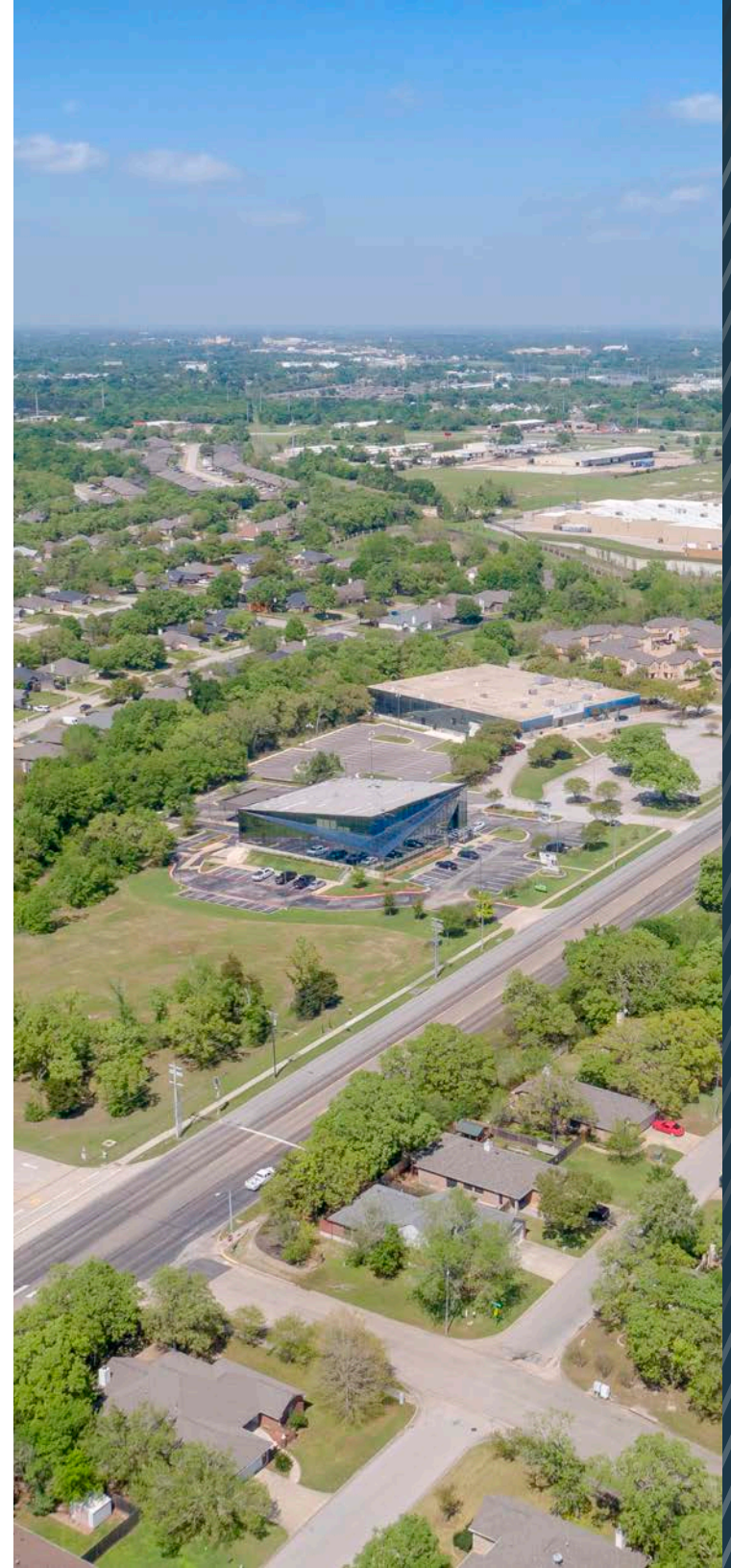
134K

HOUSEHOLD
INCOME

\$59K

CONSUMER
SPENDING

\$1.2B



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.

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.

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

Email

(979) 268-2000

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:



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



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

Bryan

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio

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

Waco

600 Columbus Avenue, Suite 106
Waco, Texas 76701
O: 254.255.1111



OLDHAMGOODWIN.COM