2504 Texas Ave South

College Station, Texas

FOR SALE

0.97 Acres Near Texas Avenue & Southwest Parkway

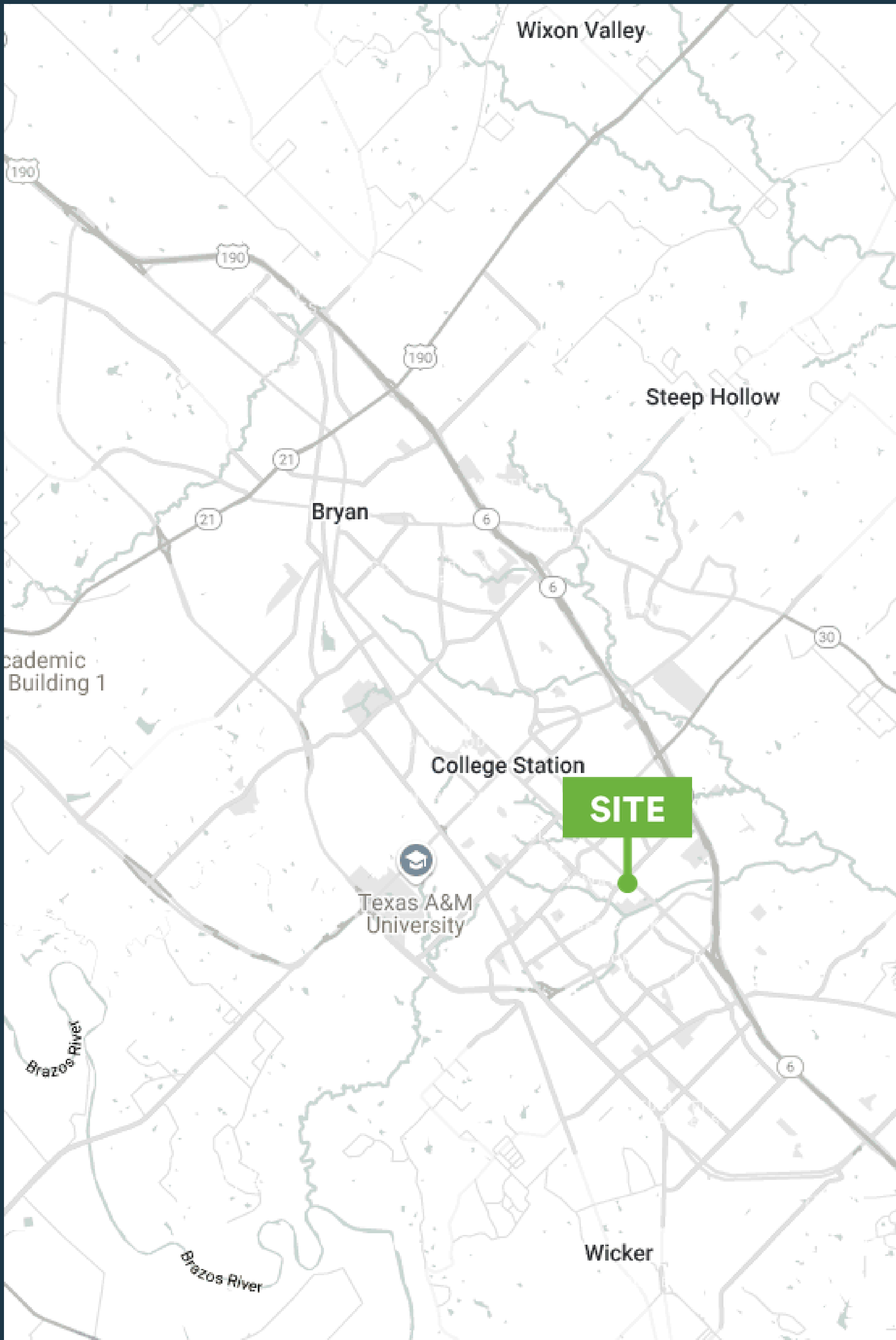
OLDHAMGOODWIN.COM | 979.268.2000

PROPERTY OVERVIEW

- Near the southwest corner of Texas Avenue South and Southwest Parkway, approx. 1 mile from the main campus of Texas A&M University.
- Prime College Station location along Texas Avenue South, one of the area's main established commercial corridors
- The property benefits from cross-access to Southwest Parkway and Texas Avenue South
- Easy accessibility to surrounding homes, shopping, schools, parks, and businesses.
- General Commercial zoning provides a broad range of potential commercial applications such as office, warehouse, storage, or flex development.
- The Texas Avenue and Southwest Parkway area is an established retail, restaurant and service corridor, including Park Place Plaza, anchored by Tru Fit.

SALES PRICE	PRICE/SF	LAND SIZE
$600,000	$14.28/SF	0.964 AC


TEXAS A&M
UNIVERSITY
TRU FIT
Firestone
COMPLETE AUTO CARE
HARBOR
FREIGHT
POPEYES
DUTCH BROS
Southwest Pkwy
ARBOR SQUARE
APARTMENTS
Red Roof Inn
Days Inn
BY WYNDHAM
OG

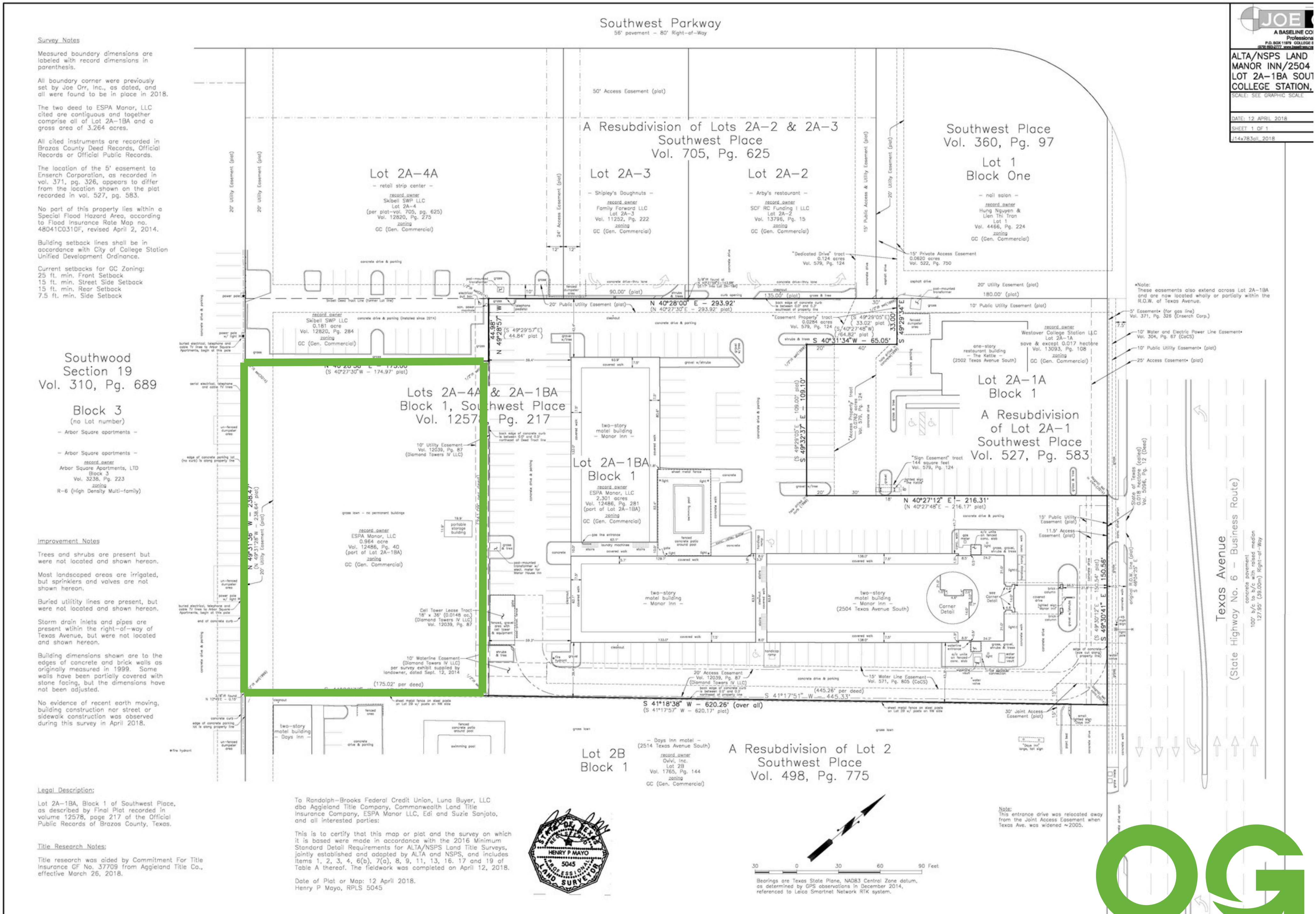


SITE SPECIFICATIONS

Size:	0.964 AC
Legal Description:	Portion of Southwest Place, Block 1, Lot 2 A 1 Ba, 3.265 AC
ID Number:	Brazos CAD 42164
Access:	Shared ingress/egress to Texas Avenue and shared ingress/egress to Southwest Parkway
Frontage:	N/A
Zoning:	GC, General Commercial
Utilities:	All public utilities
Traffic Counts:	Texas Ave: 28,812 AADT Southwest Parkway: 16,547 AADT


Post Oak Mall
the lofts
AT WOLF PEN CREEK
Harvey Road
Dartmouth Street
6
cicis
BEYOND PIZZA
salata
salad kitchen
TWIN LIQUORS
FINE WINE & SPIRITS
petco
Great Clips
HOBBY LOBBY
ROSS
DRESS FOR LESS
Chick-fil-A
SPEC'S
KOHL'S
HomeGoods
COMFORT SUITES
GOLD'S GYM
Drew's CAR WASH
PNC
DQ
FIRST FINANCIAL BANK
DISCOUNT TIRE
ACE Hardware
planet fitness
NAPA
CITY OF COLLEGE STATION
City Heights
College Station
Texas Avenue
TEXAS A&M
UNIVERSITY
H-E-B
target
Walgreens
SITE
EXXON
BOOT BARN
James Avery
JEWELRY
PANDA EXPRESS
CHINESE KITCHEN
Total Wine
& MORE
Burlington
Jason's DELI
COLD STONE
HAVERTYS
CHASE
Freebirds
WORLD BURRITO
DSW
DESIGNER SHOE WAREHOUSE
Marble SLAB CREAMERY
OLD NAVY
TRU FIT
Firestone
COMPLETE AUTO CARE
HARBOR FREIGHT
Popeyes
DUTCH BROS
Domino's Pizza
TRACTOR SUPPLY CO
SONIC
Walmart
FLATS ON 12
UNITED STATES POSTAL SERVICE
George Bush Drive
Harvey Mitchell Parkway
OG

SURVEY



Southwest Parkway
56' pavement – 80' Right-of-Way
ALTA/NSPS LAND
MANOR INN/2504
LOT 2A-1BA SOUT
COLLEGE STATION,
DATE: 12 APRIL 2018
SHEET 1 OF 1
Survey Notes
Measured boundary dimensions are labeled with record dimensions in parenthesis.
All boundary corner were previously set by Joe Orr, Inc., as dated, and all were found to be in place in 2018.
The two deed to ESPA Manor, LLC cited are contiguous and together comprise all of Lot 2A-1BA and a gross area of 3.264 acres.
All cited instruments are recorded in Brazos County Deed Records, Official Records or Official Public Records.
The location of the 5' easement to Enserch Corporation, as recorded in vol. 371, pg. 326, appears to differ from the location shown on the plat recorded in vol. 527, pg. 583.
No part of this property lies within a Special Flood Hazard Area, according to Flood Insurance Rate Map no. 48041C0310F, revised April 2, 2014.
Building setback lines shall be in accordance with City of College Station Unified Development Ordinance.
Current setbacks for GC Zoning:
25 ft. min. Front Setback
15 ft. min. Street Side Setback
15 ft. min. Rear Setback
7.5 ft. min. Side Setback
Improvement Notes
Trees and shrubs are present but were not located and shown hereon.
Most landscaped areas are irrigated, but sprinklers and valves are not shown hereon.
Buried utility lines are present, but were not located and shown hereon.
Storm drain inlets and pipes are present within the right-of-way of Texas Avenue, but were not located and shown hereon.
Building dimensions shown are to the edges of concrete and brick walls as originally measured in 1999. Some walls have been partially covered with stone facing, but the dimensions have not been adjusted.
No evidence of recent earth moving, building construction nor street or sidewalk construction was observed during this survey in April 2018.
Legal Description:
Lot 2A-1BA, Block 1 of Southwest Place, as described by Final Plat recorded in volume 12578, page 217 of the Official Public Records of Brazos County, Texas.
Title Research Notes:
Title research was aided by Commitment For Title Insurance GF No. 37709 from Aggieland Title Co., effective March 26, 2018.
Southwood
Section 19
Vol. 310, Pg. 689
Block 3
(no Lot number)
– Arbor Square apartments –
Lot 2A-4A
– retail strip center –
A Resubdivision of Lots 2A-2 & 2A-3
Southwest Place
Vol. 705, Pg. 625
Lot 2A-3
– Shipley's Doughnuts –
Lot 2A-2
– Arby's restaurant –
Southwest Place
Vol. 360, Pg. 97
Lot 1
Block One
Lots 2A-4A & 2A-1BA
Block 1, Southwest Place
Vol. 12578, Pg. 217
Lot 2A-1BA
Block 1
Lot 2A-1A
Block 1
A Resubdivision
of Lot 2A-1
Southwest Place
Vol. 527, Pg. 583
N 40°28'00" E – 293.92'
S 41°18'38" W – 620.26' (over all)
N 40°27'12" E – 216.31'
N 49°31'41" E – 150.56'
Texas Avenue
(State Highway No. 6 – Business Route)
Lot 2B
Block 1
A Resubdivision of Lot 2
Southwest Place
Vol. 498, Pg. 775
To Randolph-Brooks Federal Credit Union, Luna Buyer, LLC dba Aggieland Title Company, Commonwealth Land Title Insurance Company, ESPA Manor LLC, Edi and Suzie Sanjoto, and all interested parties:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11, 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on April 12, 2018.
Date of Plat or Map: 12 April 2018.
Henry P Mayo, RPLS 5045
HENRY P MAYO
5045
Bearings are Texas State Plane, NAD83 Central Zone datum, as determined by GPS observations in December 2014, referenced to Leica Smartnet Network RTK system.

INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

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

EQUAL HOUSING OPPORTUNITY

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 of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of 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:

Jeremy Richmond | CCIM
Managing Director | Land Services
D: 979.977.6096 C: 979.777.8176
Jeremy.Richmond@OldhamGoodwin.com

Bryan

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

OLDHAMGOODWIN.COM