

2504 Texas Ave South

College Station, Texas



FOR SALE

0.97 Acres Near Texas Avenue & Southwest Parkway

OLDHAMGOODWIN.COM | 979.268.2000



PROPERTY OVERVIEW

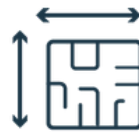
- Near the southwest corner of Texas Avenue South and Southwest Parkway, approx. 1 mile from the main campus of Texas A&M University.
- Prime College Station location along Texas Avenue South, one of the area's main established commercial corridors
- The property benefits from cross-access to Southwest 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



\$600,000

PRICE/SF



\$14.28/SF

LAND SIZE



0.964 AC





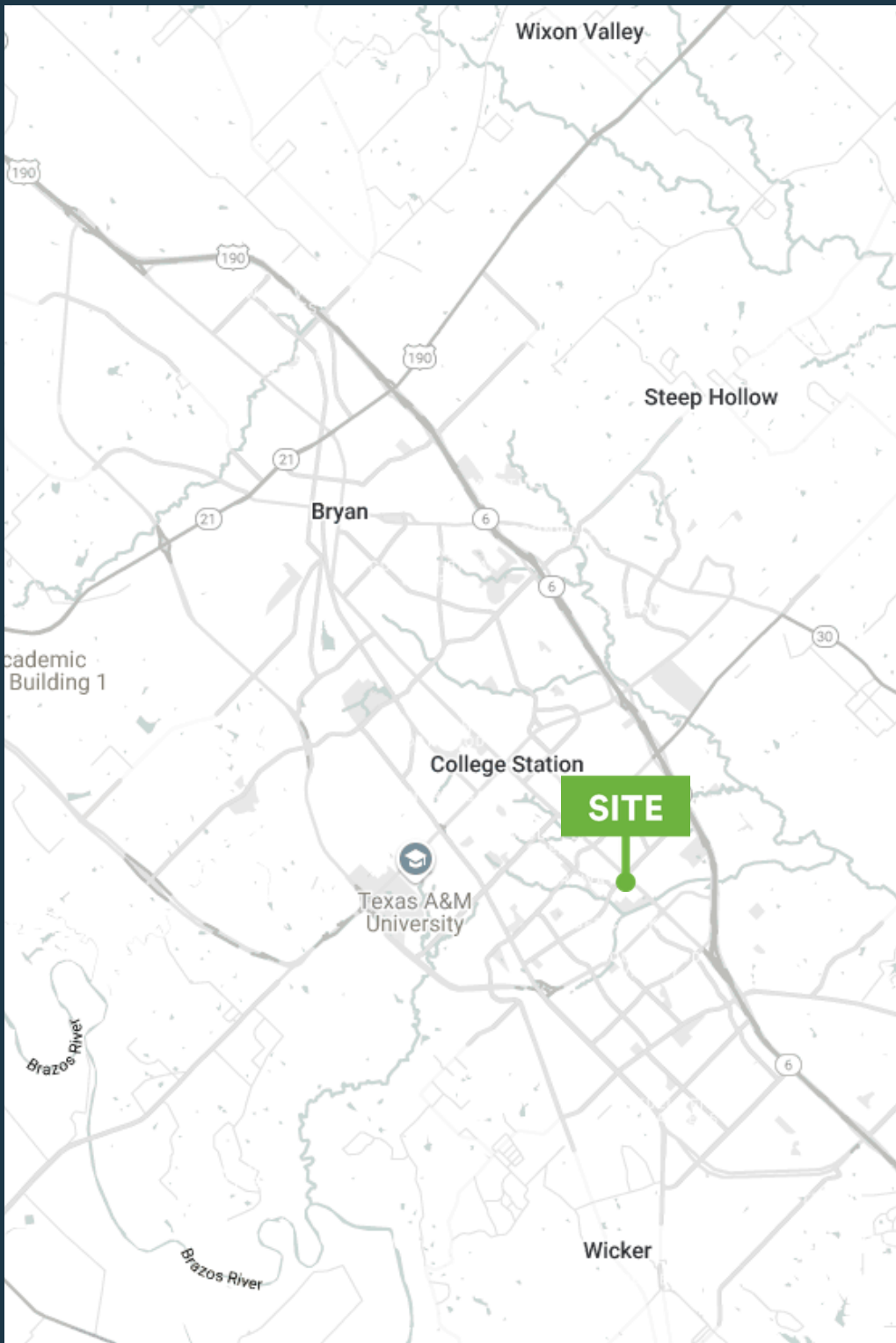


ARBOR SQUARE
APARTMENTS

Southwest Pkwy

Red Roof Inn





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





ATM TEXAS A&M UNIVERSITY

BOOT BARN
Total Wine & MORE
James Avery JEWELRY
Burlington
PANDA EXPRESS CHINESE KITCHEN
Jason's DELI
COLD STONE CREAMERY

H-E-B
target
HAVERTY'S MAKES IT HOME
CHASE
Freebirds WORLD BURRITO
Marble SLAB CREAMERY
DSW DESIGNER SHOE WAREHOUSE
OLD NAVY

TRU FIT
HARBOR FREIGHT
Firestone COMPLETE AUTO CARE
POPEYES
DUTCH BROS
McDonald's

SITE

cicis salata
BEYOND PIZZA salad kitchen
TWIN LIQUORS FINE WINE & SPIRITS
petco Great Clips
HOBBY LOBBY ROSS
DRESS FOR LESS

COMFORT SUITES
PNC
FIRST FINANCIAL BANK
DISCOUNT TIRE
DQ

ACE Hardware
planet fitness



City Heights College Station

EXXON

SONIC

Walmart

TRACTOR SUPPLY CO

FLATS 12 ON



OG

SURVEY

Survey Notes

Measured boundary dimensions are labeled with record dimensions in parenthesis.

All boundary corners 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

Southwood Section 19 Vol. 310, Pg. 689

Block 3 (no Lot number)

- Arbor Square apartments -
- Arbor Square apartments -
- Arbor Square Apartments, LTD Block 3 Vol. 323B, Pg. 223
- R-6 (High Density Multi-family)

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 1257B, page 217 of the Official Public Records of Brazos County, Texas.

Title Research Notes:

Title research was aided by Commitment For Title Insurance OF No. 37709 from Aggeland Title Co., effective March 26, 2018.

To Randolph-Brooks Federal Credit Union, Luna Buyer, LLC dba Aggeland Title Company, Commonwealth Land Title Insurance Company, ESPA Manor LLC, Ed and Suzie Sanjolia, 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(a), 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



Southwest Parkway

55' pavement - 80' Right-of-Way

50' Access Easement (plat)

A Resubdivision of Lots 2A-2 & 2A-3 Southwest Place Vol. 705, Pg. 625

Lot 2A-4A

- retail strip center -

Record owner:
Skibell SWP LLC
Lot 2A-4
(per plat vol. 705, pg. 625)
Vol. 12820, Pg. 275
2010G
GC (Gen. Commercial)

Lot 2A-3

- Shipley's Doughnuts -

Record owner:
Family Forward LLC
Lot 2A-3
Vol. 11232, Pg. 222
2010G
GC (Gen. Commercial)

Lot 2A-2

- Arby's restaurant -

Record owner:
SCF RC Funding I LLC
Lot 2A-2
Vol. 13748, Pg. 15
2010G
GC (Gen. Commercial)

Southwest Place Vol. 360, Pg. 97

Lot 1 Block One

- nail salon -

Record owner:
Hung Nguyen &
Lien Thi Tran
Lot 1
Vol. 4468, Pg. 224
2010G
GC (Gen. Commercial)

Lots 2A-4A & 2A-1BA Block 1, Southwest Place Vol. 1257B, Pg. 217

Lot 2A-1BA Block 1

- two-story motel building -

Record owner:
ESPA Manor, LLC
2,301 acres
Vol. 12486, Pg. 281
(part of Lot 2A-1BA)
2010G
GC (Gen. Commercial)

Lot 2A-1A Block 1

- one-story restaurant building -

Record owner:
Westover Carriage Station LLC
Lot 2A-1A
Vol. 13093, Pg. 108
2010G
GC (Gen. Commercial)

A Resubdivision of Lot 2 Southwest Place Vol. 498, Pg. 775

Lot 2B Block 1

- Days Inn motel -

Record owner:
Davi, Inc.
Lot 2B
Vol. 1765, Pg. 144
2010G
GC (Gen. Commercial)



ALTA/NSPS LAND
MANOR INN/2504
LOT 2A-1BA SOUTH
COLLEGE STATION,
TEXAS

DATE: 12 APRIL 2018

SHEET: 1 OF 1

114x78 inch, 2018

*Note:
These easements also extend across Lot 2A-1BA
and are located wholly or partially within the
R.O.W. of Texas Avenue.

5' Easement (for gas line)

Vol. 371, Pg. 326 (Enserch Corp.)

10' Water and Electric Power Line Easement

Vol. 304, Pg. 67 (CoCs)

10' Public Utility Easement (plat)

25' Access Easement (plat)

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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.

11-03-2025



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

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

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.