





### OFFERING SUMMARY

**Sales Price** \$185,000

**Price/AC** \$9,250/AC

### Property Highlights

- Rare small acreage tract near Highway 21 with open spaces and trees
- Just 25 minutes from Bryan/ College Station
- Driveway culverts and fencing are in place
- The rolling terrain and trees are rare for the area
- Private road







**Legend**

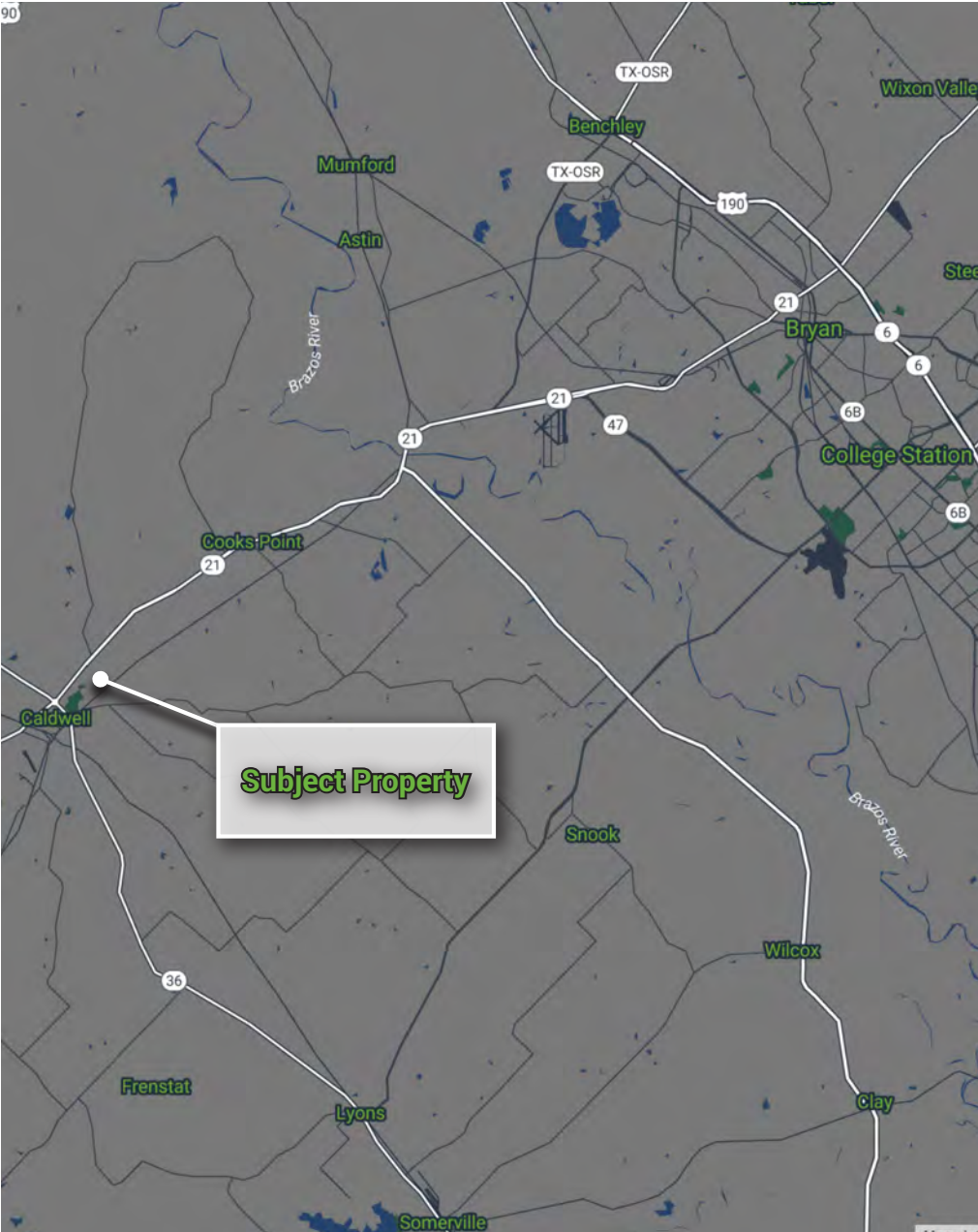
Lot 1: Sold

Lot 2: Sold

Lot 3: Sold

Lot 4: 20 AC tract containing a well, priced at \$185,000





PROPERTY INFORMATION

Size20 AC

Legal DescriptionA0028, HALL, JAS

AccessAccess via County Road 208

FrontageAlong County Road 208

ZoningRural

Utilities

Electric: BTU  
Water: Well  
Sewer: Septic

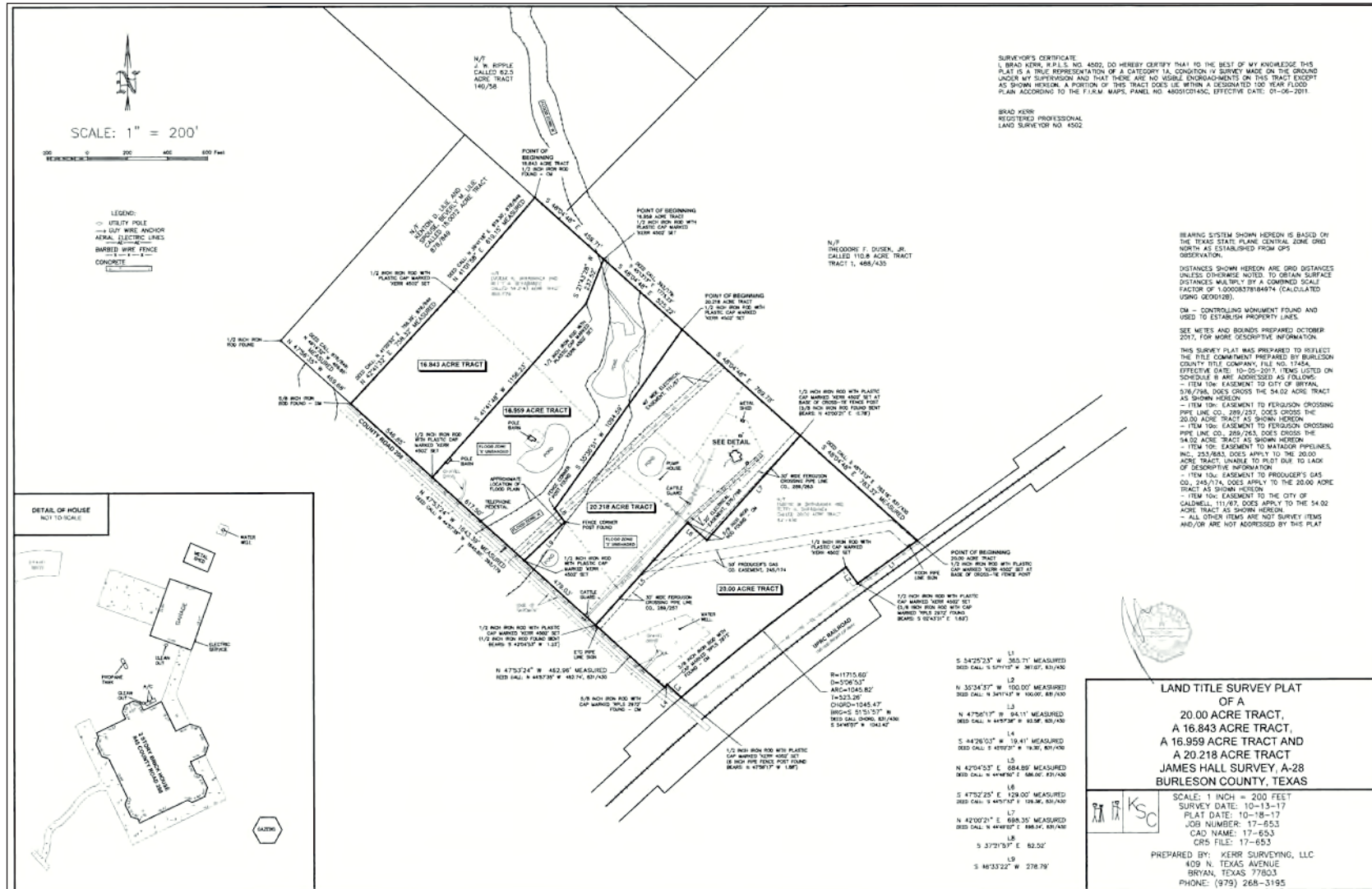
Flood PlainNone







# Survey





STATE HIGHWAY 21  
**OVER 14,000**  
VEHICLES PER DAY  
(TxDOT AADT 2015)



TOTAL POPULATION OF  
**OVER 5,500**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL HOUSEHOLDS  
**OVER 2,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



AVERAGE HH INCOME  
**OVER \$68,000**  
WITHIN THREE MILE RADIUS  
(ESRI 2017)

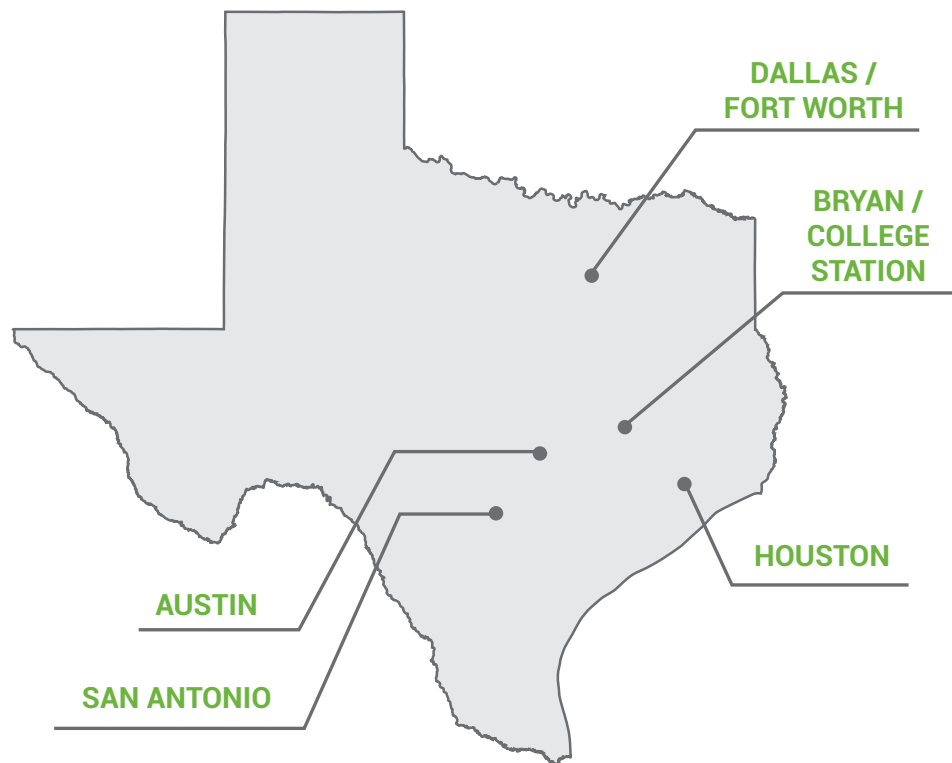


TOTAL EMPLOYEES  
**OVER 2,500**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



AVERAGE HOME VALUE  
**OVER \$162,000**  
WITHIN ONE MILE RADIUS  
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
2017 Total Population	74	2,328	5,549
2022 Total Population	76	2,364	5,679
2017-2022 Annual Growth Rate	0.53%	0.31%	0.45%
2017 Households	28	807	2,006
2022 Households	29	817	2,050
2017 Average Home Value	\$162,500	\$109,836	\$99,566
2022 Average Home Value	\$187,500	\$118,750	\$114,748
2017 Average HH Income	\$68,442	\$68,483	\$65,951
2022 Average HH Income	\$78,171	\$79,410	\$76,990



Located in the center of the Texas Triangle that is Dallas-Fort Worth, Houston, and San Antonio, The Bryan / College Station area is a high growth area, offering access to unmatched resources. The area provides access to a highly educated workforce with a unique work ethic, a low cost of doing business environment, and a quality of life that makes the region one of the most livable metro areas in the United States.

The Bryan/College Station area provides excellent connectivity to anywhere in Texas and all parts of the world. The area is located within 100 miles of both Houston and Austin, and less than 200 miles from Dallas and San Antonio: State Highway 6 runs north & south through Bryan/College Station, connecting with U.S. Highway 290 in the south & Interstate-35 to the north & State Highway 21 connects east to Interstate-45 & west to Interstate-35.

Sources: Research Valley Partnership



## COLLEGE STATION NATIONAL RANKING AND RECOGNITIONS

**#2 BEST SMALL CITIES  
FOR BUSINESS & CAREERS**  
(Forbes 2014)

**FASTEST-GROWING  
NON-SUBURB IN TEXAS**  
(U.S. Census Bureau 2016)

**#15 FASTEST  
GROWING  
U.S. METROS**  
(U.S. Census Bureau 2016)

**#5 BEST SMALL  
U.S. METRO  
FOR JOB SEEKERS**  
(AIER 2016)

**#5 BEST SMALL  
PLACES IN TEXAS FOR  
JOB GROWTH**  
(Forbes 2015)

**#2 FASTEST-GROWING  
CITY IN THE U.S.**  
(NerdWallet 2014)

**#2 BEST SMALL PLACES IN TEXAS  
FOR COST OF BUSINESS**  
(Forbes 2015)

**#7 TEXAS CITIES  
ON THE RISE**  
(NerdWallet 2014)

**#5 U.S. CITIES  
WITH THE FASTEST  
GROWING ECONOMIES**  
(WalletHub 2015)

**#4 FASTEST-GROWING  
COLLEGE TOWNS**  
(SelfStorage 2015)

**#1 BEST SMALL  
PLACES IN TEXAS  
FOR BUSINESSES  
AND CAREERS**  
(Forbes 2015)

**#2 BEST SMALL  
PLACES IN TEXAS  
FOR BUSINESSES  
AND CAREERS**  
(Forbes 2014)



## TEXAS A&M UNIVERSITY

Texas A&M University opened its doors in 1876 as the state's first public institution of higher learning. Today, it stands as a research-intensive flagship university with more than 130 undergraduate degree programs, over 260 graduate degree programs, 170 master's degree programs, 93 doctoral degree programs, and 5 first professional degrees as options for study.

The University not only ranks among the top ten research institutions in the nation, but also maintains one of the largest student bodies with enrollment over 66,000 students in Fall 2015. In 1971 and 1989, respectively, Texas A&M was designated as a sea-grant and a space-grant institution, making it among the first four universities to hold the triple distinction of land-grant, sea-grant, and space-grant designations.

The Texas A&M campus located in College Station, Texas serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies.

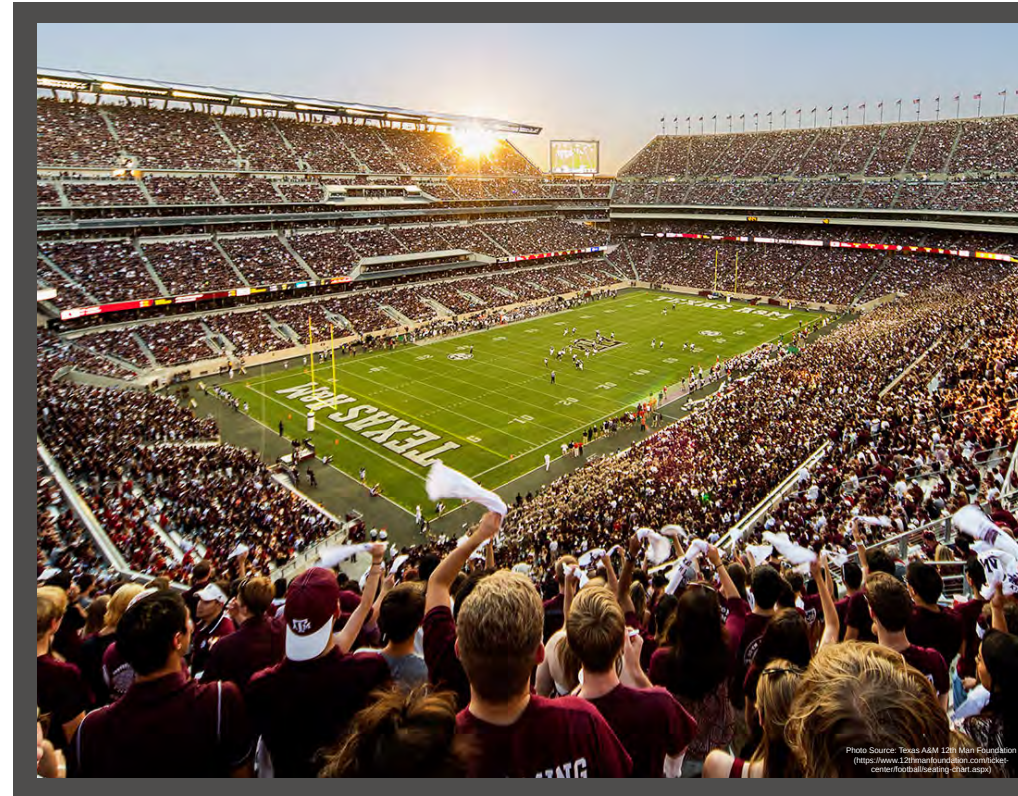


Photo Source: Texas A&M 12th Man Foundation  
(<https://www.12thmanfoundation.com/index-center/football/seating-chart.aspx>)



Photo Source: Curright & Allen, Inc. - Architects  
(<http://currightallen.com/works/blinn-college-old-main>)

## BLINN COLLEGE

Established in 1883, Blinn College offers certificates and two-year degrees in more than 50 academic & technical areas of concentration. With over 19,000 students, Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the State of Texas, and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.



## REGIONAL TRAFFIC GENERATORS

### STATE AGENCY HEADQUARTERS

College Station, Texas serves as the headquarters for the following state agencies:



Texas A&M AgriLife Research, Texas A&M Engineering Experiment Station, Texas A&M Forest Service, Texas A&M AgriLife Extension Service, Texas A&M Engineering Extension Service, Texas A&M Veterinary Medical Diagnostic Laboratory, and Texas A&M Transportation Institute.

### POST OAK MALL

Post Oak Mall is a 774,932 square foot regional shopping mall located in College Station, Texas. It is currently anchored by Bealls, Dillard's, JcPenney, Macy's, and Sears and features more than 120 specialty stores including H&M, Aeropostale, American Eagle Outfitters, Zales Jewelers, and Forever 21. Post Oak Mall's trade area is comprised of 13 counties and is the only super-regional shopping center within a 75-mile radius.

### GEORGE BUSH PRESIDENTIAL LIBRARY & MUSEUM

The George Bush Presidential Library and Museum at Texas A&M University is dedicated to preserving and making available the records and artifacts of George H.W. Bush, the 41st President of the United States. The library and museum's archives and collections contain 44 million pages of records, 2 million photographs, and over 120,000 artifacts. The library and museum promotes civic literacy and increased historical understanding of our national experience, and foster a community of public service and volunteerism.

### HEALTHCARE SERVICES

Baylor Scott & White Medical Center - College Station is a five-story, 143-bed hospital located on a 98-acre campus near the intersection of Texas Highway 6 and Rock Prairie Road. The medical center is a nationally accredited Chest Pain Center and Level III Trauma Center.

College Station Medical Center is a 167-bed facility and is a licensed Level III Trauma unit. The medical center is the only hospital in the Brazos Valley Region to receive national certification in joint replacement from the Joint Commission and is an accredited Chest Pain Center, a certified Primary Stroke Center, and the region's first accredited sleep center.

CHI St. Joseph Regional Health Center is a 310-bed medical facility that has over 30 locations across the Brazos Valley area. The regional medical hospital is the only Level II Trauma Center in the region, and has a widely recognized surgery program.



Post Oak Mall



George Bush Presidential Library and Museum

Photo Source: George Bush Presidential Library & Museum Wikipedia Page



Baylor Scott & White Medical Center - College Station

Photo Source: <http://www.baylor-scott-white.com>



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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.

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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.



# 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.

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Buyer / Tenant / Seller / Landlord Initials

Date



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