



ARMSTRONG
PROPERTIES



OFFERING MEMORANDUM

11184 Dan Williams Lane
College Station, Texas 77845

+/- 13.35 Acres

ArmstrongPropertiesTX.com



EASTERWOOD
AIRPORT

KYLE FIELD

N DOWLING RD

DEVELOPMENT OPPORTUNITY

- Multi-Use Development Property
- Approximately 580' of Dowling Rd. Frontage
- Located in City of College Station ETJ

Improvements

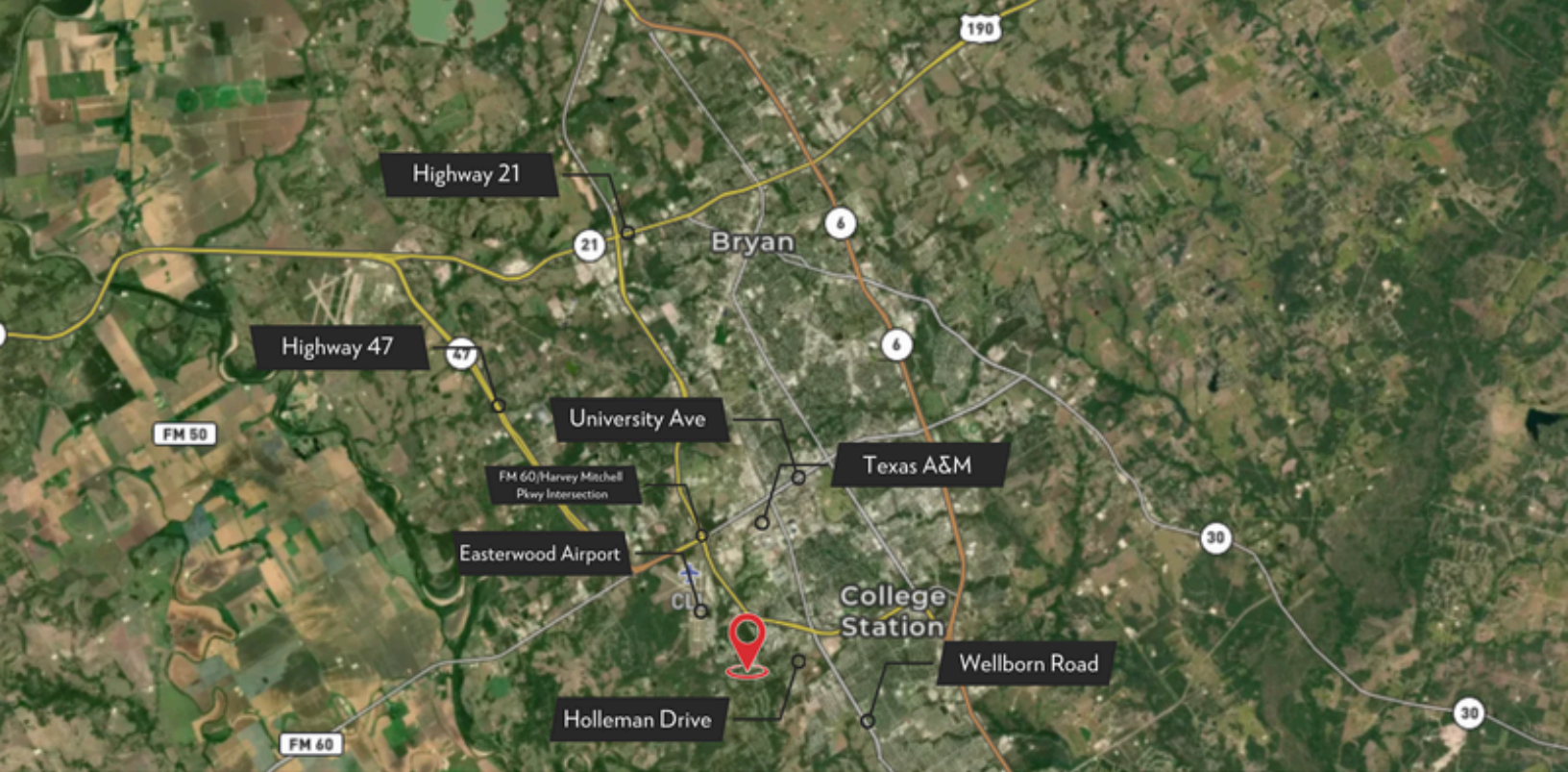
- +/- 10,000 SqFt Office/Warehouse Building
- +/- 4,000 SqFt Metal Barn with Electricity & Aerobic Septic
- +/- 1,677 SqFt Brick Home

Utilities

- Overhead Electric Lines
- 3 Electric Meters
- 2 Water Meters
- 3" Water Line Ran from Road
- Aerobic Septic System

Address: 11184 Dan Williams Ln.,
College Station, TX
Acreage: +/- 13.352 Acres

This property presents the opportunity for growth, expansion, and development in an ever-growing area of College Station that is within miles of Texas A&M University, HWY 6, and surrounded by franchised and local businesses.



Location Overview

- Less than 5 miles from a major intersection (FM 60 / Harvey Mitchell Pkwy) with a recorded 38,654 Average Annual Daily Drivers
- 3 miles to Wellborn Road with a recorded 40,628 Average Annual Daily Drivers.
- 1 mile to Holleman Drive with a recorded 13,541 Average Annual Daily Drivers.
- 5 miles to Easterwood Airport
- Located in College Station, TX - Home of Texas A&M University



38,654 AADT

FM 60/HARVEY MITCHELL PKWY INTERSECTION



125,192

2023 POPULATION



\$84,849

2025 AVERAGE HOUSEHOLD



48,000

APPROXIMATE TOTAL HOUSING UNITS



Located in College Station ETJ

Concept Rendering



Zoning to be verified by Buyer.

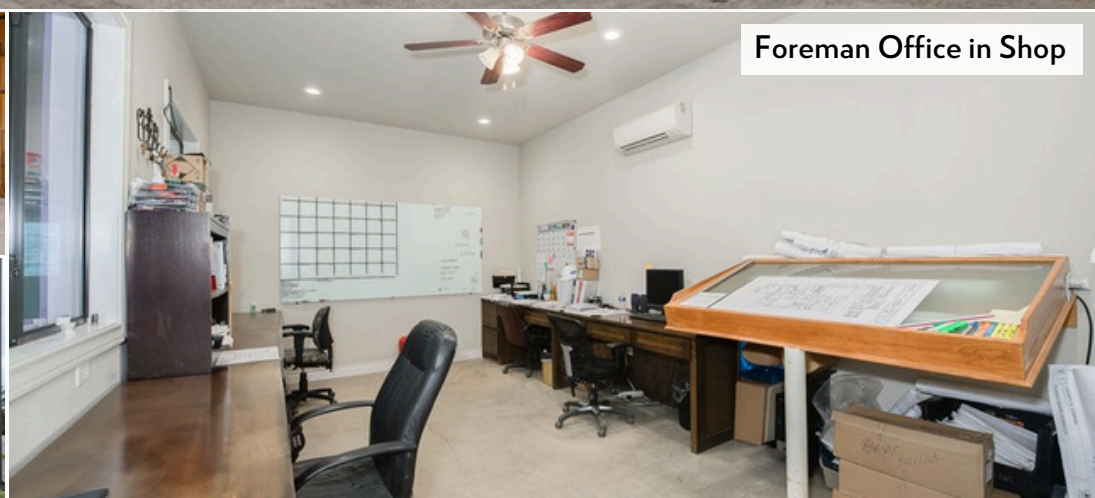




10,000 SqFt Office/Warehouse



Warehouse Space



Foreman Office in Shop



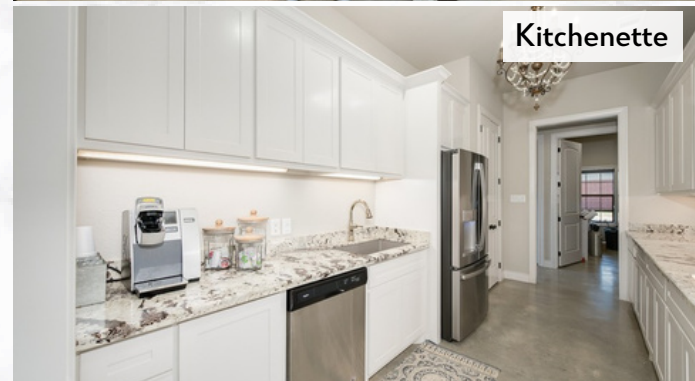
Wrap Around Awning

Property Improvements Main Floor & Exterior

- 5 - 16'x16' Roll-up doors
- Wrap around 18' awnings with 20' eaves
- Concrete Slab
- Spray foam insulation
- Metal roof
- Break room & 2-stall restroom in shop area
- 3500 SqFt of interior office spaces
- 10' ceilings in office spaces
- Conference room/showroom, lobby, break room
- (9) Individual offices on main floor
- (1) 12'x14' executive office with full bath
- (1) 12'x15' executive office with half bath
- Tankless gas water heater with recirculating system
- Water filtration system
- BTU Electricity; 400amp service
- Wellborn water meter



Conference Space



Kitchenette

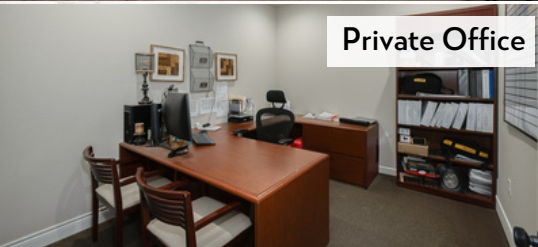


Reception Area

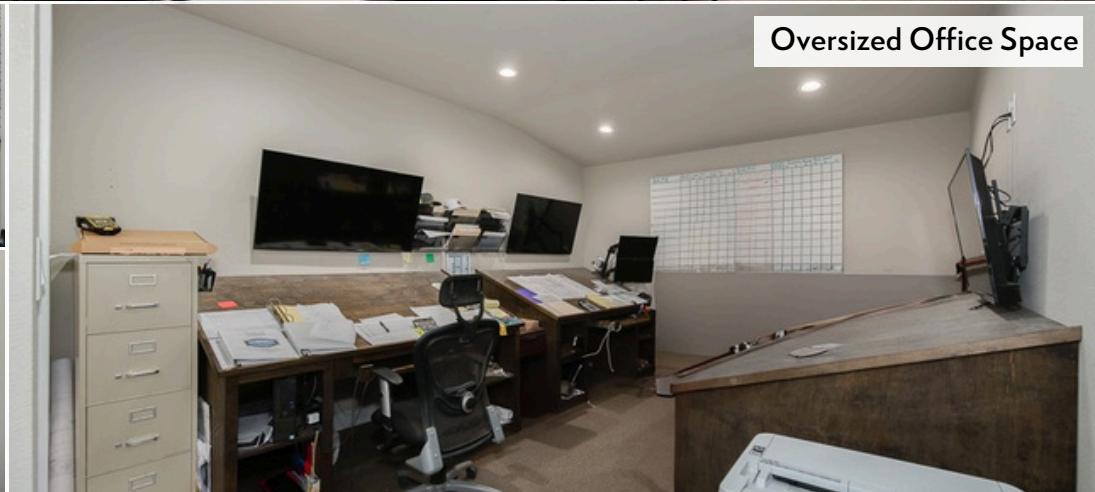
10,000 SqFt Office/Warehouse



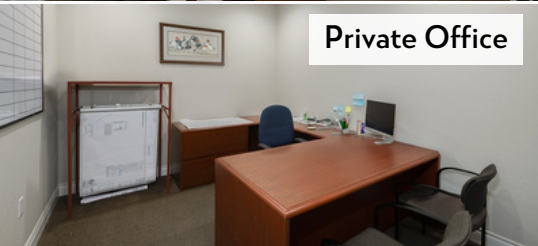
Training/Conference Room



Private Office



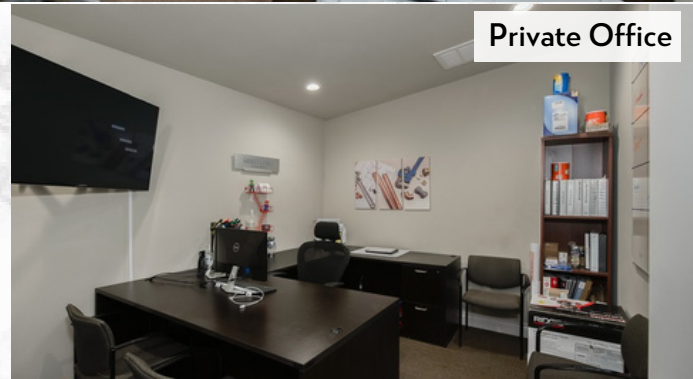
Oversized Office Space



Private Office

Property Improvements Second Floor

- (4) Offices on second floor
- Oversized training/conference room
- Second floor access through shop area



Private Office



Training/Conference Room



Training/Conference Room

4,000 SqFt Metal Barn



Property Improvements

- Awning
- Roll-Up Door
- Concrete Slab
- Aerobic Septic System
- BTU Electricity; 200amp service
- Wellborn Water meter



*interior build out to be removed prior to conveyance



1,677 SqFt Brick Home



Property Improvements

- 3 Bedrooms, 2 Bathrooms
- Full Kitchen with Electric Appliances
- Dining Area
- Fireplace in living room
- Attached Garage
- Fenced Backyard
- Mature Trees Surrounding Home
- Water meter - Wellborn Water



County Overview

BRYAN/COLLEGE STATION



2023 - BRAZOS COUNTY
POPULATION
245,549

23RD BRAZOS COUNTY
LARGEST COUNTY
IN TEXAS



2025 - BRAZOS COUNTY
PROJECTED GROWTH
303,685



2050 - BRAZOS COUNTY
PROJECTED GROWTH
421,771



#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



State Overview

TEXAS — BY THE — NUMBERS



8 LARGEST ECONOMY
8TH IN THE WORLD*

*IF TEXAS WERE A NATION

26 COMMERCIAL AIRPORTS

23 SEA PORTS

NO PERSONAL OR CORPORATE INCOME TAX



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

22 INTERSTATE HIGHWAYS

35 FOREIGN TRADE ZONES



58 FREIGHT RAILROADS

367 MILES OF COASTLINE

#1 U.S. EXPORTER
FOR 23 YEARS IN A ROW

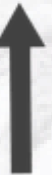


IN 2024

TEXAS IS THE LEADING DESTINATION FOR CORPORATE RELOCATION & EXPANSION PROJECTS



TEXAS LEADS THE NATION IN JOB CREATION



MORE THAN

15.7 MILLION



PEOPLE IN THE CIVILIAN LABOR FORCE

TEXAS IS HOME TO 3.3 MILLION SMALL BUSINESSES



AND HUNDREDS OF PUBLICLY TRADED FIRMS

TEXAS IS HOME TO MORE THAN 50



FORTUNE 500 COMPANY HQS

3 YEARS IN A ROW

TEXAS LED THE NATION IN HIGH TECH EXPORTS FOR THE 12TH YEAR IN A ROW IN 2024



Texas Economic Development & Tourism Office | Office of the Governor
512.936.0100 | gov.texas.gov/business | [f](#) [@](#) [v](#) [t](#) [i](#) [n](#) @TexasEconDev

Revised: March 2025





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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant 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.

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.

<u>Armstrong Properties</u>	<u>604426</u>	<u>info@armstrongpropertiestx.com</u>	<u>(979)567-7653</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Jessica Armstrong</u>	<u>574391</u>	<u>jessica@armstrongpropertiestx.com</u>	<u>(979)777-4471</u>
Name of Designated Broker of Licensed 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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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College Station, Texas 77845
+/- 13.35 Acres



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