

Conlee Real Estate

COMMERCIAL • RANCH • RESIDENTIAL

FEDERAL
OPPORTUNITY
ZONE

OFFERING MEMORANDUM

FINFEATHER PLAZA

2700-2908 Finfeather Road and 711-712 Ashford Hills Drive, Bryan, Texas 77803

FOUR-BUILDING OFFICE / WAREHOUSE / FLEX / RETAIL INVESTMENT
STRATEGICALLY POSITIONED BETWEEN TEXAS A&M UNIVERSITY,
RELLIS AND HISTORIC DOWNTOWN BRYAN.



\$6,054,924

ASKING PRICE



59,362 SF

TOTAL BUILDING
AREA



6.55%

PROJECTED
CAP RATE



100%

LEASED



4.93 AC

APPROX. LAND
AREA

SELLER WILLING TO SUBDIVIDE BY PARCEL / BUILDING



SEE THE PROPERTY FROM ABOVE

WATCH DRONE VIDEO

<https://www.youtube.com/watch?v=7m8ZqL1GiWE>



VIEW ON LOOPNET

LoopNet listing:

[Finfeather Plaza](#)



CRAIG D. CONLEE, BROKER



License #0572256



325-347-7757



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CONFIDENTIAL - FOR QUALIFIED PROSPECTS



Stabilized income with multiple paths to value.

Finfeather Plaza combines diversified tenancy, flexible parcel configuration and a central Bryan-College Station location.

Finfeather Plaza is a four-building, multi-tenant commercial portfolio totaling 59,362 square feet. The offering is 100% leased across more than 35 rental units and includes office, retail, flex and warehouse configurations. Buyers may acquire the full portfolio or pursue approved parcel groupings, providing flexibility for income strategy, financing and future disposition.

FEDERAL
OPPORTUNITY
ZONE



**SELLER WILLING TO
SUBDIVIDE BY PARCEL / BUILDING**



INVESTMENT HIGHLIGHTS

- ★ 100% leased with a broad mix of local, regional and national tenants.
- ★ Projected 2026 NOI of \$396,394 and a 6.55% projected cap rate.
- ★ Rental rates are being increased through renewals.



FEDERAL OPPORTUNITY ZONE

**Located in a federally designated
Qualified Opportunity Zone.**

Qualifying investments may be eligible for certain federal tax benefits. Prospective investors should consult their tax and legal advisers regarding eligibility and structure.

LOCATION, LOCATION, LOCATION

Positioned in the center of the region's growth story.



Approximately three miles from both Texas A&M University and Historic Downtown Bryan.



Near RELIS, Easterwood Airport, Travis Bryan Midtown Park, Topgolf Bryan, newly constructed luxury student housing and Legends Event Center, a 122,000+ square foot facility that hosts sports tournaments, community gatherings, and private parties.



Finfeather Road frontage connects the property to the Bryan-College Station employment, education and consumer base.



Bryan Midtown Park / TopGolf

0.5
miles



Historic Downtown Bryan

2
miles



Texas A&M University &
Historic Northgate/Downtown
College Station

2.5
miles



Easterwood Airport (CLL)

4
miles



RELIS Technology &
Innovation Campus

8
miles

OFFERING SNAPSHOT



\$102
PRICE PER SF



4
BUILDINGS



35+
RENTAL UNITS



C-3
COMMERCIAL ZONING

PROPERTY OVERVIEW

Four buildings - one connected commercial campus. Each parcel fronts Finfeather Road or connects through Ashford Hills Drive, creating a flexible mix of office, retail, flex and warehouse uses.

 BUILDING	 TYPE	 BUILDING SF	 LAND	 YEAR	 PARCEL ID	 UNITS
2700	Office / flex	10,000 SF	46,566 SF	1980	21748	8
2800	Retail / flex	10,000 SF	39,742 SF	1980	21747	8
2820-2840	Retail / warehouse	21,340 SF	75,664 SF	1979	17459	7
2900-2908	Flex / office	18,022 SF	52,856 SF	1981/83	17461	8

59,362 SF

TOTAL BUILDING AREA

214,828 SF

TOTAL LAND AREA

4.93 AC

APPROX. ACRES

1,045 LF

FINFEATHER FRONTAGE

SUITE CONFIGURATION



2700 AND 2800

Each 10,000 SF building is divided into eight approximately 1,250 SF rental units with office / warehouse configurations and overhead-door access.

16 TOTAL UNITS



2820 AND 2900

Larger-format spaces support retail, office, storage, fabrication and warehouse users, including suites extending to the Ashford Hills Drive addresses.

15 TOTAL UNITS

PHYSICAL CHARACTERISTICS



CONSTRUCTION: Steel / metal commercial construction



EXTERIOR: Brick veneer and metal exterior finishes



ROOFING: 2 years old, metal and foam roofing system.



PARKING: Surface parking with illuminated lots



ACCESS: Finfeather Road and Ashford Hills Drive



FINANCIAL OVERVIEW

PROJECTED 2026 PERFORMANCE AND PARCEL VALUATION

The offering is priced at \$102 per square foot, with projected income supported by the current fully leased rent roll.



\$396,394

PROJECTED NOI



6.55%

PROJECTED CAP RATE



\$581,064

ANNUALIZED RENT ROLL

PARCEL VALUATION

PARCEL GROUPING	BUILDING SF	PROJECTED NOI	ASKING PRICE	CAP RATE	PRICE / SF
2820 / 712B	21,340	\$133,253	\$2,176,680	6.1%	\$102
2700 / 2800 / 2900	38,022	\$263,141	\$3,878,244	6.8%	\$102
★ TOTAL PORTFOLIO	59,362	\$396,394	\$6,054,924	6.55%	\$102

INCOME PROGRESSION

2025 ACTUAL NOI

\$317,909

2026 PROJECTED NOI

\$396,394

+24.7%

PROJECTED INCREASE IN NOI

PROJECTED OPERATING SUMMARIES



2700 / 2800 / 2900

RENTAL INCOME	\$390,345
OPERATING EXPENSES	\$127,204
NET OPERATING INCOME	\$263,141



2820 / 712B ASHFORD HILLS

RENTAL INCOME	\$190,716
OPERATING EXPENSES	\$57,463
NET OPERATING INCOME	\$133,253



SELLER WILLING TO SUBDIVIDE BY PARCEL / BUILDING



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31 OCCUPIED SUITES – DIVERSIFIED TENANCY

Monthly rent roll totals \$48,422; corrected annualized rent totals \$581,064.

2700 FINFEATHER \$87,600				2820-2840 / 712B \$190,716			
SUITE	TENANT	MONTHLY	ANNUAL	SUITE	TENANT	MONTHLY	ANNUAL
2700	Shantal Lopez Martinez	\$925	\$11,100	2820	Sleep in Heavenly Peace	\$3,500	\$42,000
2702	Shantal Lopez Martinez	\$925	\$11,100	2824	Shade-EZ	\$850	\$10,200
2704	Stellar Concepts LLC	\$925	\$11,100	2828	Centex Countertops	\$750	\$9,000
2706	El Castillo de la Decoracion	\$925	\$11,100	2830	Centex Countertops	\$750	\$9,000
2708	Flores Flooring	\$925	\$11,100	2834	Centex Countertops	\$750	\$9,000
2710	Danny Roland	\$875	\$10,500	2840	Centex Countertops	\$3,600	\$43,200
2712	Concilio de Iglesias de Cristo	\$900	\$10,800	712B	Centex Countertops	\$5,693	\$68,316
2714	Concilio de Iglesias de Cristo	\$900	\$10,800				
2800 FINFEATHER \$85,800				2900-2908 / 711 \$216,948			
SUITE	TENANT	MONTHLY	ANNUAL	SUITE	TENANT	MONTHLY	ANNUAL
2800	Felipa Fidelia	\$900	\$10,800	2900	Siemens	\$1,717	\$20,604
2802	La Poderosa	\$900	\$10,800	2902	Siemens	\$1,717	\$20,604
2804	GF Multiservice Co	\$900	\$10,800	2904	Vaca and Salazar (Barber Shop)	\$1,500	\$18,000
2806	Charles Albrecht, Jr.	\$875	\$10,500	2906	Iglesias Rey de Justicia	\$2,400	\$28,800
2808	Ana Lopez	\$900	\$10,800	2908	Valor Agency LLC	\$2,600	\$31,200
2810	Julian Roan	\$925	\$11,100	711A/B	Centex Countertops	\$4,410	\$52,920
2812	Iglesias de Dios Mundial	\$850	\$10,200	711E	Koll Office Interiors	\$2,100	\$25,200
2814	Bob's Budget Beds	\$900	\$10,800	711F	Siemens	\$1,635	\$19,620



**TOTAL
PROJECTED
RENT ROLL**

\$48,422

MONTHLY RENT

\$581,064

ANNUALIZED RENT

Rent roll is projected for 2026. Suite 2710: Danny Roland at \$875 per month.

Suite 2814: Bob's Budget Beds at \$900 per month. All leases and tenant information subject to buyer verification.





BRYAN-COLLEGE STATION

AT THE CENTER OF THE TEXAS TRIANGLE

★
CENTRALLY
CONNECTED.
STRATEGICALLY
POSITIONED.
★

A highly accessible hub connecting the state's largest population and economic centers.

~75%

OF TEXAS AND
LOUISIANA
POPULATION
WITHIN A
3.5-HOUR DRIVE



13.1M
PEOPLE WITHIN
3.5 HOURS



13.1M
PEOPLE WITHIN
3.5 HOURS



219,468
TWIN-CITY
POPULATION



74,407
TAMU COLLEGE
STATION

BRYAN 91,996 | COLLEGE STATION 127,472
2025 Census Estimates

2025 Census estimates: Bryan 91,996 | College Station 127,472

Metro unemployment: 3.6% (June 2026 preliminary)

The Twin Cities combine a growing resident base, one of the nation's largest public universities and direct access to the Texas Triangle.

Sources: U.S. Census Bureau QuickFacts (2025 population estimates); Texas A&M University (Fall 2025); U.S. Bureau of Labor Statistics (June 2026 preliminary); BCS Chamber of Commerce. Map is schematic.



A STRATEGIC MIDPOINT BETWEEN THE REGION'S MAJOR DEMAND DRIVERS

Finfeather Plaza sits along Finfeather Road between Texas A&M University, RELLIS and Historic Downtown Bryan—positioned to benefit from continued growth on all sides.



HISTORIC DOWNTOWN BRYAN

shopping • dining • culture
approx. 3 miles

FM
2818

TX
21

TX
6



RELLIS INNOVATION / BUSINESS PARK

innovation • technology • advanced manufacturing
approx. 3 miles

HARVEY MITCHELL PARKWAY

FINFEATHER PLAZA

59,362 SF | 4 Buildings
Commercial • Ranch • Residential



BRYAN MIDTOWN PARK + TOPGOLF

recreation • entertainment
immediately across
Finfeather Road



NEW LUXURY STUDENT HOUSING

immediately across
from Finfeather Plaza

TEXAS AVE / BUSINESS HWY 6



EASTERWOOD AIRPORT

regional access
approx. 5 miles



HISTORIC NORTHGATE / DOWNTOWN COLLEGE STATION

adjacent to Texas A&M University
approx. 2 miles



TEXAS A&M UNIVERSITY

75,000+ students
approx. 3 miles

THE INVESTMENT STORY

Finfeather Plaza is positioned to benefit from continued institutional, residential, recreational and public-sector investment across Bryan–College Station. Its central location and flexible suite mix support both durable in-place income and long-term repositioning potential.



EDUCATION

Texas A&M University drives growth and workforce talent.



DOWNTOWN VIBRANCY

Historic Downtown Bryan & Northgate offer retail, dining and culture.



ACCESSIBILITY

Quick connections via TX 6, TX 21, Texas Ave, and FM 2818.



RECREATION & ENTERTAINMENT

Midtown Park and Topgolf deliver recreation and entertainment.



RESIDENTIAL GROWTH

New housing and student demand support long-term growth and spending.



FOUR PARCELS ALONG A CONNECTED FINFEATHER ROAD FRONTAGE

The aerial illustrates the campus relationship, parcel boundaries and direct access to the building groups.



★
2700 FINFEATHER
Office / Warehouse

Flex building with office entry
and warehouse space.



★
2820-2840 FINFEATHER
Office / Warehouse

Two connected buildings with
multiple bays and office.



★
2908 ENTRANCE
Office / Lobby

Main entrance and lobby
building for the campus.



★
**WAREHOUSE /
SERVICE AREA**
Support / Storage

Large warehouse and exterior
storage / service yard.



AERIAL DRONE TOUR

Scan or click to view

OPEN VIDEO



Recent Comparable Transactions



1

11400 State Highway 30

College Station, TX



PRICE
\$21,500,000



BUILDING AREA
186,225 SF



PRICE / SF
\$115.45



CAP RATE
7.59%



DATE
NA
Pending Contract



YEAR BUILT
2016-2023



2

26168 S Hwy 6

Navasota, TX



PRICE
\$3,950,000



BUILDING AREA
20,000 SF



PRICE / SF
\$197.50



CAP RATE
6.69%



DATE
12/29/2025
Closed Sale



YEAR BUILT
2023



3

8401 & 8413 Calibration Court

College Station, TX



PRICE
\$4,950,000



BUILDING AREA
35,000 SF



PRICE / SF
\$141.43



CAP RATE
7.46%



DATE
12/20/2023
Closed Sale



YEAR BUILT
2022



SUBJECT PROPERTY
FINFEATHER PLAZA



\$102 / SF



6.55%
PROJECTED CAP



59,362 SF



100%
LEASED



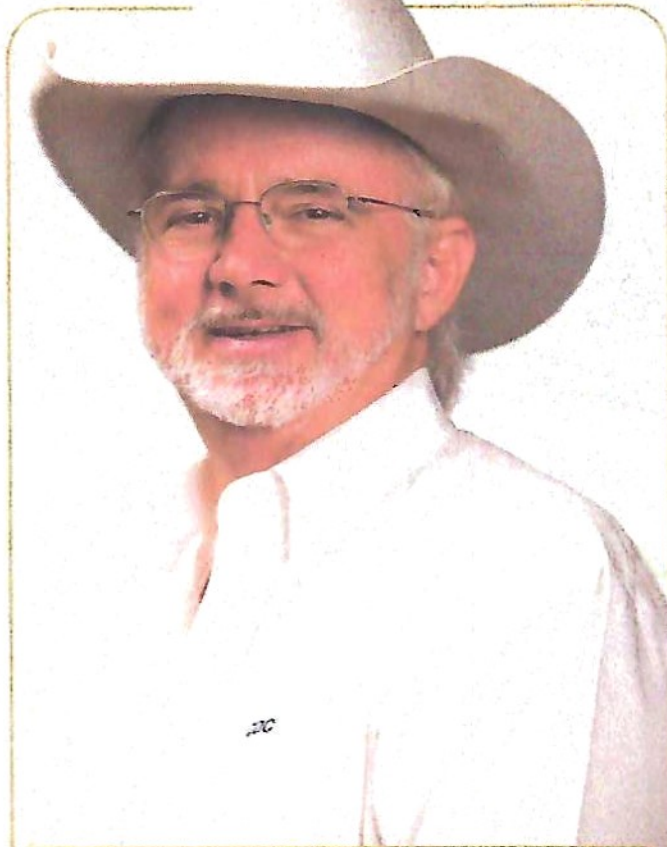
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OFFERING MEMORANDUM

TRANSACTION INFORMATION

Donna and Phillip Garrett are restructuring their investment portfolio after decades of business and commercial property ownership. With their youngest child graduating high school, the sellers are reducing day-to-day responsibilities in preparation for travel.



SELLERS

Donna and Phillip Garrett dba Garrett Properties
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VIEW DRONE VIDEO

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