



Oldham
Goodwin

FOR SALE | 1-2 ACRE PAD SITES AVAILABLE IN CREEK MEADOWS SUBDIVISION

Greens Prairie Trail & Royder Road, College Station, TX



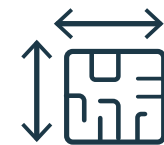
PROPERTY HIGHLIGHTS

- Commercial pad sites ready for immediate occupancy
- Located within Creek Meadows master planned community
- Situated in close proximity to Greens Prairie Elementary as well as Pecan Ridge Intermediate and Middle School
- Quick access to FM 2154 (Wellborn Road) and Highway 40 (William D. Fitch Parkway)
- Greens Prairie Trail improved to four lane divided roadway with curbs and gutters, and left and right turn lanes



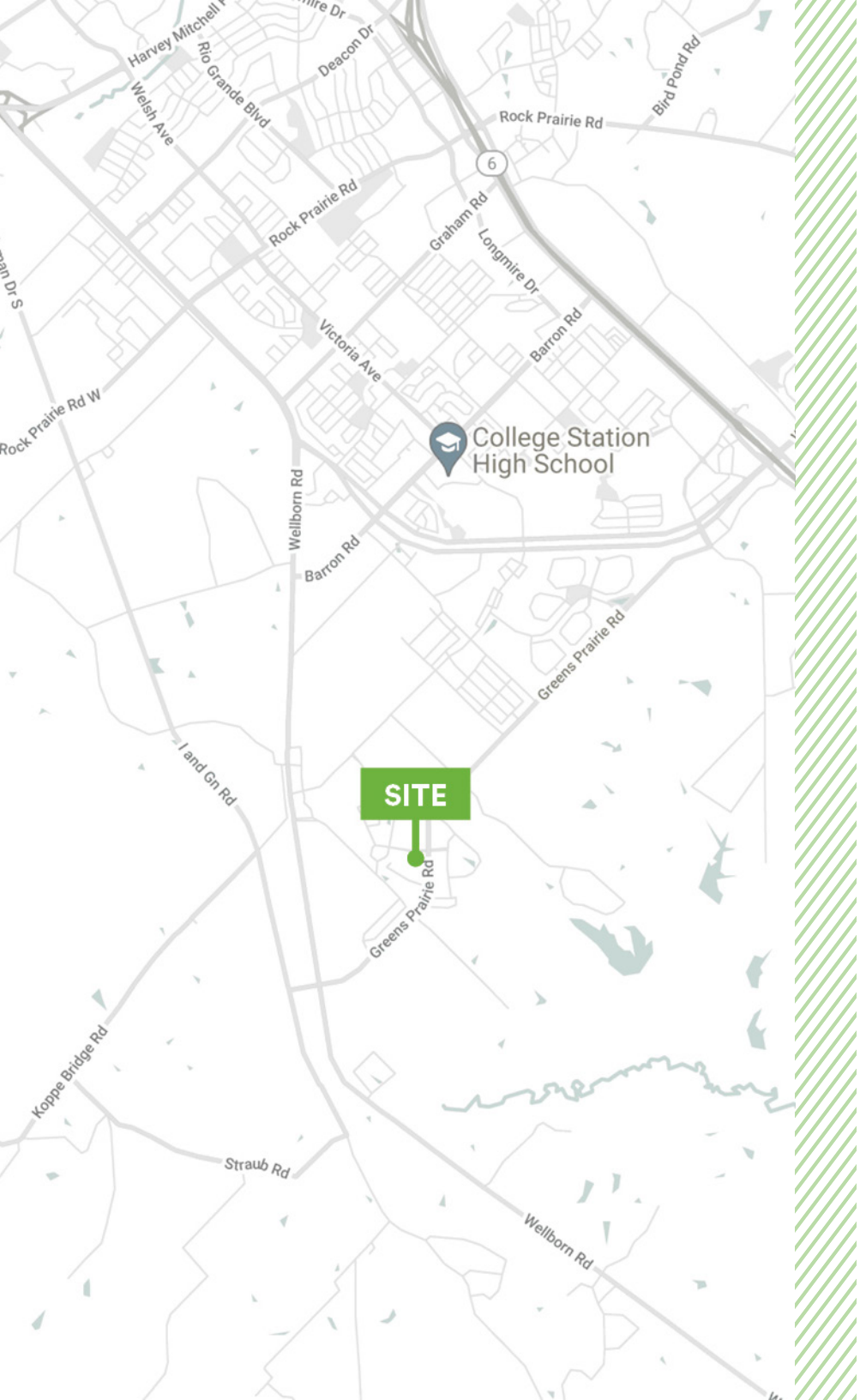
SALES PRICE

1.1 AC - CALL FOR PRICING
1.2 AC - CALL FOR PRICING



LAND SIZE

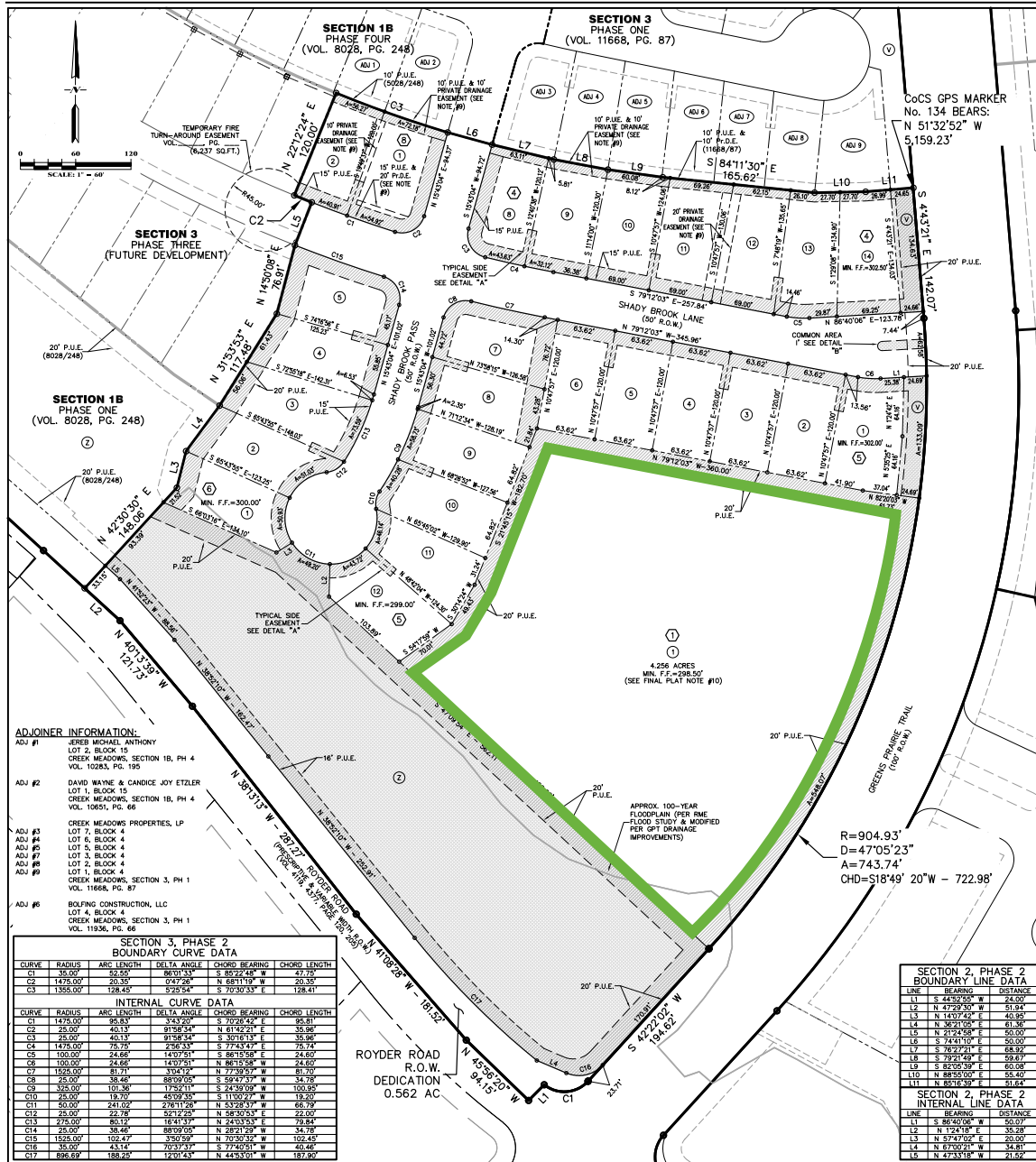
1.1 & 1.2 AC



PROPERTY INFORMATION

Size	1.1 AC 1.2 AC
Legal Description	Portion of Lot 1, Block 1, Phase 2, Section 3, Creek Meadows
ID Number	374941
Access	Access to Greens Prairie Trail via common driveway
Frontage	~ 250' on Greens Prairie Trail
Zoning	PDD: Planned Development District
Utilities	All utilities available
Flood Plain	None
Traffic Counts	Wellborn Road: 12,505 VPD



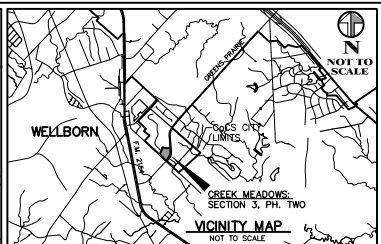


ADJOINER INFORMATION:

- ADJ #1 JEREB MICHAEL ANTHONY
LOT 2, BLOCK 15
CREEK MEADOWS, SECTION 1B, PH 4
VOL. 1083, PG. 199
- ADJ #2 DAVID WAYNE & CANDICE JOY ETZLER
LOT 1, BLOCK 15
CREEK MEADOWS, SECTION 1B, PH 4
VOL. 1083, PG. 199
- ADJ #3 CREEK MEADOWS PROPERTIES, LP
LOT 7, BLOCK 4
LOT 8, BLOCK 4
LOT 5, BLOCK 4
LOT 3, BLOCK 4
LOT 2, BLOCK 4
LOT 1, BLOCK 4
CREEK MEADOWS, SECTION 3, PH 1
VOL. 1168, PG. 87
- ADJ #6 BOJFING CONSTRUCTION, LLC
LOT 4, BLOCK 4
CREEK MEADOWS, SECTION 3, PH 1
VOL. 1193, PG. 66

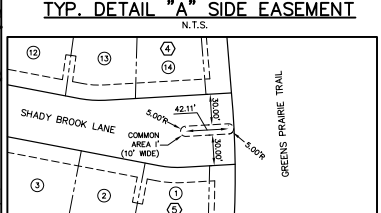
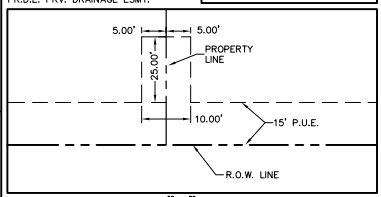
SECTION 3, PHASE 2 BOUNDARY CURVE DATA				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	35.00'	22.50'	86°01'53"	S 89°29'48" W
C2	142.00'	20.30'	7°47'28"	N 68°11'19" W
C3	1355.00'	128.45'	5°25'54"	S 70°30'53" E

INTERNAL CURVE DATA				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	1475.00'	34.83'	2°43'20"	S 70°28'42" E
C2	25.00'	40.13'	91°38'54"	N 81°42'21" E
C3	25.00'	40.13'	91°38'54"	S 30°18'13" E
C4	1475.00'	34.83'	2°43'20"	S 70°28'42" E
C5	100.00'	24.68'	140°75'51"	S 88°15'28" E
C6	100.00'	24.68'	140°75'51"	S 88°15'28" E
C7	1225.00'	38.73'	2°30'05"	S 59°27'37" E
C8	25.00'	101.36'	175°21'11"	S 24°38'09" W
C9	1225.00'	38.73'	2°30'05"	S 59°27'37" E
C10	50.00'	241.92'	2°01'19"	N 11°02'24" W
C11	50.00'	241.92'	2°01'19"	N 11°02'24" W
C12	25.00'	139.20'	45°02'54"	S 11°02'24" W
C13	275.00'	80.12'	16°41'57"	N 24°03'53" E
C14	25.00'	38.46'	88°09'05"	N 28°21'29" W
C15	1225.00'	102.47'	2°30'05"	N 10°24'32" W
C16	35.00'	43.14'	70°37'37"	S 77°40'51" W
C17	309.69'	188.20'	1°20'43"	N 44°30'20" W



COMMON AREA TABLE		
AREA LABEL	AREA (AC)	TOTAL ENCUMBERED BY EASEMENT
V	0.151	P.U.E. & P.A.E.
F	0.011	P.U.E. & P.A.E.
Z	3.196	P.R.D.E.

SYMBOL & LINE LEGEND	
---	BUILDING SETBACK LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
---	P.A.E. PUBLIC ACCESS ESMT.
---	P.R.D.E. PRV. DRAINAGE ESMT.
---	P.R.A.E. PRV. ACCESS ESMT.
---	S.S.L. BUILDING SETBACK LINE
①	LOT NUMBER
②	BLOCK NUMBER
⊙	COMMON AREA
---	P.U.E.
---	COMMON AREA



SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

FINAL PLAT OF CREEK MEADOWS SECTION 3, PHASE TWO

LOT 1, BLOCK ONE, LOTS 8-14, BLOCK FOUR & LOTS 1-12, BLOCK FIVE
 LOTS 1-5, BLOCK SIX & LOTS 1-2, BLOCK EIGHT
 3.348 ACRE COMMON AREAS & 1.991 ACRE R.O.W. DEDICATION
TOTAL = 14.455 ACRES & 27 LOTS
 SAMUEL DAVIDSON SURVEY, A-13
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SECTION 2, PHASE 2 BOUNDARY LINE DATA	
LINE	BEARING
L1	N 44°37'20" W
L2	N 14°07'42" E
L3	N 14°07'42" E
L4	N 90°17'02" E
L5	N 21°24'58" E
L6	S 84°41'00" E
L7	S 76°27'21" E
L8	S 22°21'48" E
L9	S 82°35'53" E
L10	N 88°52'00" E
L11	N 82°52'00" E

SECTION 2, PHASE 2 INTERNAL LINE DATA	
LINE	BEARING
I1	S 86°40'06" W
I2	N 12°41'08" E
I3	N 57°47'02" E
I4	N 67°00'21" W
I5	N 44°33'38" W

1800 SH No. 6 SOUTH, STE. 108G-077845
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 CHECKED BY: BRAD KERR
 EMAIL: civil@mgineer.com

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



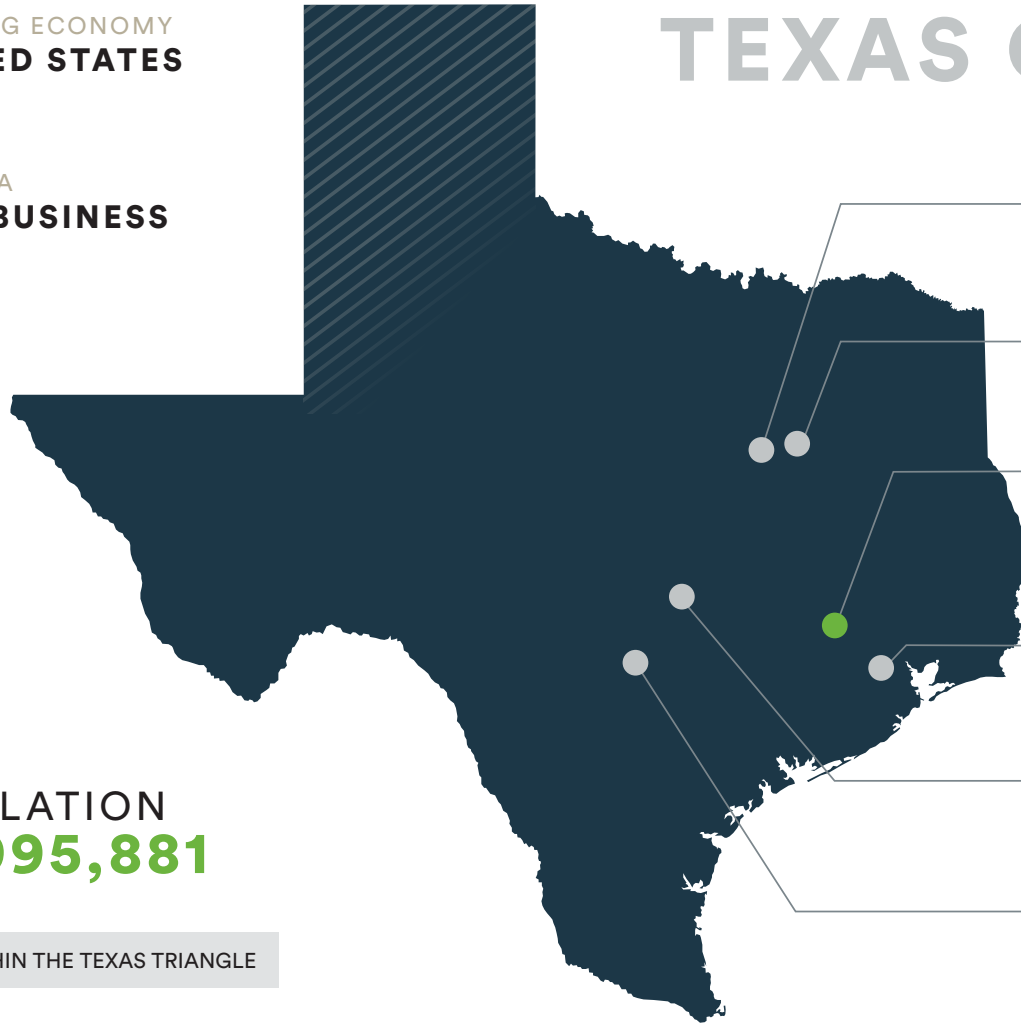
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

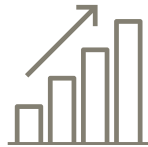
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



BRAZOS VALLEY
POPULATION
412,681

#1 BEST SMALL PLACES
FOR BUSINESS AND
CAREERS IN TEXAS

#1 FASTEST JOB GROWTH
RATE IN TEXAS IN
MID-SIZED METRO
AREAS



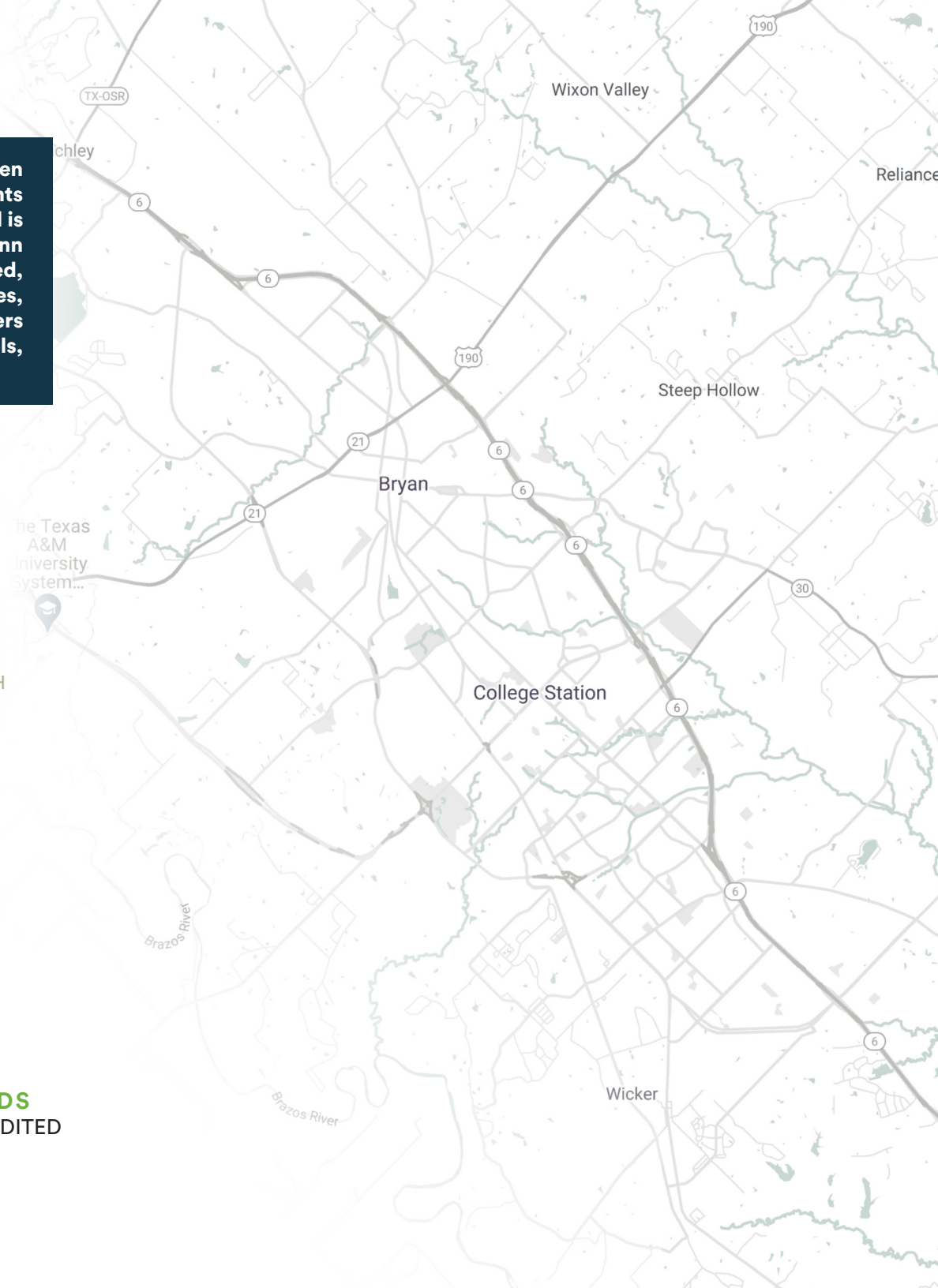
HOME TO TEXAS A&M UNIVERSITY

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



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

4.6K

HOUSEHOLD
INCOME

\$139K

CONSUMER
SPENDING

\$70M

3 MILE

ESTIMATED
POPULATION

29.5K

HOUSEHOLD
INCOME

\$112K

CONSUMER
SPENDING

\$402M

5 MILE

ESTIMATED
POPULATION

68.5K

HOUSEHOLD
INCOME

\$97K

CONSUMER
SPENDING

\$889M

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. **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.

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.

Oldham Goodwin Group, LLC

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532457

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Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Waco/Temple

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