

FREESTANDING RESTAURANT (VACANT)

620 Harvey Road, College Station, Texas



FOR SALE
TURNKEY BAR & RESTAURANT PROPERTY

OLDHAMGOODWIN.COM | 979.268.2000



TABLE OF CONTENTS

- 03 Investment Overview
- 04 Highlights
- 07 Building Specifications
- 13 Market Overview
- 17 Contact



INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present 620 Harvey Road in College Station, Texas for your consideration. Most recently operated as Anchor Bar, this fully equipped restaurant property offers a rare turnkey opportunity in a prime location minutes from Texas A&M University. The property was completely renovated in 2024 and is ready for a new owner—featuring updated finishes, modern kitchen equipment, and all FF&E included. With seating for 255 guests, 53 mounted TVs, and a spacious bar area, the layout is ideal for a sports bar, casual dining concept, or entertainment venue. Excellent visibility, strong traffic counts, and proximity to Texas A&M make this property an exceptional investment and operational opportunity.

SALES PRICE



\$4,100,000

BUILDING SIZE



7,051 SF

YEAR BUILT/ RENOVATED

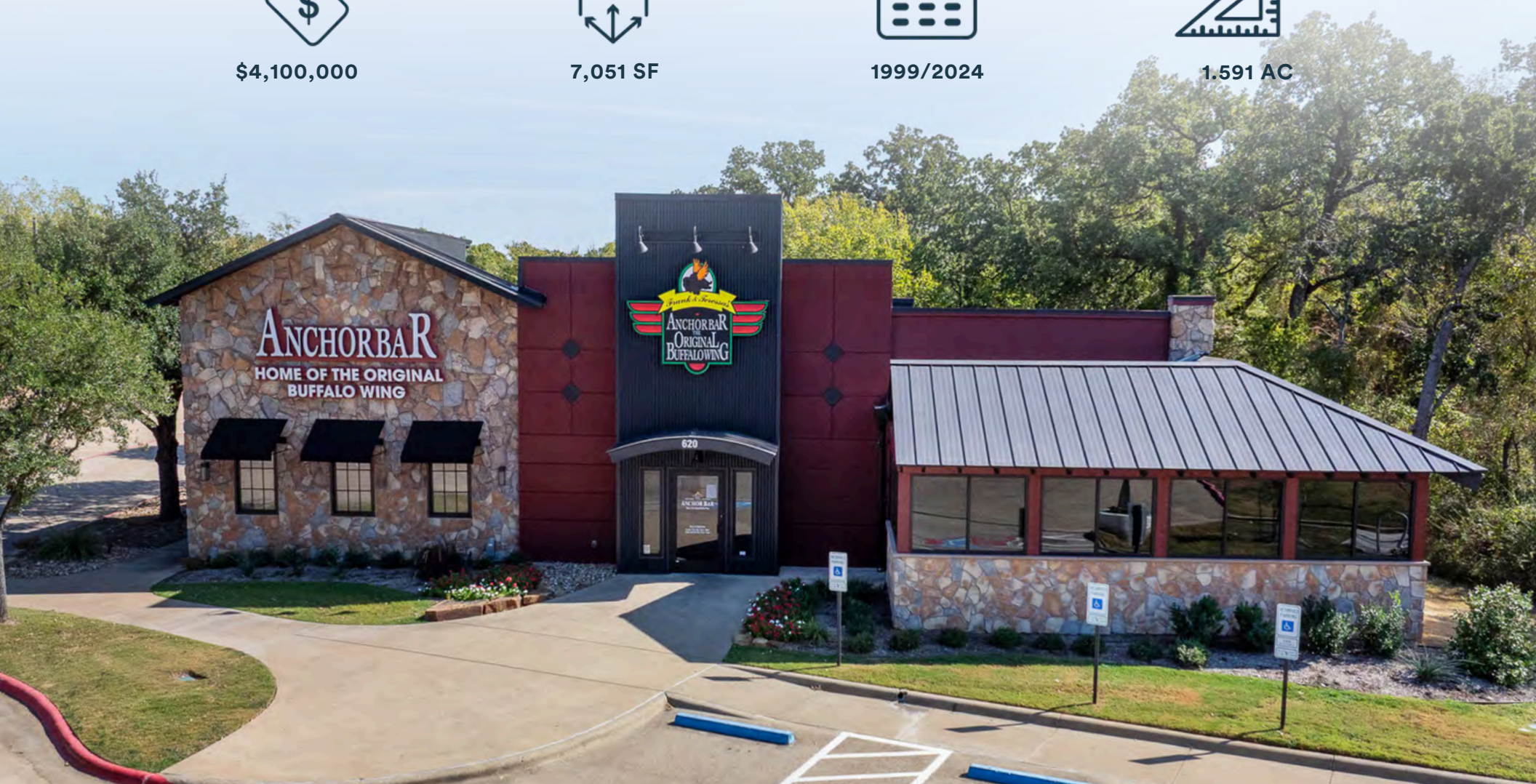


1999/2024

LAND SIZE



1.591 AC





FULLY EQUIPPED, MOVE-IN READY RESTAURANT BUILDING

- Over 7,000 SF currently finished out for dine-in restaurant with bar and entertainment concept.
- Complete renovation in 2024 with contemporary interior finishes offering a modern setting ready for immediate use or minimal customization.
- Accommodates 255 guests with a large, well-designed bar area with ample seating.
- Three (3) walk-in coolers including keg cooler with long-draw system to bar area.
- FF&E included in the sale.
- All FF&E was upgraded or replaced in 2024.

DESIRABLE LOCATION NEAR TEXAS A&M UNIVERSITY

- Great visibility and exposure to near 20,000 cars per day on Harvey Road.
- Designated turn lane access through median, no U-turns required.
- Close proximity to SH-6 and Post Oak Mall.
- Less than one mile from Texas A&M University with Fall 2025 enrollment near 80,000 students.
- Monument signage along Harvey Road.

BUSINESS FRIENDLY ENVIRONMENT

- Bryan/College Station voted #1 Best Small Places for Business in Texas
- Bryan/College Station has the highest job growth rate in Texas for mid-sized area
- Texas is consistently ranked highly for its business-friendly environment and strong economy
- Texas has no State Income Tax

ULTA *Michael's*

University Drive: 52,524 VPD

SITE

Harvey Road: 19,651 VPD

Texas Avenue: 51,135 VPD

University Drive

George Bush Drive

Harvey Mitchell Parkway

6

73,521 VPD



HAVERTY'S
 MAKE IT HOME
 CHASE
 Freebirds
 WORLD BIRRIYO
 Marble SLAB CREAMERY
 DSW
 DESIGNER SHOE WAREHOUSE
 OLD NAVY



Texas Avenue: 51,135 VPD



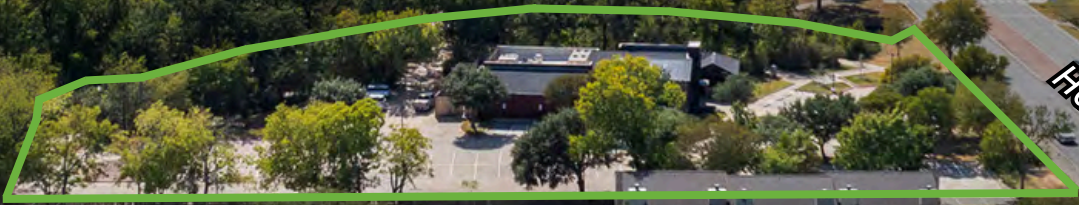
Chick-fil-c
 SPEC'S
 WINE SPIRITS FINE FOODS
 KOHL'S
 HomeGoods

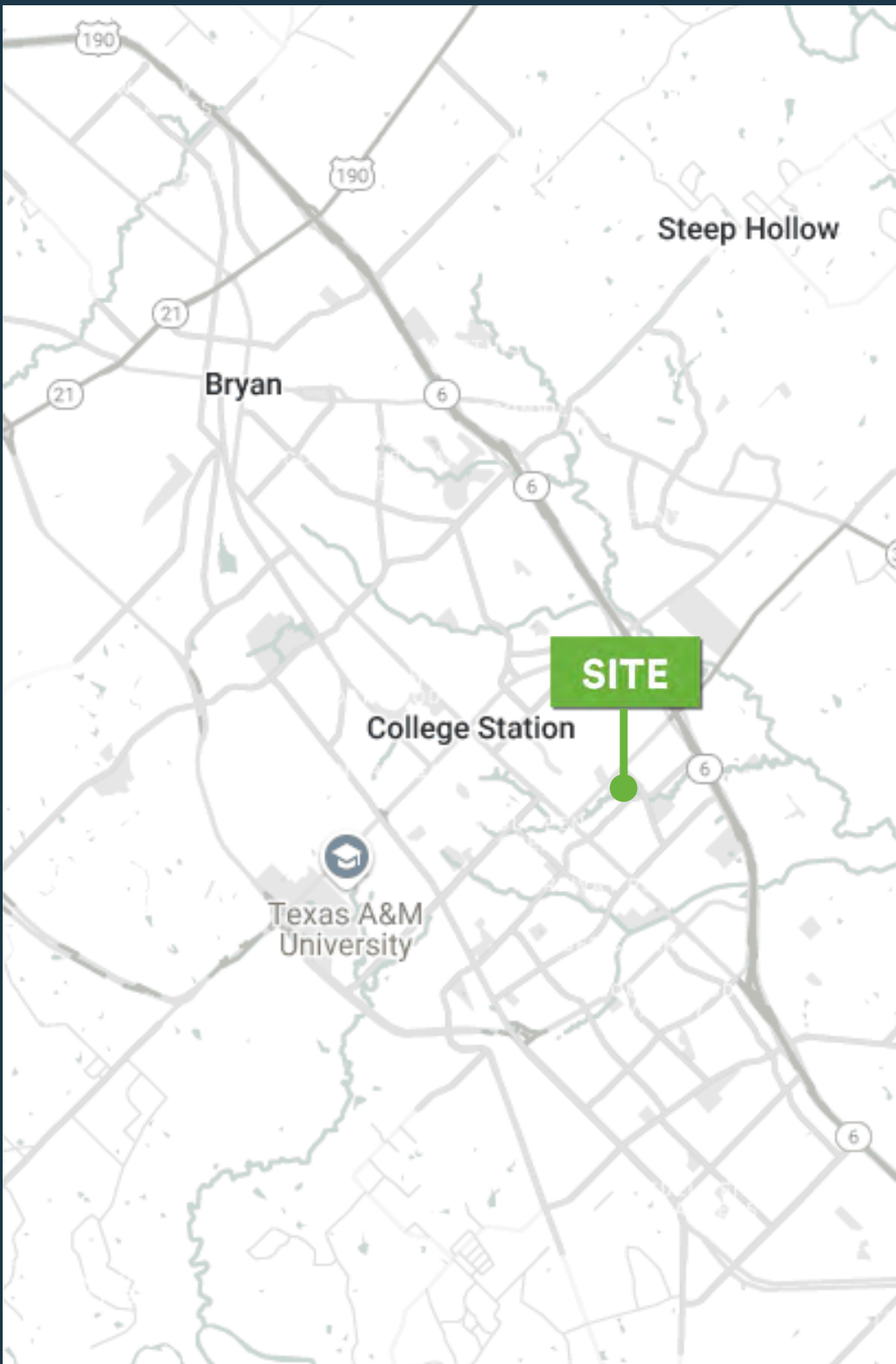
BOOT BARN
 Burlington
 Total Wine & MORE
 COLD STONE CREAMERY
 Jason's DELI
 PANDA EXPRESS
 CHINESE KITCHEN
 James Avery JEWELRY

TEXAS A&M UNIVERSITY

Stallings Drive

Harvey Road: 19,651 VPD





BUILDING SPECIFICATIONS

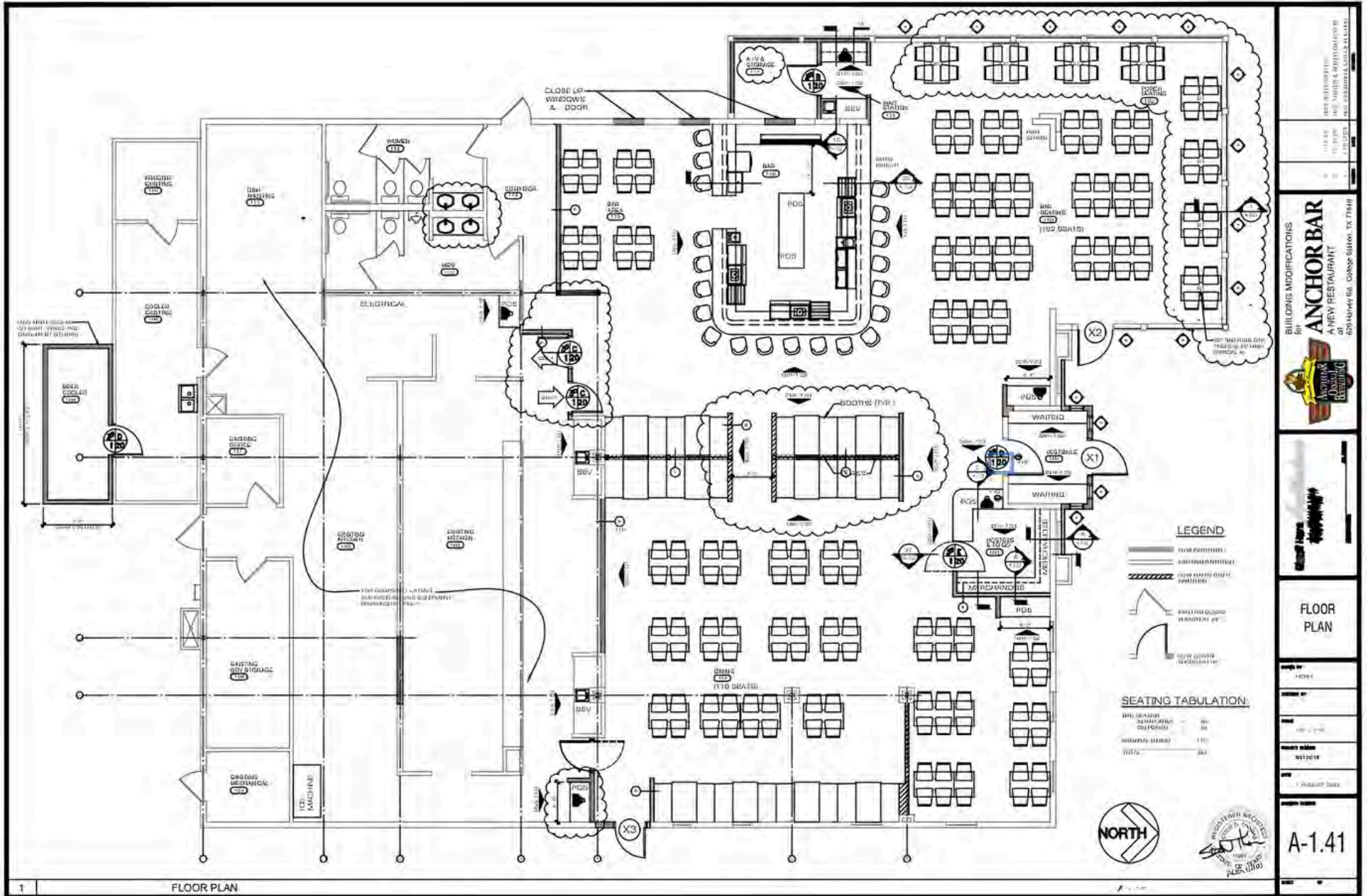
Gross Building Area:	7,051 SF
Year Built/Renovated	1999/ 2024
Exterior Walls:	Wood & Brick Veneer
Roof Cover:	TPO, Asphalt, Metal
Roof Age:	2024
Utilities:	Electricity: College Station Utilities Water: College Station Utilities Sewer: College Station Utilities Gas: Atmos Energy
Sprinklered:	No
Parking:	107 Spaces

SITE SPECIFICATIONS

Size:	1.591 AC
Legal Description:	Lot 4, West Wolf Pen Creek, 1.591 Acres
Access:	One (1) curb cut along Harvey Road
Zoning:	WPC - Wolf Pen Creek District
Frontage:	~245' along Harvey Road

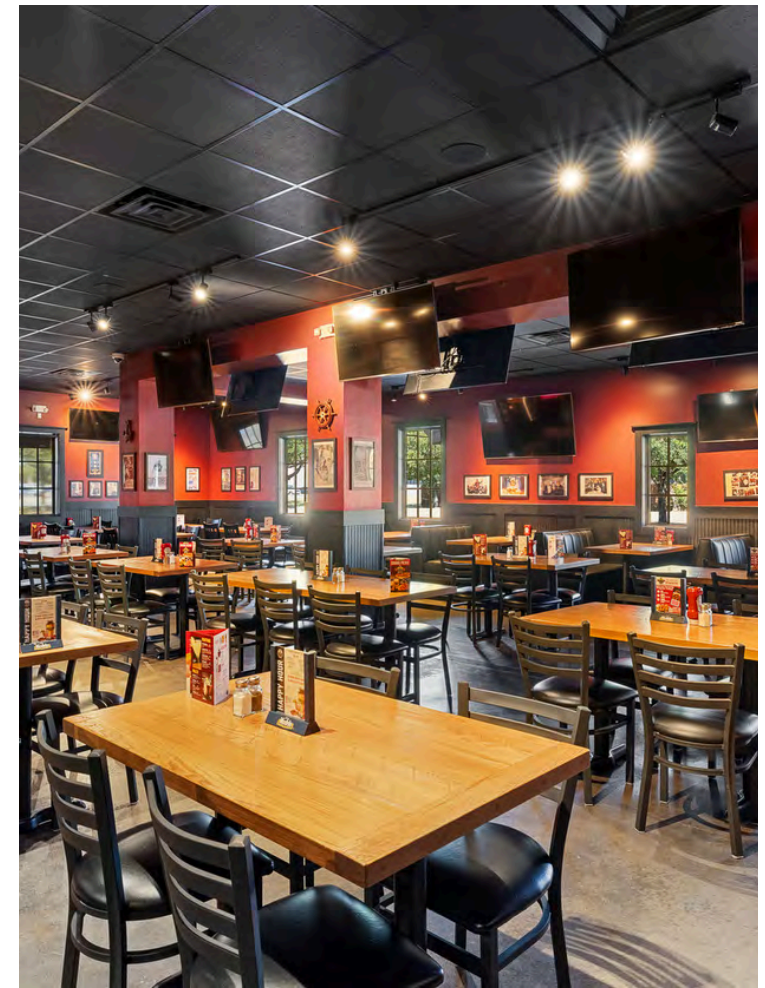
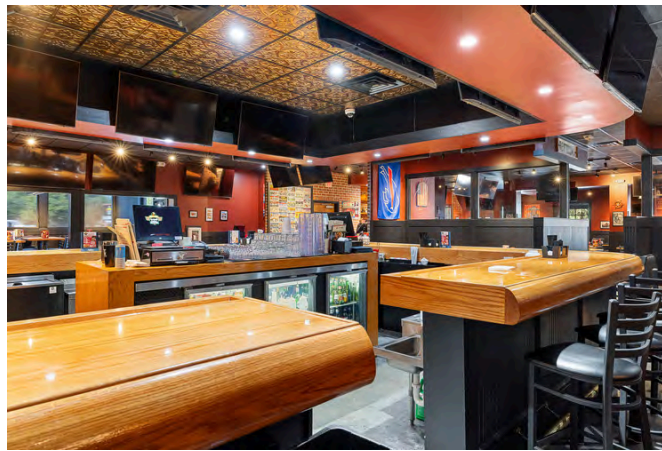


FLOOR PLAN





- Seating for 255 Guests
 - 53 TV's ● 55 Bar Chairs
 - 12 Booths ● 24 Taps
 - 3 Walk-In Coolers
- Including Keg Cooler
and Long-Draw System
- FF&E Included in Sale





DEMOGRAPHICS

	ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
1 MILE	17K	\$46K	\$157K
3 MILE	102K	\$56K	\$880K
5 MILE	173K	\$65K	\$1.68M



TEXAS OVERVIEW

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



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

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over \$3.1 Billion annually. A&M's 77,000 students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.



BRAZOS VALLEY
POPULATION
412,681

#1 BEST SMALL TOWNS FOR BUSINESS AND CAREERS IN TEXAS

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



HOME TO TEXAS A&M UNIVERSITY
LARGEST UNIVERSITY IN THE COUNTRY
FALL 2023 ENROLLMENT - 77,000
TIER 1 RESEARCH INSTITUTION

12% LOWER COST OF LIVING THAN THE NATIONAL AVERAGE

4.1% UNEMPLOYMENT RATE



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.

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Phone

Buyer / Tenant / Seller / Landlord Initials

Date



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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.

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