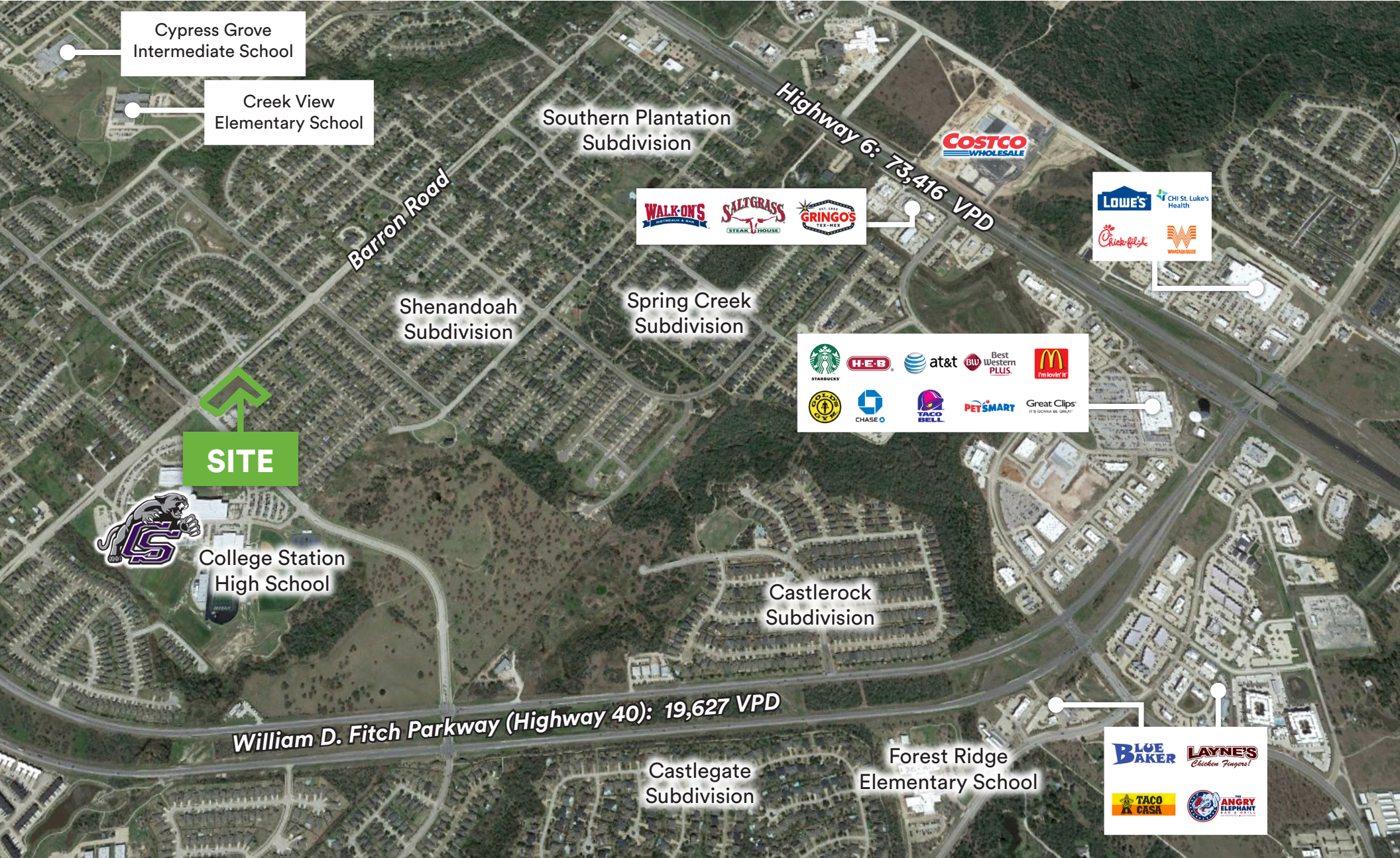




Oldham  
Goodwin

# COMMERCIAL LAND | FOR SALE ~2.5 AC ON BARRON RD AND VICTORIA AVE

College Station, Texas 77845



Cypress Grove Intermediate School

Creek View Elementary School

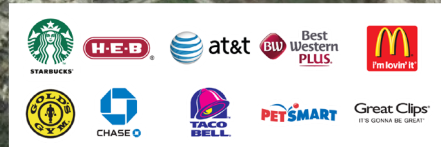
Southern Plantation Subdivision

Highway 6: 73,416 VPD



Shenandoah Subdivision

Spring Creek Subdivision



SITE



College Station High School

Castlerock Subdivision

William D. Fitch Parkway (Highway 40): 19,627 VPD

Castlegate Subdivision

Forest Ridge Elementary School



## PROPERTY HIGHLIGHTS

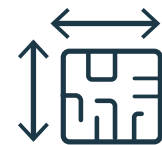
- Two separate lots, 1.1 acres and 1.3 acres, and each fully entitled for development
- Directly across from College Station High School (1600 students) and near Spring Creek Elementary
- Platted & zoned, with all utilities, shared access, and detention basin in place
- Extremely visible hard corner, adjacent to St. Joseph Family Medicine
- Surrounded by several established and developing residential communities
- Excellent Demographics - Located in the affluent South College Station submarket with average household income in excess of \$130,000/year
- Booming MSA - Anticipated population growth of over 13% by 2027



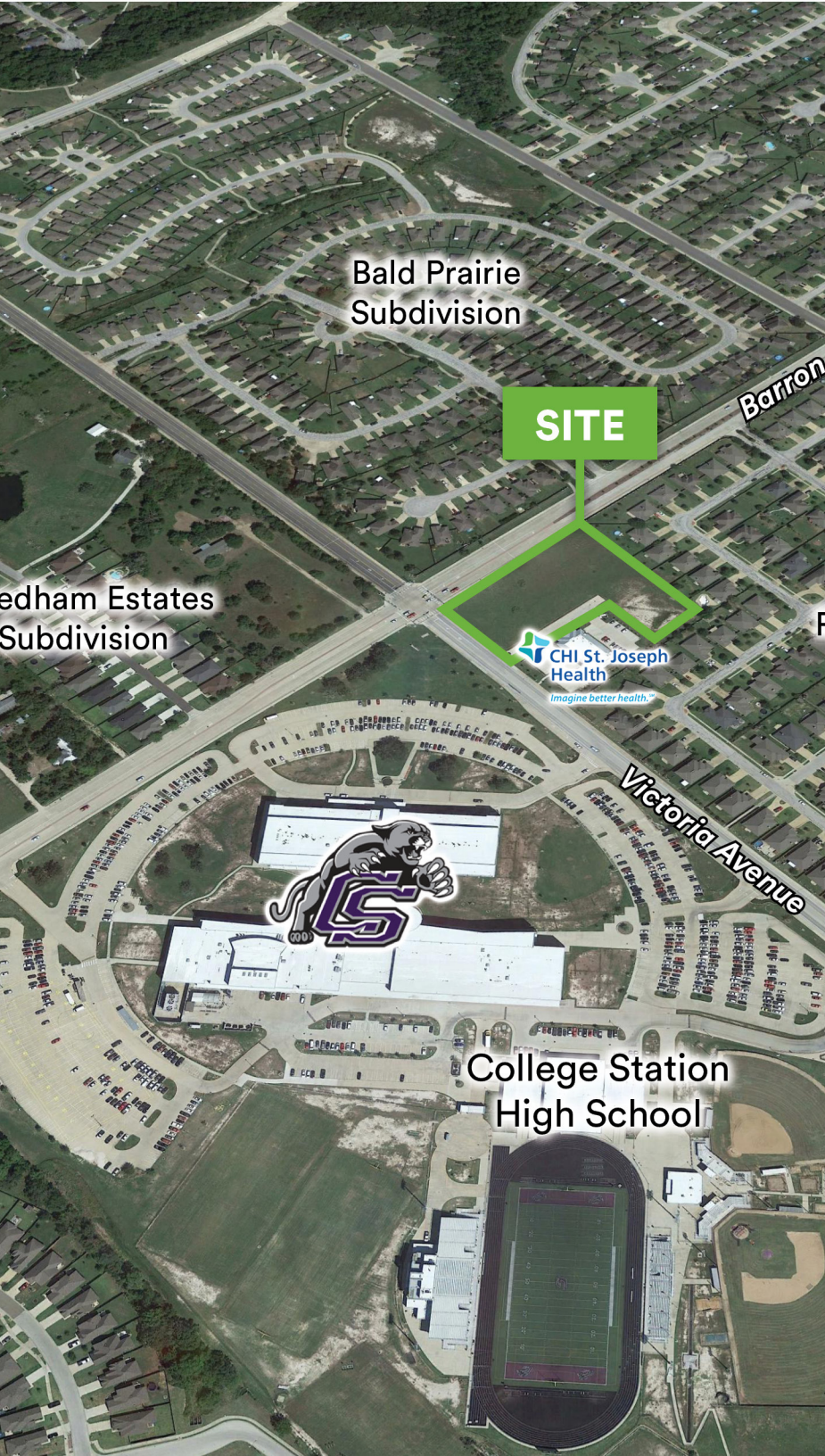
**SALES PRICE**  
**\$1,415,700**



**PRICE/SF**  
**\$13.00/SF**



**LAND SIZE**  
**2.5 AC**



## PROPERTY INFORMATION

Size	~2.5 AC
Legal Description	Lot 2, Block 1, Reatta Corner, Brazos County
ID Number	369023
Access	Access via Victoria Avenue and Barron Road
Frontage	350' of frontage on Barron Road 161' of frontage on Victoria Avenue
Zoning	SC- Suburban Commercial
Utilities	Utilities in area
Flood Plain	None
Traffic Counts	Highway 40: 19,627 - AADT Highway 6: 73,416 - AADT



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BRAZOS
INVESTORS: Theresa Holland, Ann Duke, Patricia Hanshaw and Anthony Damian Seaback, are the owners of a 2.558 acre tract of land situated in the Robert Stevenson Survey, Abstract Number 54, said tract being all of Lot 2, Block 1, Reatta Corner Subdivision, an addition to the City of College Station, Texas according to the plat recorded in Volume 11765, Page 102 of the Plat Records of Brazos County, Texas.

- NOTES:
1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Contour Zone 4203 based on observations made on August 16, 2023 with an applied combined scale factor of 1.00012.
2. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48469-0303E, for Brazos County, Texas and incorporated areas, dated May 16, 2012 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 1% annual chance floodplain".
3. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property owner or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. The City of College Station will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
5. The City of College Station will not be responsible for any building, personal injury or loss of life or property occasioned by flooding or flooding conditions.
6. The City of College Station County permits are required for all building construction.
7. All private driveway to a city maintained roadway, or roadway with expectations of being accepted into the city roadway network, must be shown with the existing driving surface.
8. Must be designed and constructed to City of College Station specifications and standards.
9. All surface drainage easements shall be least clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.

- 10. Driveway connections must meet the City of College Station specifications.
11. All roadway signs shall meet the City of College Station specifications.
12. The City of College Station will only maintain street signs and poles with materials currently approved and in use by the City of College Station Public Works.
13. The City of College Station does not and will not accept street lights for maintenance or operation.
14. A road dedicated to the public may not be obstructed, including by means of a gate.
15. Fences and utility appurtenances may be placed within the 100' or drainage easements provided they are placed outside the design or floodwaters, as shown on the plat.
16. Water will be served by the City of College Station.
17. Wastewater will be served by the City of College Station.
18. Electric service will be serviced by CUSU.
19. Except for ditches that are adjacent to roadways and/or culverts and other improvements that are a part of a roadway, the city generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for the work to be done either by way of an RCA, by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements that are not adjacent to main or to other matters.
20. According to the utility zoning map, the surveyed property is zoned for Suburban Commercial use.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That I, Shaun Marvin Pagnon, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Shaun Marvin Pagnon
Registered Professional Land Surveyor No. 6432
Kimley-Horn and Associates, Inc.
801 Cherry Street, Suite 1300
Fort Worth, Texas 76102
Phone: 817-225-6112

CERTIFICATE OF THE COUNTY CLERK

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authorization was filed for record in my office on the \_\_\_ day of \_\_\_ 2023, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_ Page \_\_\_.
WITNESS my hand and official Seal, at my office in Bryan, Texas.
County Clerk
Brazos County, Texas

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Theresa Holland, Ann Duke, Patricia Hanshaw and Anthony Damian Seaback, acting herein by and through its duly authorized officers, does hereby certify and accept this plat designating the herein described tract as LOTS 2R-1 & 2R-2, BLOCK 1, REATTA CORNER SUBDIVISION, an addition to City of College Station, Brazos County, Texas, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown for mutual use and accommodation of the City of College Station and all public utilities desiring to use or using same. All and any public utility and the City of College Station shall have right to install and keep maintained all or parts of any buildings, fences, streets, alleys or other improvements or growths, which in any way enlarge or interfere with the construction, maintenance or efficiency of its respective systems on said easements. The City of College Station and all public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, upgrading, repairing, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of College Station, Texas.

WITNESS my hand, this \_\_\_ day of \_\_\_ 2023.
BY: Theresa Holland
Name, Title
BY: Ann Duke
Name, Title
BY: Patricia Hanshaw
Name, Title
BY: Anthony Damian Seaback
Name, Title
STATE OF TEXAS
COUNTY OF \_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Theresa Holland, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_ 2023.
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF \_\_\_
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ann Duke, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_ 2023.
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF \_\_\_
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Patricia Hanshaw, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_ 2023.
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF \_\_\_
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Anthony Damian Seaback, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_ 2023.
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF \_\_\_
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Theresa Holland, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_ 2023.
Notary Public, State of Texas

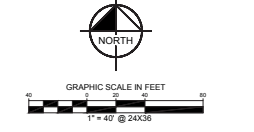
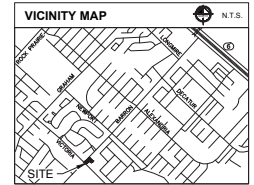
STATE OF TEXAS
COUNTY OF \_\_\_
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Anthony Damian Seaback, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_ 2023.
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF \_\_\_
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ann Duke, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_ 2023.
Notary Public, State of Texas

APPROVAL OF THE CITY PLANNER
I, \_\_\_ City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

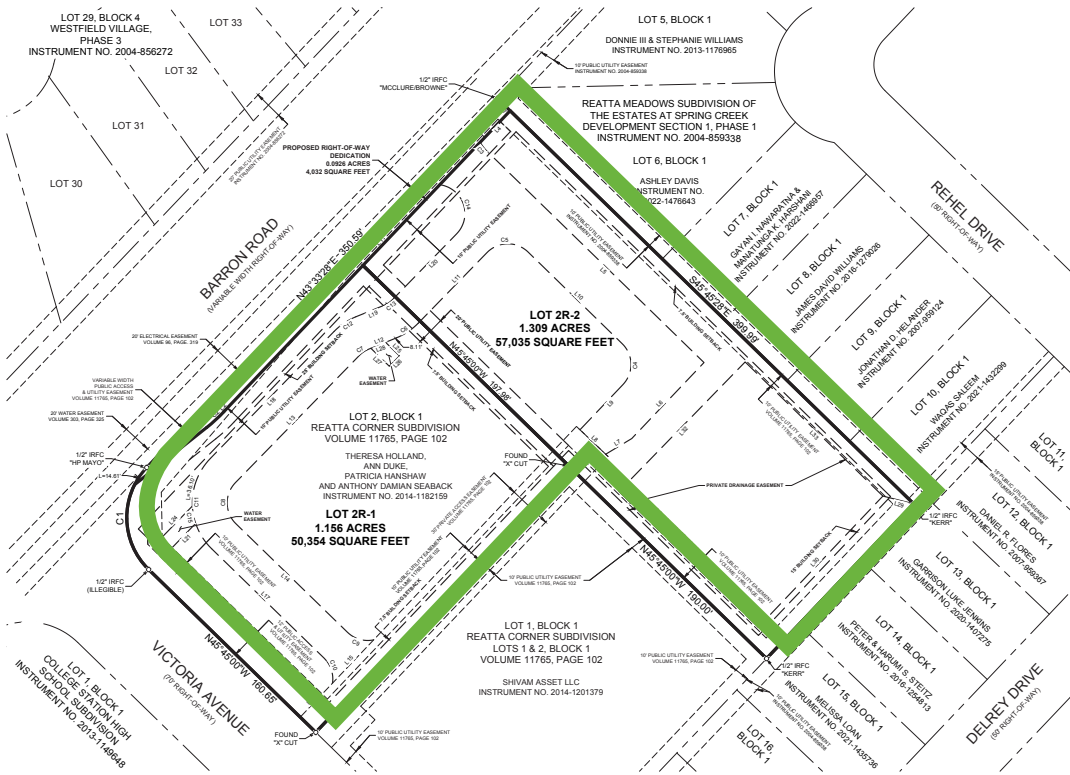
CERTIFICATE OF CITY ENGINEER
I, \_\_\_ City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

CITY ENGINEER
City of College Station



LINE TYPE LEGEND table with columns for line style and description: DASHED LINE (EXISTING EASEMENT), SOLID LINE (PROPOSED EASEMENT LINE), DOTTED LINE (EXISTING EASEMENT LINE).

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
RFC = IRON ROD FOUND WITH CAP
RFF = IRON ROD FOUND



LINE TABLE with columns: NO., BEARING, LENGTH, LINE NO., BEARING, LENGTH, NO., BEARING, LENGTH, NO., BEARING, LENGTH. Lists line segments for lots 2R-1 and 2R-2.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Lists curve data for the plat.

OWNER: Theresa Holland, Ann Duke, Patricia Hanshaw, Anthony Damian Seaback
11711 West Creek
Katy, Texas 77450

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Kimley-Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale, Drawn by, Checked by, Date, Project No., Sheet No. table.

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APPLICANT: Kimley-Horn and Associates, Inc.
200 N. Central Expressway, Suite 400
Richardson, Texas 75081
Phone: 409-201-2566
Contact: Stephanie Tull, P.E.
REGISTERED PROFESSIONAL ENGINEER, RPLS
PROJECT: REATTA CORNER SUBDIVISION, BLOCK 1, LOTS 2R-1 & 2R-2, BEING A REPLAT OF REATTA CORNER SUBDIVISION BLOCK 1, LOT 2, 2.558 ACRES RESERVED FOR RIGHT-OF-WAY DEDICATION) ROBERT STEVENSON SURVEY ABSTRACT NO. 54 CITY OF COLLEGE STATION BRAZOS COUNTY, TEXAS

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



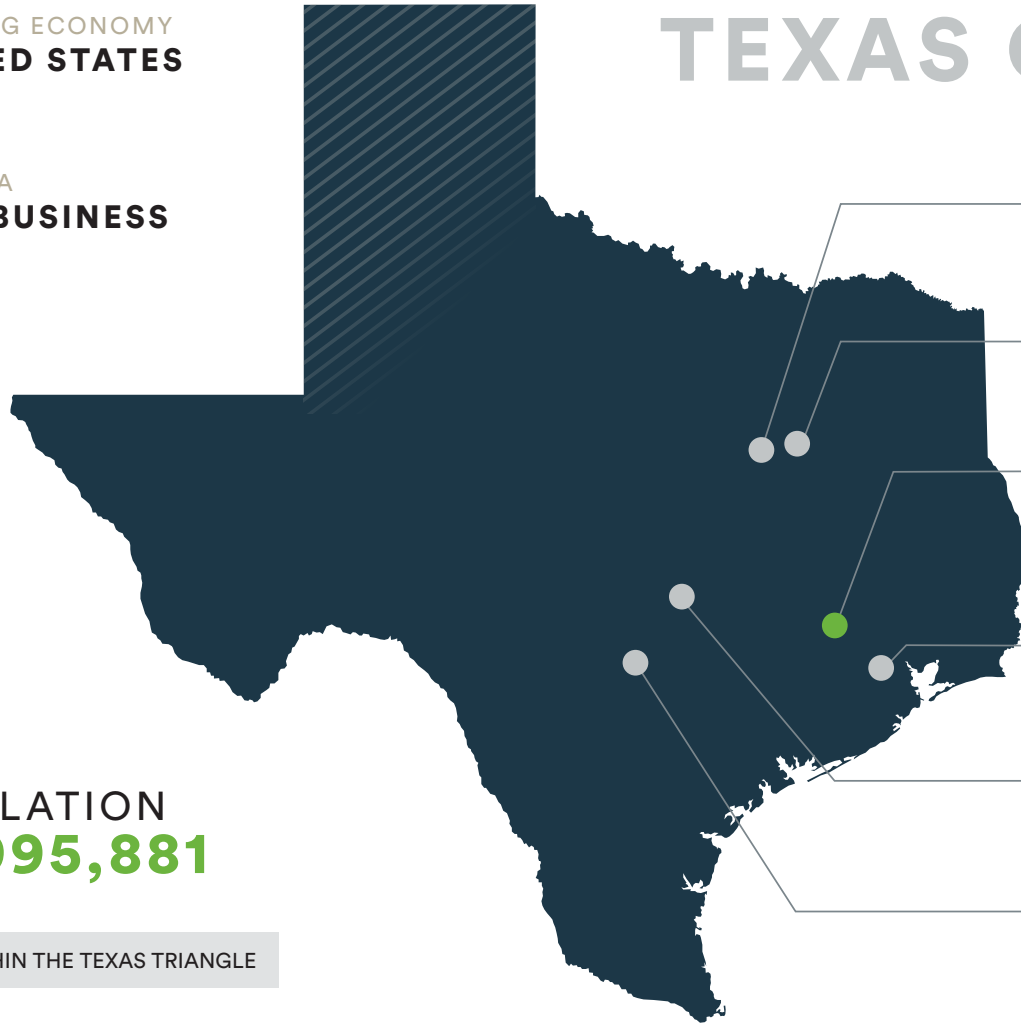
POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

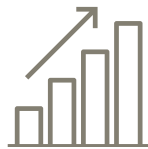
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**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



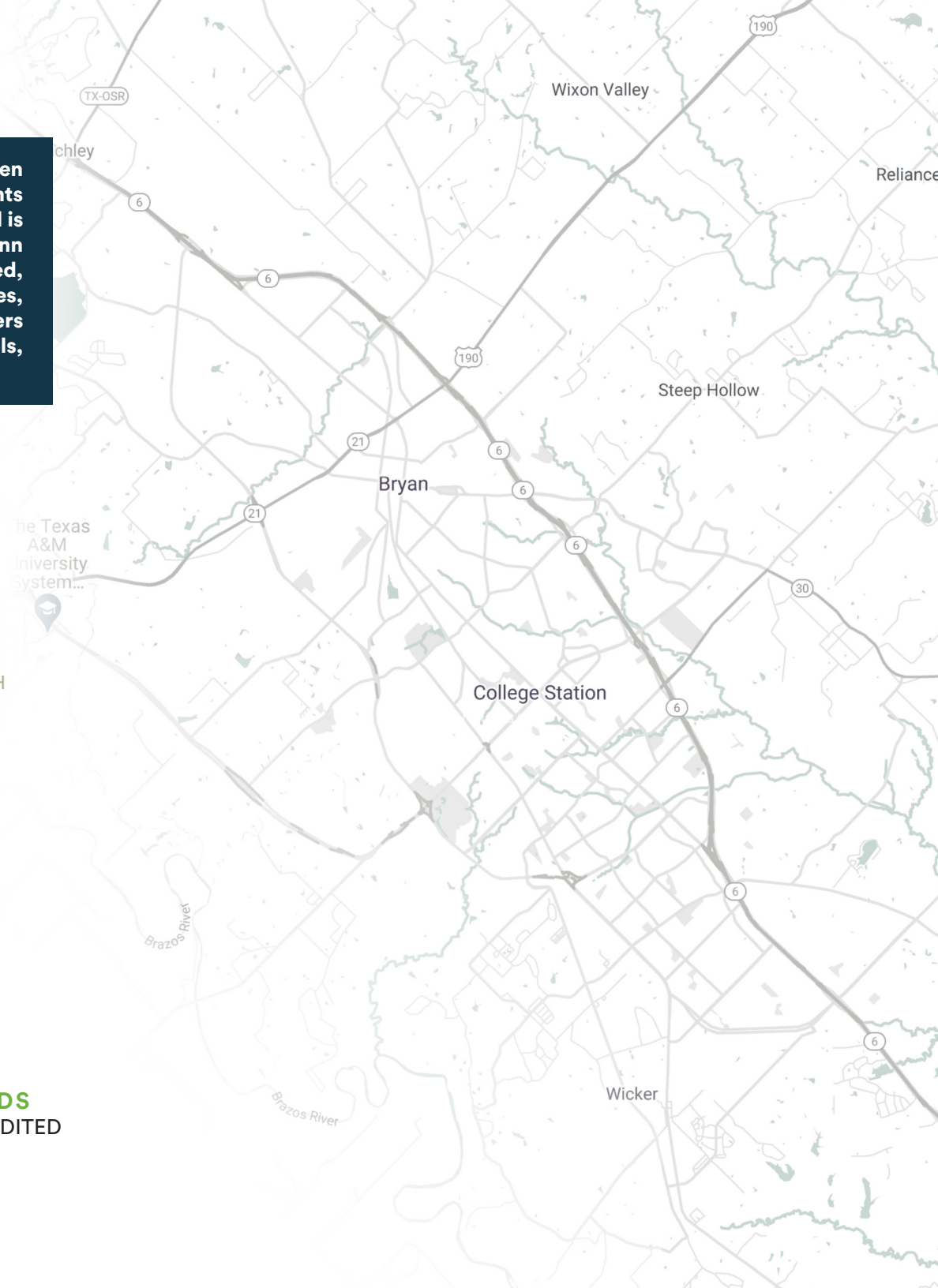
## HOME TO TEXAS A&M UNIVERSITY

**1<sup>ST</sup>** IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S  
OF FORTUNE 500 COMPANIES  
**4<sup>TH</sup>** 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

13K

HOUSEHOLD  
INCOME

\$98K

CONSUMER  
SPENDING

\$167M

3 MILE

ESTIMATED  
POPULATION

52K

HOUSEHOLD  
INCOME

\$102K

CONSUMER  
SPENDING

\$688M

5 MILE

ESTIMATED  
POPULATION

113K

HOUSEHOLD  
INCOME

\$80K

CONSUMER  
SPENDING

\$1.3B

# 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

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

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:



**Jeremy Richmond, CCIM**  
Managing Director | Land Services  
D: 979.977.6096 C: 979.777.8176  
Jeremy.Richmond@OldhamGoodwin.com

## Bryan

3000 Briarcrest Drive, Suite 500  
Bryan, Texas 77802  
O: 979.268.2000

## Fort Worth

2220 Ellis Avenue  
Fort Worth, Texas 76164  
O: 817.512.2000

## Houston

14811 St. Mary's Lane, Suite 130  
Houston, Texas 77079  
O: 281.256.2300

## San Antonio

1901 NW Military Highway, Suite 201  
San Antonio, Texas 78213  
O: 210.404.4600

## Waco/Temple

18 South Main Street, Suite 500  
Temple, Texas 76501  
O: 254.255.1111



OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. 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.

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.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. 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.