



Oldham
Goodwin

FOR SALE COMMERCIAL LAND NEXT TO HOMETOWN CINEMA

1708 S. Jackson Street | Jacksonville, TX 75766



PROPERTY HIGHLIGHTS

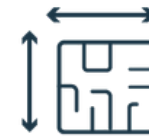
- General Commercial Zoning with shared access, parking, and utilities in place
- Convenient ingress/egress to Jackson Street (US 69) just one mile south of historic downtown Jacksonville
- Situated in the main commercial corridor near Brookshire's, Walmart, Tractor Supply, Northern Tool, Atwoods, and various other national brand retailers and restaurants
- More than 430' of frontage along Andrews Street
- 22,581 AADT on US 69
- Central to local schools, healthcare, manufacturing, and residential development
- Multiple parcels available:
- Tract 1 – 3.7 AC, Tract 2 – 1.28 AC



SALES PRICE

Tract 1: \$483,516

Tract 2: \$167,270



SITE SIZE

Tract 1: 3.7 Acres

Tract 2: 1.28 Acres



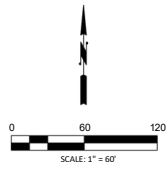
PRICE/SF

\$3.00/SF

\$3.00/SF

TRACT 1 SURVEY

BOUNDARY SURVEY OF ±3.70 ACRES SITUATED IN THE JOSE PINEDA SURVEY, ABSTRACT NUMBER 41 CHEROKEE COUNTY, TEXAS



LEGEND

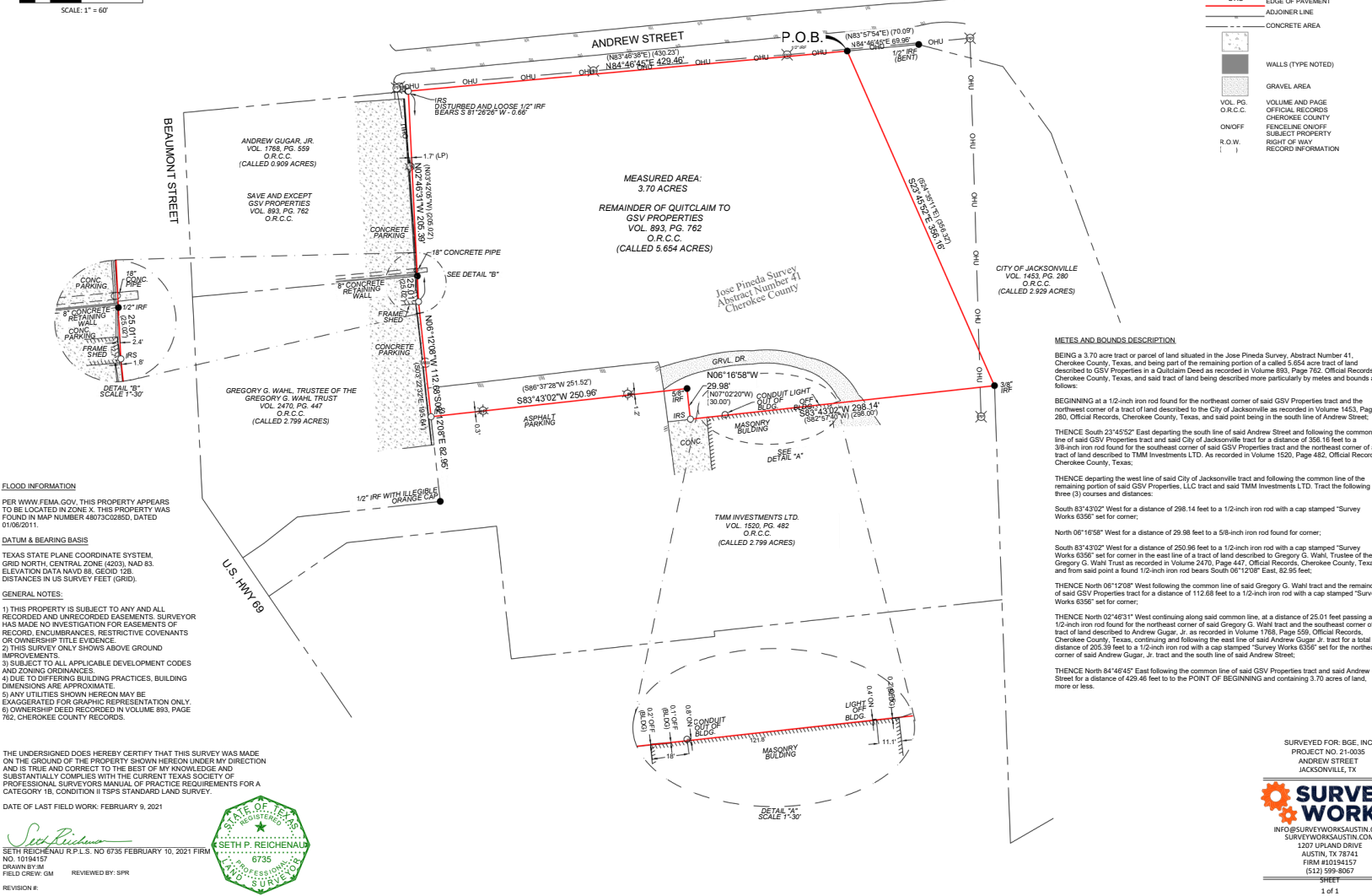
- 1/2" IRON ROD SET (PINK CAP STAMPED SURVEY WORKS 6356)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- WASTE WATER MANHOLE
- POWER POLE
- LIGHT POLE
- MISCELLANEOUS ITEM (AS NOTED)
- OVERHEAD UTILITY
- PROPERTY LINE
- EDGE OF PAVEMENT
- ADJONER LINE
- CONCRETE AREA

WALLS (TYPE NOTED)

- WALLS (TYPE NOTED)
- GRAVEL AREA

VOL. PG. O.R.C.C.

- VOLUME AND PAGE OFFICIAL RECORDS
- CHEROKEE COUNTY, CHEROKEE COUNTY, TEXAS, AND SAID TRACT OF LAND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:
- ON/OFF
- FENCELINE ON/OFF
- SUBJECT PROPERTY
- RIGHT OF WAY
- RECORD INFORMATION



METES AND BOUNDS DESCRIPTION

BEING a 3.70 acre tract or parcel of land situated in the Jose Pineda Survey, Abstract Number 41, Cherokee County, Texas, and being part of the remaining portion of a called 5.654 acre tract of land described by GSV Properties in a Quitclaim Deed as recorded in Volume 893, Page 762, Official Records, Cherokee County, Texas, and said tract of land being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said GSV Properties tract and the northeast corner of a tract of land described to the City of Jacksonville as recorded in Volume 1453, Page 280, Official Records, Cherokee County, Texas, and said point being in the south line of Andrew Street;

THENCE South 23°45'52" East departing the south line of said Andrew Street and following the common line of said GSV Properties tract and said City of Jacksonville tract for a distance of 365.16 feet to a 3/8-inch iron rod found for the southeast corner of said GSV Properties tract and the northeast corner of a tract of land described to TMM Investments LTD. As recorded in Volume 1520, Page 482, Official Records, Cherokee County, Texas;

THENCE departing the west line of said City of Jacksonville tract and following the common line of the remaining portion of said GSV Properties, LLC tract and said TMM Investments LTD. Tract the following three (3) courses and distances:

South 83°43'02" West for a distance of 298.14 feet to a 1/2-inch iron rod with a cap stamped "Survey Works 6356" set for corner;

North 06°16'58" West for a distance of 29.98 feet to a 5/8-inch iron rod found for corner;

South 83°43'02" West for a distance of 250.96 feet to a 1/2-inch iron rod with a cap stamped "Survey Works 6356" set for corner in the east line of a tract of land described to Gregory G. Wahl, Trustee of the Gregory G. Wahl Trust as recorded in Volume 2470, Page 447, Official Records, Cherokee County, Texas, and from said point a found 1/2-inch iron rod bears South 06°12'08" East, 82.95 feet;

THENCE North 06°12'08" West following the common line of said Gregory G. Wahl tract and the remainder of said GSV Properties tract for a distance of 112.68 feet to a 1/2-inch iron rod with a cap stamped "Survey Works 6356" set for corner;

THENCE North 02°46'31" West continuing along said common line, at a distance of 25.01 feet passing a 1/2-inch iron rod found for the northeast corner of said Gregory G. Wahl tract and the southeast corner of a tract of land described to Andrew Gugar, Jr. as recorded in Volume 1768, Page 559, Official Records, Cherokee County, Texas, continuing and following the east line of said Andrew Gugar, Jr. tract for a total distance of 205.39 feet to a 1/2-inch iron rod with a cap stamped "Survey Works 6356" set for the northeast corner of said Andrew Gugar, Jr. tract and the south line of said Andrew Street;

THENCE North 84°46'45" East following the common line of said GSV Properties tract and said Andrew Street for a distance of 429.46 feet to the POINT OF BEGINNING and containing 3.70 acres of land, more or less.

FLOOD INFORMATION

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48073C0285D, DATED 01/06/2011.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83, ELEVATION DATA NAVD 88, GEOID 12B, DISTANCES IN US SURVEY FEET (GRID).

GENERAL NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- 3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- 4) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
- 5) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- 6) OWNERSHIP DEED RECORDED IN VOLUME 893, PAGE 762, CHEROKEE COUNTY RECORDS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II TYPES STANDARD LAND SURVEY.

DATE OF LAST FIELD WORK: FEBRUARY 9, 2021

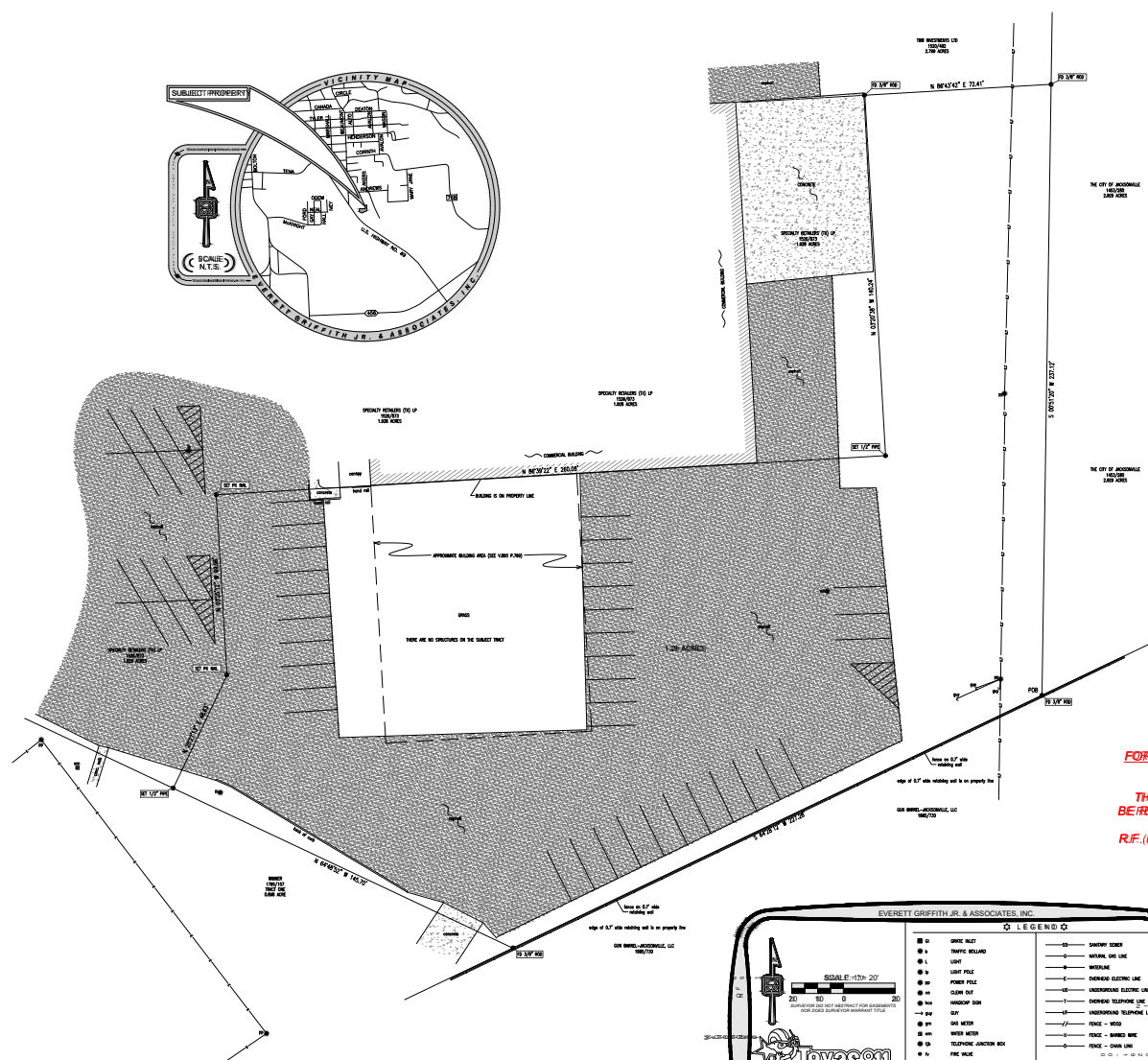
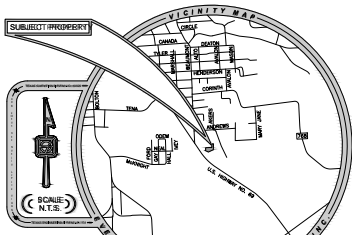
Seth Reichman
SETH REICHMAN R.P.L.S. NO. 0735 FEBRUARY 10, 2021 FIRM NO. 10194157
DRAWN BY: JM
FIELD CREW: GM
REVIEWED BY: SPK
REVISION #:

SURVEYED FOR: BGE, INC
PROJECT NO: 21-0025
ANDREW STREET
JACKSONVILLE, TX

SURVEY WORKS
INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 509-8607

SHEET
1 of 1

TRACT 2 SURVEY



PROPERTY DESCRIPTION

BEING all that certain tract or parcel of land lying and situated in Cherokee County, Texas, out of the JOSE PACHA 6407 FOUR SQUARES SURVEY, MOREOR LESS, 41 and being a part of and being more 5.00 acre tract (2.789 acre tract and acre) 2.789 acres described in a deed from Ethel Brown to James L. Scott, Trustee for the James L. Scott, M.D., P.A., L.L.C. and James L. Scott, Trustee for the James L. Scott, M.D., P.A., L.L.C. and recorded in Volume 1525 on Page 200 of the Deed Records of Cherokee County, Texas in the Northern boundary line of that certain tract (except as noted) described in a deed from Robert Ross, Sr. and James Ross, Co-trustees of the Stone Lake Trust to Joe Burrell - Jacksonville, LLC dated October 23, 2007 and recorded in Volume 1585 on Page 720 of the Deed Records of Cherokee County, Texas, a 3.07' rod found for corner;

BEING all the Southeast corner of the abovesaid referred to 5.00 acre tract and the Southeast corner of that certain 2.020 acre tract described in a deed from the Jacksonville Green Foundation to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas in the Northern boundary line of that certain tract (except as noted) described in a deed from Robert Ross, Sr. and James Ross, Co-trustees of the Stone Lake Trust to Joe Burrell - Jacksonville, LLC dated October 23, 2007 and recorded in Volume 1585 on Page 720 of the Deed Records of Cherokee County, Texas, a 3.07' rod found for corner;

BEING 4.68' 20" 27" W with the Northern boundary line of the said 5.00 acre tract and the Northern boundary line of the said Joe Burrell - Jacksonville, LLC tract, of 227.28 feet to the South corner of the said 5.00 acre tract and the Southern corner of that certain 2.020 acre tract described in 1988 (the 2.020 acre tract) from Robert Ross, Sr. and James Ross, Co-trustees of the Stone Lake Trust to Joe Burrell - Jacksonville, LLC dated October 23, 2007 and recorded in Volume 1585 on Page 720 of the Deed Records of Cherokee County, Texas, a 3.07' rod found for corner;

BEING 4.68' 20" 27" W with the Southern boundary line of the said 5.00 acre tract and the Northern boundary line of the said 2.020 acre tract, of 145.70 feet to the Southeast corner of the said 5.00 acre tract and the South corner of that certain 1.828 acre tract described in a deed from Specialty Builders, Inc. to Specialty Builders (SI) [L] dated August 24, 2000 and recorded in Volume 1526 on Page 813 of the Deed Records of Cherokee County, Texas, a 3.07' rod found for corner;

BEING N 22° 27' 17" E with the Southeast West boundary line of the said 5.00 acre tract and the Southeast East boundary line of the said 1.828 acre tract, at 48.63 feet an angle corner in the said line, a 3' rod found for corner;

BEING N 03° 25' 17" E continuing with the West boundary line of the said 5.00 acre tract and the East boundary line of the said 1.828 acre tract, at 49.30 feet an interior corner of the said 1.828 acre tract, a 3' rod found for corner;

BEING N 02° 30' 27" E with the Northern South boundary line of the said 1.828 acre tract, at 280.08 feet on the West side of corner of the said 5.00 acre tract and the Northern Southeast corner of the said 1.828 acre tract, a 3' rod found for corner;

BEING N 02° 30' 27" E with a West boundary line of the said 5.00 acre tract and the East boundary line of the said 1.828 acre tract, at 145.70 feet to the North corner of the said 5.00 acre tract and the Northern boundary line of that certain 2.789 acre tract described in a deed from Tom C. Pyle to Tom Investments, L.L.C. dated February 5, 1999 and recorded in Volume 1525 on Page 485 of the Deed Records of Cherokee County, Texas, a 3.07' rod found for corner;

BEING N 87° 45' 47" E with the South boundary line of the said 2.789 acre tract, at 72.41 feet to the Southeast corner of the said 2.789 acre tract in the West boundary line of the said 2.789 acre tract, a 3' rod found for corner;

BEING S 02° 51' 20" W with the East boundary line of the said 5.00 acre tract and the West boundary line of the said 2.789 acre tract, at 372.21 feet the point and area of beginning and containing 2.28 acres of land, more or less.

Notes of Bearings: The Southeastern West boundary line of that certain 2.800 acre tract described in a deed from the Jacksonville Green Foundation to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas, a Deed of and N 02° 51' 20" E 445.78 feet - found 3.07' rods 445.80 feet apart)

OF NO. 371000075
 EFFECTIVE DATE - APRIL 14, 2016

Schedule B Exceptions from Coverage

10a. Easement from Garrett W. Smith et al to Jerry D. Luggins dated April 18, 1982 that April 23, 1982 and recorded in Volume 842, Page 182 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10b. Easement from COV of a Child Care Corporation dated March 5, 1985 that March 11, 1985 and recorded in Volume 846, Page 626 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10c. Easement from the State of Texas to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10d. Easement with Covenants and Restrictions Affecting Land (CR) dated November 8, 1983 recorded in Volume 843, Page 788 of the Deed Records of Cherokee County, Texas, executed by COV Properties, a Texas general partnership and Hayden Brown and wife, Ethel Brown, Trustees and Emerald Stone, Owner-Utility Utility. (Owner's responsibility)

10e. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10f. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10g. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10h. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10i. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10j. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10k. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10l. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10m. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10n. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10o. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10p. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10q. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10r. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10s. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10t. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10u. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10v. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10w. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10x. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10y. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

10z. Easement from the City of Jacksonville to the City of Jacksonville dated February 14, 2005 and recorded in Volume 1450 on Page 200 of the Deed Records of Cherokee County, Texas. (Owner's responsibility)

FOR REVIEW PURPOSES ONLY
 PROJECT NUMBER: 15141
 THIS DOCUMENT IS SHOWN NOT
 BE RECORDED FOR ANY PURPOSES
 R.F. (R0000) HEREIN: R.F. 428: 4202
 DATE: APRIL 28, 2016

EVERETT GRIFFITH JR. & ASSOCIATES, INC.

LEGEND

○	ORIG. SURV.	—	UTILITY CROSS
●	TRAFFIC SIGNAL	—	WATER MAIN LINE
○	LIGHT	—	SEWER
○	LIGHT POLE	—	OVERHEAD ELECTRIC LINE
○	POWER POLE	—	UNDERGROUND ELECTRIC LINE
○	CLARK BOX	—	OVERHEAD TELEPHONE LINE
○	HANDOFF BOX	—	UNDERGROUND TELEPHONE LINE
○	CL	—	FENCE - WOOD
○	SM METER	—	FENCE - BRICK
○	WATER METER	—	FENCE - CHAIN LINK
○	TELEPHONE JUNCTION BOX	—	AREA DESIGNATED AS NO PARKING
○	PAVE WALK	—	CONCRETE CRACKED SURFACING
○	WATER MAIN	—	CONCRETE REPAIR SURFACING
○	SEWER	—	
○	ELECTRIC TRANSMISSION	—	
○	REINFORCED CONCRETE PIPE (DRAIN)	—	
○	REINFORCED CONCRETE PIPE (SEWER)	—	
○	COMPOSITE METAL PIPE (DRAIN)	—	
○	COMPOSITE METAL PIPE (SEWER)	—	

EVERETT GRIFFITH JR. & ASSOCIATES, INC.
 408 NORTH THIRD STREET, LUFKIN, TX 75901

EVERETT GRIFFITH JR. & ASSOCIATES, INC.

ALTAIRERS LAND TITLE SURVEY

1.28 ACRES TRACT
 SPECIALTY BUILDERS, INC.
 CHEROKEE COUNTY, TEXAS

Drawn by: LAVERE
 Checked by: JEFFREY
 Submitter: JEFFREY
 Date: 4/28/16

Sheet 1 of 1



SITE PLAN



U.S. HIGHWAY 69



Walmart



TRACT 1:
3.7 AC



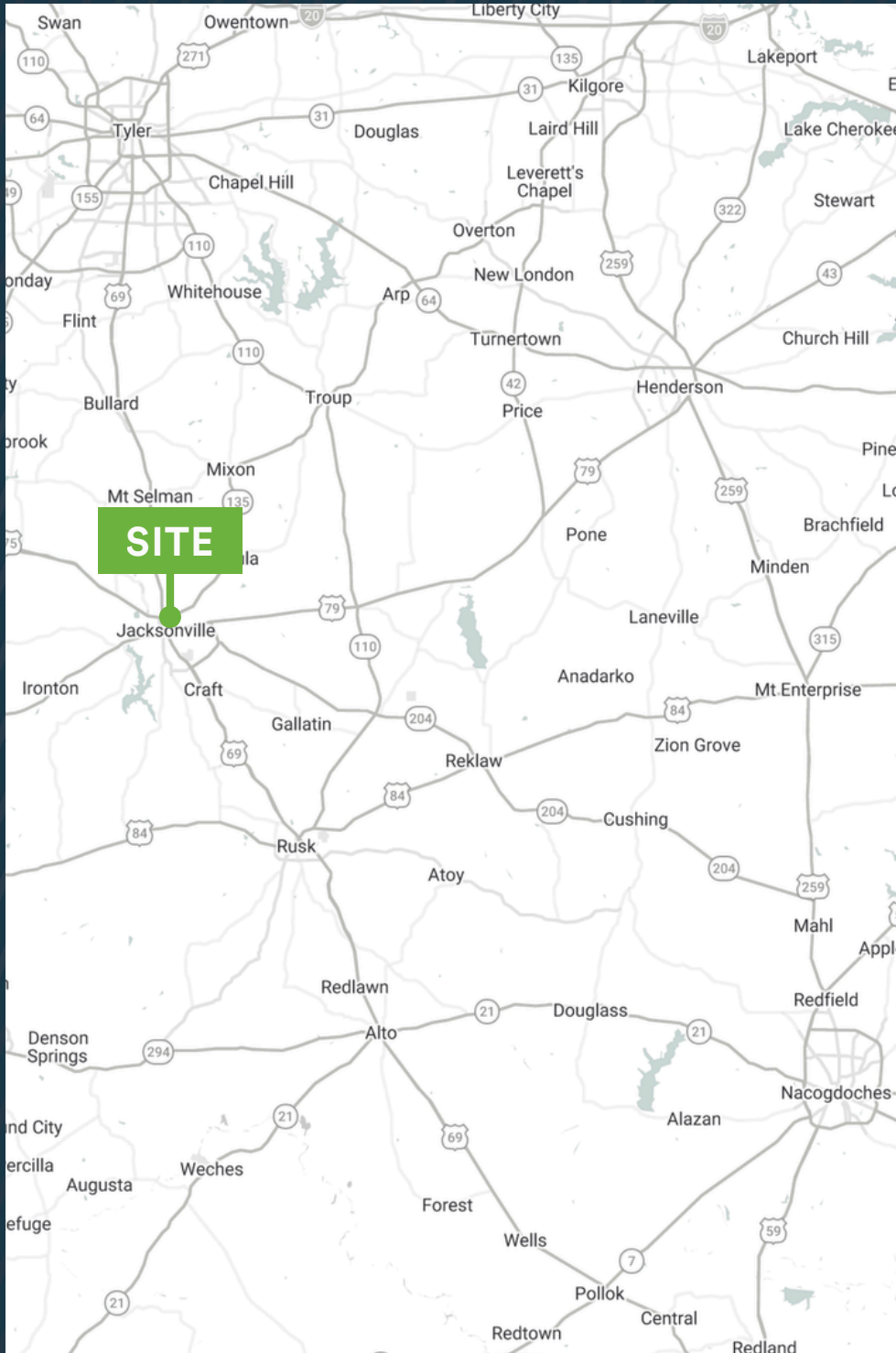
CardinalHealth

TRACT 2:
1.28 AC



S. Jackson Street





PROPERTY INFORMATION

Size Tract 1 – 3.7 AC, Tract 2 – 1.28 AC

Legal Description A 41, Block 3420, Tr 11, Pineda G09 and A 41, Block 3420, Tr 9, Pineda

ID Number Cherokee CAD 000106327100 and Cherokee CAD 000106521000

Access Ingress/Egress to S Jackson Street (US 69) and Beaumont Street

Frontage +/- 430 on Andrews Street

Zoning GC, General Commercial

Flood Plain None

Utilities All utilities available

Traffic Counts 22,581 AADT – S Jackson Street (US 69)



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

3K

HOUSEHOLD
INCOME

\$68K

CONSUMER
SPENDING

31M

3 MILE

ESTIMATED
POPULATION

16K

HOUSEHOLD
INCOME

\$68K

CONSUMER
SPENDING

154M

5 MILE

ESTIMATED
POPULATION

21K

HOUSEHOLD
INCOME

\$70K

CONSUMER
SPENDING

210M

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

Jacksonville

**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

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025



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:
 - 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.

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.

_____	_____	_____	_____
Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
_____	_____	_____	_____
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone



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

    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.