

HOLLEMAN VILLAGE DUPLEX/TRIPLEX PACKAGE

1128-1136 Gridiron Drive, College Station, Texas



FOR SALE

3 BED/3 BATH UNITS ½ MILE TO TEXAS A&M

OLDHAMGOODWIN.COM | 979.268.2000

OG
INVESTMENT SALES

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OG

INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present 1128-1136 Gridiron Drive in College Station, TX for your consideration. This package includes one (1) two-story duplex and one (1) two-story triplex, each featuring three (3) bedrooms and three (3) bathrooms, and are all fully leased through July 2027. Located just over half a mile from Texas A&M University, the property provides convenient access for students via bike or scooter and is also on the Texas A&M Bus Route. With a history of consistent rental growth and stable occupancy, this opportunity promises reliable returns and long-term stability in a prime location for both parents and investors.

SALES PRICE



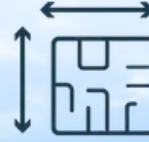
\$1,162,500.00

BUILDING SIZE



2,828 SF Duplex
4,257 SF Triplex

UNITS



3 Bedrooms / 3 Bathrooms

OCCUPANCY



100% LEASED thru
July 2027





BUILDING ATTRIBUTES

- Fully leased through July 2027 ensuring immediate income
- Two-story duplex and triplex featuring three (3) bedrooms and three (3) bathrooms each
- Fully equipped with a full sized washer and dryer, microwave, range/stove, disposal, dishwasher, and refrigerator
- Granite countertops in the kitchen and bathrooms
- Ethernet jacks in all bedrooms and living room
- Privacy fenced yard
- Pre-wired for burglar alarm
- Individual parking - 1 spot for every bedroom
- Consistent rent growth and stable occupancy

LOCATION ATTRIBUTES

- Approximately 6/10 of a mile to Texas A&M University with a fall 2024 student enrollment of nearly 80,000 students.
- Easily accessible via bike or scooter to campus
- Situated on the Texas A&M Bus Route - Route 35
- Quick access to a variety of shopping centers, restaurants, grocery stores and more





George Bush Drive

Luther Street

THE LONDON
COLLEGE STATION, TX



CALLAWAY
Villas



club townhomes
ON MARION PUGH

Wellborn Road

Marion Pugh Drive

THE LANDING
COLLEGE STATION

Holleman Drive

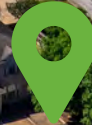
6/10 mile to campus

John Crompton
Park

Jones-Butler Road



Gridiron Drive



Century Square

CAVA BLAZE PIZZA PADI

KENDRA SCOTT SEPHORA

LUCCHESI KING RANCH

Orangetheory FITNESS hopdoddy

O'Reilly Auto Parts LUPE MEX TORTILLA Fuego BEST BUY

Denny's U-HAUL BARNES & NOBLE

Office DEPOT LAQUINTA BY WYDHAM

five BELW T-Mobile JJ FASHIONS

Post Oak Mall

HOBBY LOBBY TWIN LIQUORS STARBUCKS

petco Great Clips

SHOE CARNIVAL cici's BEYOND PIZZA

6

BOOT BARN James Avery JEWELRY PANDA EXPRESS CHINESE KITCHEN

Total Wine Burlington COLD STONE

Jason's Deli



University Drive

Texas Avenue

Southwest Crossing at Bee Creek

HALF BAKED BARBEQUE AND THE QUEEN

MOCHINUT LAYNE'S Chicken Fingers

myever Starbucks Hungry Howie's FLAVORED CRUST PIZZA

WHATABUGGIE STARBUCKS WILD PITA Ardy's Original Mustard



6/10 mile to campus

SITE

Jones Crossing

H-E-B MOD CRISPER BREADS ARMY MESS

crumbl cookies Chick-fil-A Orangetheory BUFF CITY SOAP

AT&T Integrity UBBAN BIRD

TWIN LIQUORS WINGS-ON

OISHI ASIAN FUSION SUSHI & BAR Broken Egg Cafe

CALLAWAY Villas

Wellborn Road

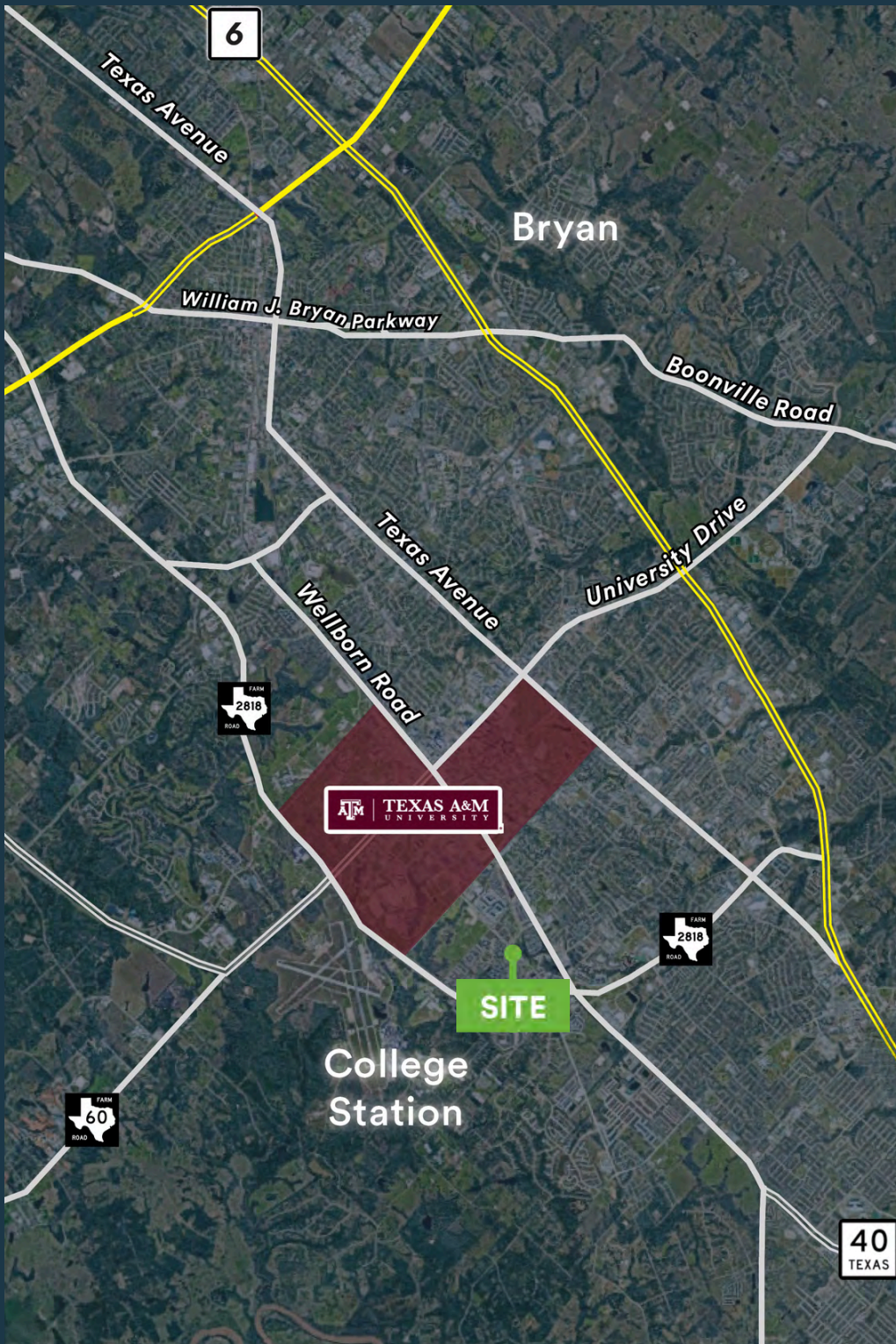
Jones-Butler Road

Harvey Mitchell Parkway

BUCCER MOTO

Roche's





BUILDING SPECIFICATIONS (PER UNIT)

Building Area:	
Duplex:	2,828 SF
Triplex:	4,257 SF
Year Built:	2003
Beds/Baths:	3 Bedrooms, 3 Bathrooms
Amenities:	Refrigerator, Washer & Dryer
Flooring:	Tile and Laminate Wood
Yard:	Privacy Fenced
Utilities:	College Station Utilities - all electric
Parking:	Three (3) Dedicated Spaces Per Unit

SITE SPECIFICATIONS

Lot Size:	.45 AC or 19,747 SF
Legal Description:	Lot 8, Block 2, Holleman Village Phase 2
Bus Route:	Texas A&M Bus Route 35



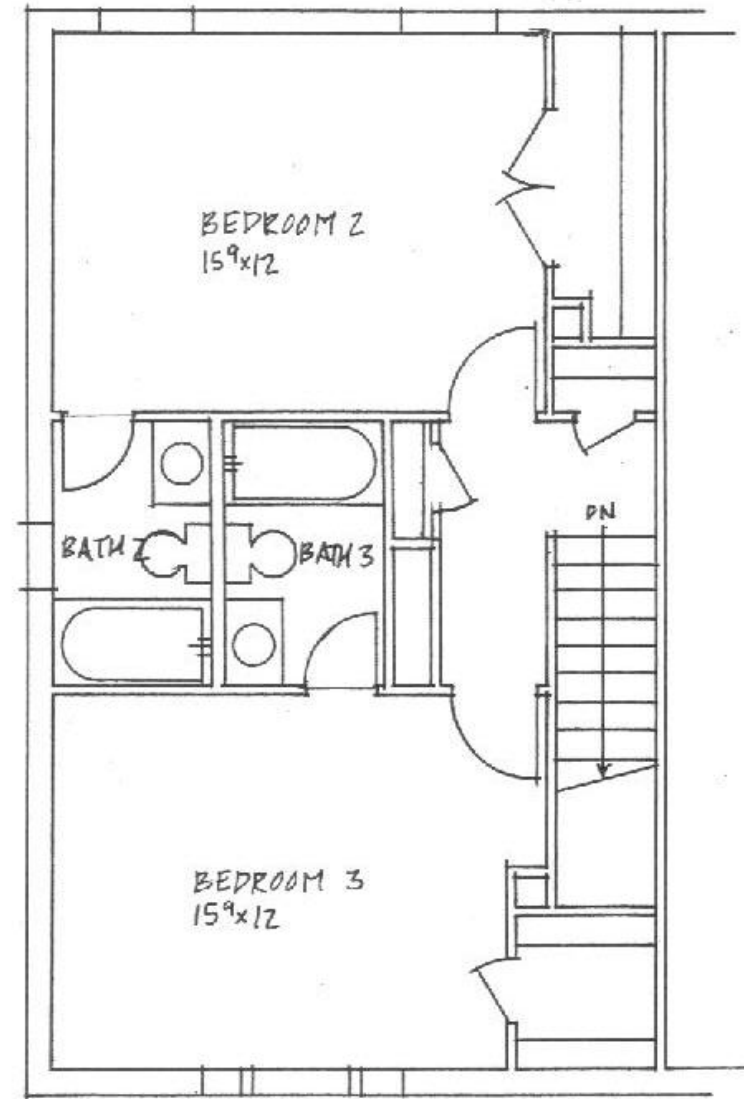
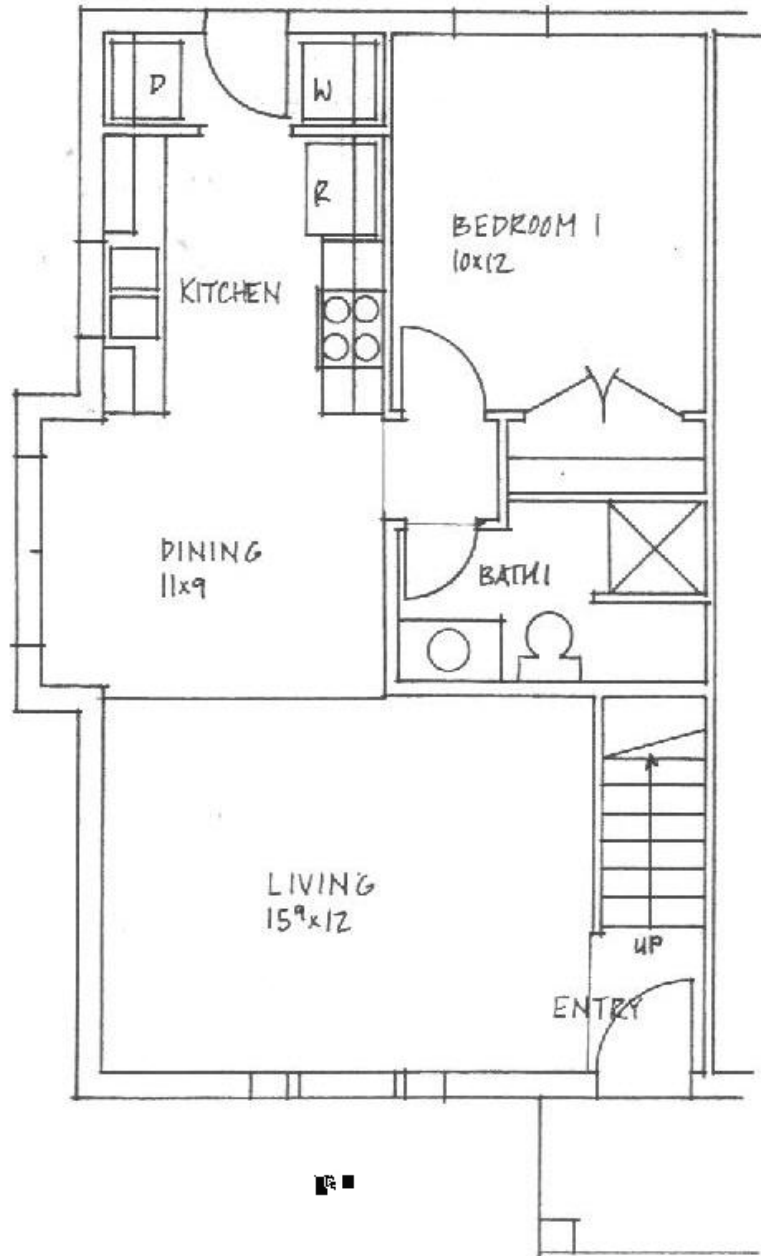


TWO STORY UNIT



*Pictures are of a similar unit

TWO STORY FLOOR PLAN



AVAILABLE UNITS



BUS ROUTE 35

One Triplex & One Duplex
Package Deal

One Story Units

1132 1130 1126 SOLD 1122 SOLD 1118 1116 1114 1112 1110 1108 1106 1104 1102 1100

1134

1128

SOLD

SOLD

Gridiron Drive

SOLD

1144

1127 SOLD

1123 SOLD

1119 SOLD

1115 SOLD

1111 SOLD

1107 SOLD

1103 SOLD

1146

1125

1121

1117

1113

1109

1105

1101

Jones-Butler Road

Holleman Drive



RENT ROLL THRU JULY 2026

Address	Beds/Baths	Space in SF	Monthly Rent	Annual Rent	Lease Start	Lease End
1128 Gridiron Drive	3/3	1,414	\$1,560.00	\$18,720.00	7/31/2025	7/31/2026
1130 Gridiron Drive	3/3	1,414	\$1,680.00	\$20,160.00	8/09/2025	7/31/2026
1132 Gridiron Drive	3/3	1,419	\$1,600.00	\$19,200.00	7/31/2025	7/31/2026
1134 Gridiron Drive	3/3	1,419	\$1,545.00	\$18,540.00	7/31/2025	7/31/2026
1136 Gridiron Drive	3/3	1,419	\$1,650.00	\$19,800.00	8/01/2025	7/31/2026
Total		7,085 SF	\$8,035.00	\$96,420.00		

RENT ROLL THRU JULY 2027

Address	Beds/Baths	Space in SF	Monthly Rent	Annual Rent	Lease Start	Lease End
1128 Gridiron Drive	3/3	1,414	\$1,680.00	\$20,160.00	8/1/2026	7/31/2027
1130 Gridiron Drive	3/3	1,414	\$1,725.00	\$20,700.00	7/31/2026	7/31/2027
1132 Gridiron Drive	3/3	1,419	\$1,750.00	\$21,000.00	8/5/2026	7/31/2027
1134 Gridiron Drive	3/3	1,419	\$1,675.00	\$20,100.00	8/5/2026	7/31/2027
1136 Gridiron Drive	3/3	1,419	\$1,695.00	\$20,340.00	7/31/2026	7/31/2027
Total		7,085 SF	\$8,525.00	\$102,300.00		

DEMOGRAPHICS

1 MILE

ESTIMATED POPULATION

21K

HOUSEHOLD INCOME

\$34K

CONSUMER SPENDING

\$145K

3 MILE

ESTIMATED POPULATION

91K

HOUSEHOLD INCOME

\$50K

CONSUMER SPENDING

\$719K

5 MILE

ESTIMATED POPULATION

162K

HOUSEHOLD INCOME

\$66K

CONSUMER SPENDING

\$1.56M



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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