



Oldham  
Goodwin

2.00 - 5.7 ACRES AT PROVIDENCE PARK | COLLEGE STATION, TX  
DIVISIBLE FOR FLEXIBLE DEVELOPMENT OPTIONS

S Earl Rudder Freeway | College Station, TX 77845

- Westinghouse Building -



SITE: 5.706 AC

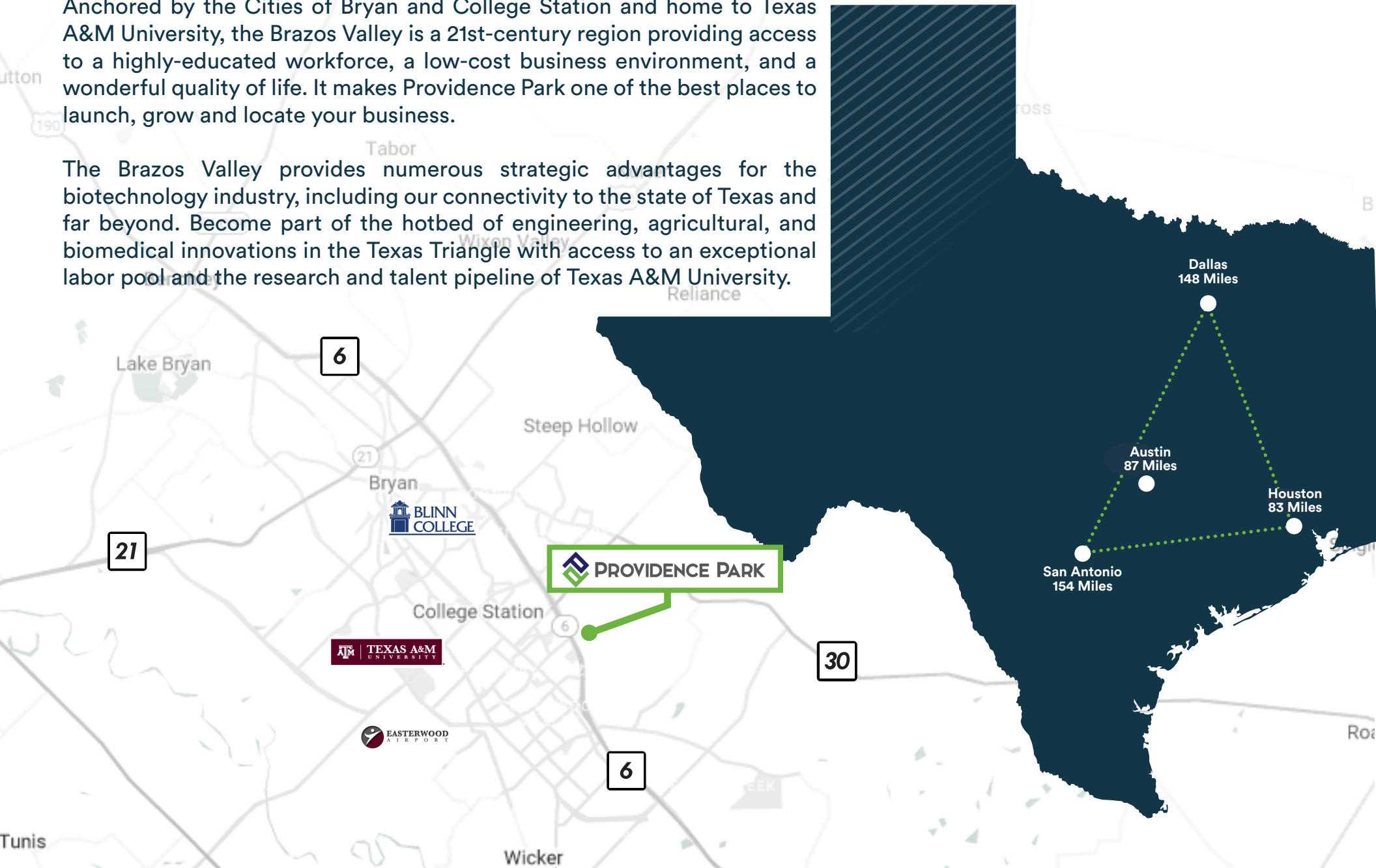


L A Z B O Y

# AT THE CENTER OF TEXAS' EMERGING BIOTECHNOLOGY INDUSTRY CLUSTER

Anchored by the Cities of Bryan and College Station and home to Texas A&M University, the Brazos Valley is a 21st-century region providing access to a highly-educated workforce, a low-cost business environment, and a wonderful quality of life. It makes Providence Park one of the best places to launch, grow and locate your business.

The Brazos Valley provides numerous strategic advantages for the biotechnology industry, including our connectivity to the state of Texas and far beyond. Become part of the hotbed of engineering, agricultural, and biomedical innovations in the Texas Triangle with access to an exceptional labor pool and the research and talent pipeline of Texas A&M University.



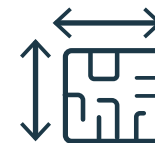
## PROPERTY HIGHLIGHTS

- 5.706-acre tract zoned for light industrial use—ready for development.
- Adjacent to life science campus in the heart of Bryan-College Station directly off State Highway 6, in the middle of the “Texas Triangle” with access to major markets and millions of people.
- Land is fully entitled, shovel ready, and existing PDD will accommodate a variety of users such as office, flex, laboratory, warehouse, and light manufacturing.
- Positioned next to established and leading innovation, research, and technology companies, many specializing in bioscience and related manufacturing.
- Convenient to major retailers such as Academy Sports + Outdoors, national and regional restaurants, banks, and medical services.
- Central to the entire Bryan-College Station region, Texas A&M University, Post Oak Mall, Baylor Scott & White, and St. Joseph healthcare.
- Anchored by the Cities of Bryan and College Station and home to Texas A&M University, the Brazos Valley is a 21st century region providing access to a highly-educated workforce, a low cost business environment, and a wonderful quality of life. It makes this location one of the best places to launch, grow and locate your business.



SALES PRICE

**Contact  
Broker**



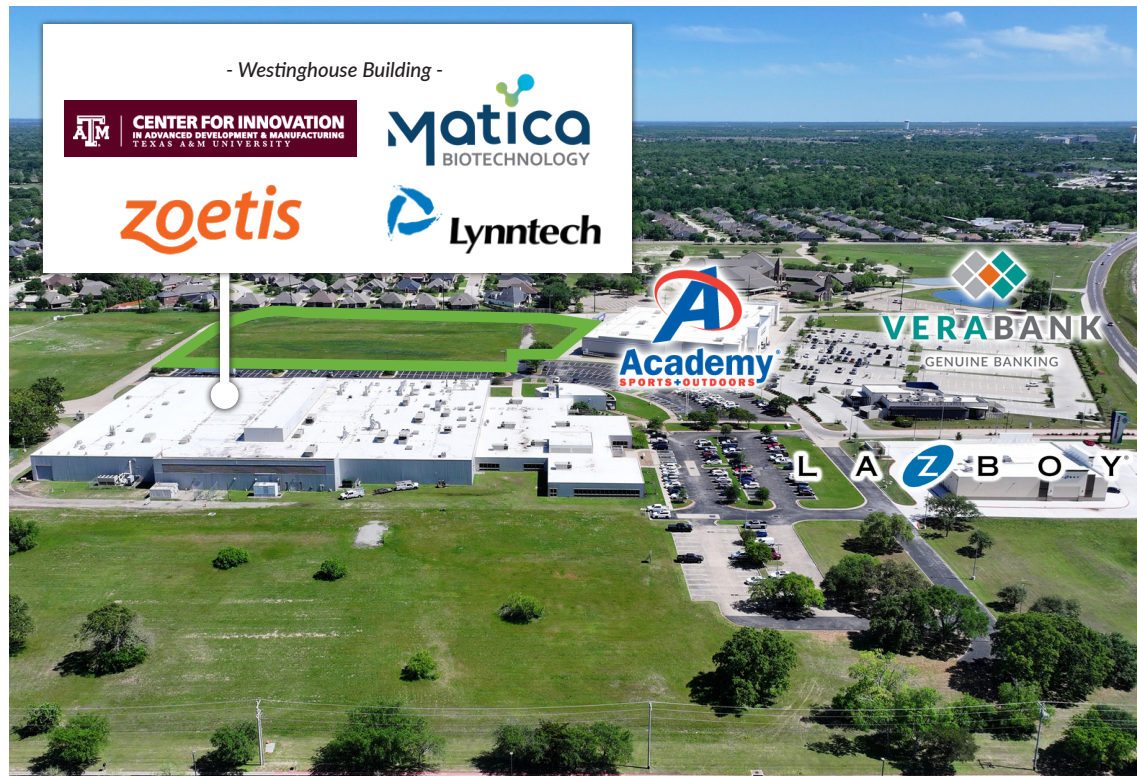
LAND SIZE

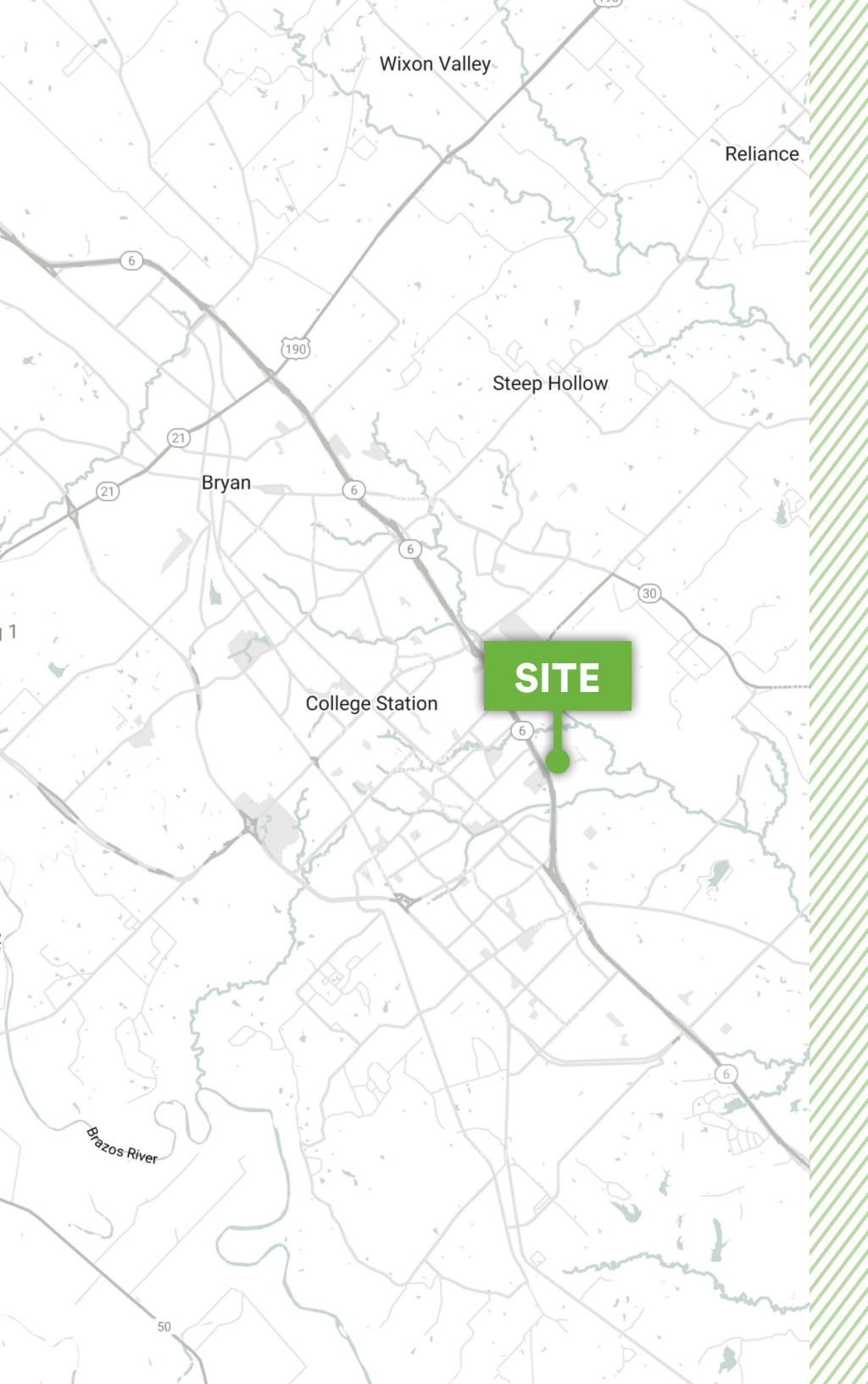
**5.706 AC  
Divisible**

- Westinghouse Building -



SITE: 5.706 AC



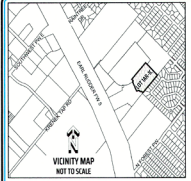
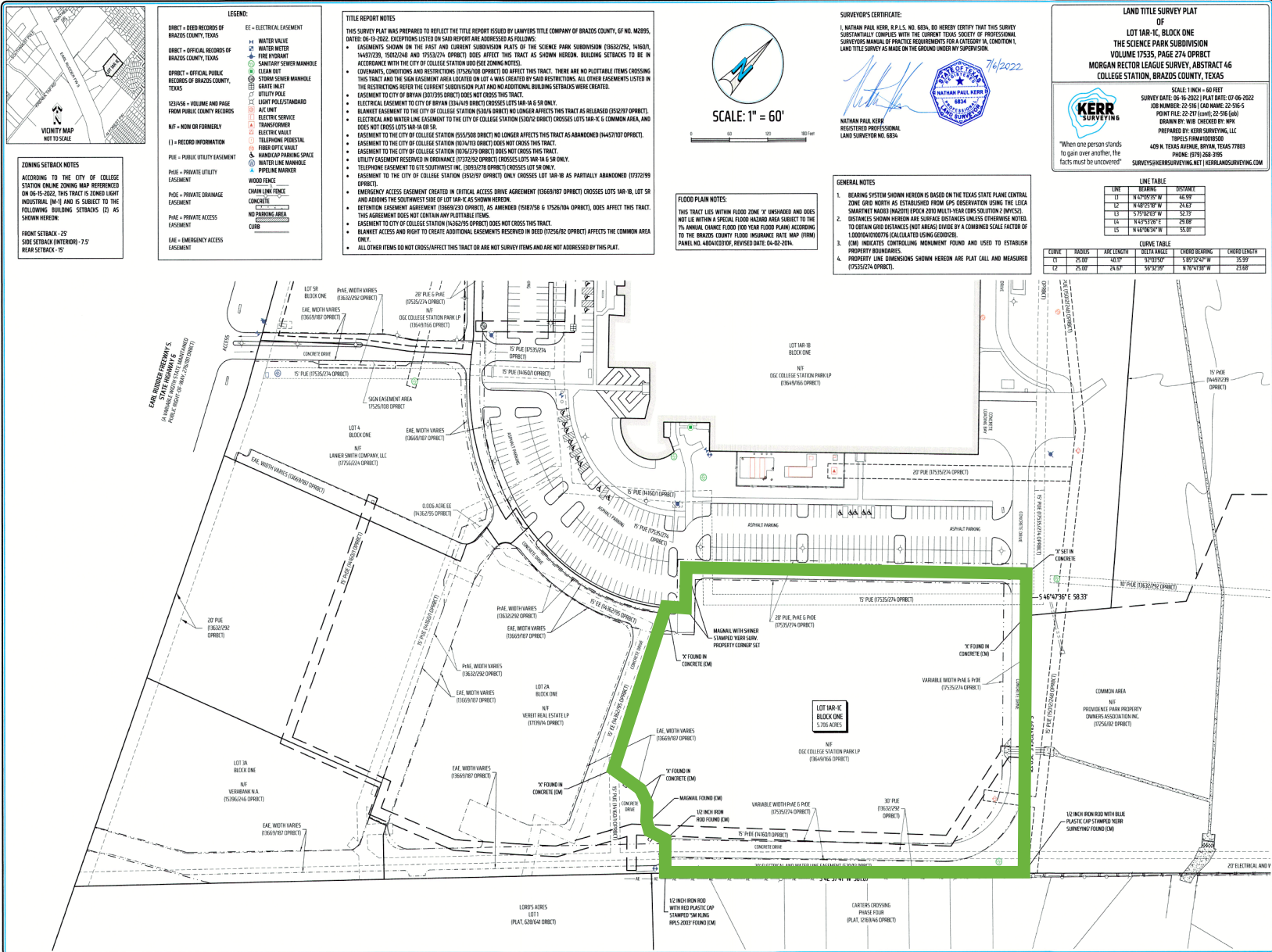


## PROPERTY INFORMATION

Size	5.706 AC
Legal Description	THE SCIENCE PARK, BLOCK 1, LOT 1 AR 1 C, ACRES 5.706
ID Number	441934
Access	Shared ingress/egress along State Highway 6 and cross access within Providence Park
Zoning	Zoned for light industrial use
Utilities	All utilities available: on-site access to water, wastewater, gas, electric and fiber. Electricity is provided by underground transmission lines. Fiber is supported by several different underground Fiber Optic Cable providers
Flood Plain	None
Traffic Counts	SH-6 (Earl Rudder Freeway): 92,874 AADT



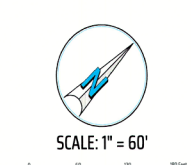
# PROPERTY SURVEY



**ZONING SETBACK NOTES**  
 ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP REFERENCED ON 06-15-2022, THIS TRACT IS ZONED LIGHT INDUSTRIAL (LI-1) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (S) AS SHOWN HEREIN:  
 FRONT SETBACK - 25'  
 SIDE SETBACK (INTERIOR) - 7.5'  
 REAR SETBACK - 15'

- LEGEND:**
- EE - ELECTRICAL EASEMENT
  - W - WATER VALVE
  - WM - WATER METER
  - FD - FIRE HYDRANT
  - SM - SANITARY SEWER MANHOLE
  - CSM - CLEAN OUT
  - SSM - STORM SEWER MANHOLE
  - GRM - GROUND MOUNT
  - UPM - UTILITY POLE
  - LSM - LIGHT POLE/STANDARD
  - AC - AIR UNIT
  - ES - ELECTRIC SERVICE TRANSFORMER
  - EV - ELECTRIC VALVE
  - TP - TELEPHONE POST/STAKE
  - FB - FIBER OPTIC CABLE
  - HP - HANDICAP PARKING SPACE
  - WM - WATER LINE MANHOLE
  - PM - PIPELINE MARKER
  - WM - WOOD FENCE
  - CLM - CHAIN LINK FENCE
  - CON - CONCRETE
  - NO - NO PARKING AREA
  - CURB

**TITLE REPORT NOTES**  
 THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY OF BRAZOS COUNTY, OF NO. M2895, DATED 06-15-2022. EXCEPTIONS LISTED ON SAID REPORT ARE ADDRESSED AS FOLLOWS:  
 • EASEMENTS SHOWN ON THE PAST AND CURRENT SUBDIVISION PLATS OF THE SCIENCE PARK SUBDIVISION (0362292, 141601, 14497238, 15027248 AND 17532724 OPBRC) DOES AFFECT THIS TRACT AS SHOWN HEREIN. BUILDING SETBACKS TO BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION (SEE ZONING NOTES).  
 • COVENANTS, CONDITIONS AND RESTRICTIONS (17526108 OPBRC) DO AFFECT THIS TRACT. THERE ARE NO PLOTTABLE ITEMS CROSSING THIS TRACT AND THE SIGN EASEMENT AREA LOCATED ON LOT 4 WAS CREATED BY SAID RESTRICTIONS. ALL OTHER EASEMENTS LISTED IN THE RESTRICTIONS REFER TO THE CURRENT SUBDIVISION PLAT AND NO ADDITIONAL BUILDING SETBACKS WERE CREATED.  
 • EASEMENT TO CITY OF BRYAN (1307395 OPBRC) DOES NOT CROSS THIS TRACT.  
 • ELECTRICAL EASEMENT TO CITY OF BRYAN (134149 OPBRC) CROSSES LOTS 1A-1C & SR ONLY.  
 • BLANKET EASEMENT TO THE CITY OF COLLEGE STATION (151818 OPBRC) NO LONGER AFFECTS THIS TRACT AS RELEASED (1552187 OPBRC).  
 • ELECTRICAL AND WATER LINE EASEMENT TO THE CITY OF COLLEGE STATION (151721 OPBRC) CROSSES LOTS 1A-1C & COMMON AREA, AND DOES NOT CROSS LOTS 1A-1C OR SR.  
 • EASEMENT TO THE CITY OF COLLEGE STATION (1555508 OPBRC) NO LONGER AFFECTS THIS TRACT AS ABANDONED (14457107 OPBRC).  
 • EASEMENT TO THE CITY OF COLLEGE STATION (1074113 OPBRC) DOES NOT CROSS THIS TRACT.  
 • EASEMENT TO THE CITY OF COLLEGE STATION (1074113 OPBRC) DOES NOT CROSS THIS TRACT.  
 • UTILITY EASEMENT RESERVED IN ORDINANCE (1732292 OPBRC) CROSSES LOTS 1A-1C & SR ONLY.  
 • TELEPHONE EASEMENT TO CTE SOUTHWEST INC. (1395278 OPBRC) CROSSES LOT 1C ONLY.  
 • EASEMENT TO THE CITY OF COLLEGE STATION (1552187 OPBRC) ONLY CROSSES LOT 1A-1C AS PARTIALLY ABANDONED (17322189 OPBRC).  
 • EASEMENT ACCESS EASEMENT CREATED IN DRIFTAL ACCESS DRIVE AGREEMENT (15669707 OPBRC) CROSSES LOTS 1A-1C, LOT 1B AND AROUND THE SOUTHWEST CORNER OF LOT 1A-1C AS SHOWN HEREIN.  
 • RETENTION EASEMENT AGREEMENT (15669233 OPBRC), AS AMENDED (15817518 & 17526104 OPBRC), DOES AFFECT THIS TRACT. THIS AGREEMENT DOES NOT CONTAIN ANY PLATTABLE ITEMS.  
 • EASEMENT TO CITY OF COLLEGE STATION (1426235 OPBRC) DOES NOT CROSS THIS TRACT.  
 • BLANKET ACCESS AND RIGHT TO CREATE ADDITIONAL EASEMENTS RESERVED IN DEED (17526102 OPBRC) AFFECTS THE COMMON AREA ONLY.  
 • ALL OTHER ITEMS DO NOT CROSS/AFFECT THIS TRACT OR ARE NOT SURVEY ITEMS AND ARE NOT ADDRESSED BY THIS PLAT.



**SURVEYOR'S CERTIFICATE:**  
 I, NATHAN PAUL KERR, P.L.S., NO. 6284, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1, CONDITION 1, LAND TITLE SURVEY AS BASED ON THE DRAWING UNDER MY SUPERVISION.  
 NATHAN PAUL KERR  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284

**GENERAL NOTES**  
 1. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHANNING TREE1 (NAD83) EPOCH 2011 MULTI-FRAME GPS SOLUTION 2 (PRECIS).  
 2. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT BEING DIVIDED BY A COMMON SCALE FACTOR OF 1.00004007076 CALCULATED USING GEOID).  
 3. (EM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.  
 4. PROPERTY LINE DIMENSIONS SHOWN HEREIN ARE PLAT CALL AND MEASURED (17532610 OPBRC).

**LAND TITLE SURVEY PLAT OF LOT 1A-1C, BLOCK ONE OF THE SCIENCE PARK SUBDIVISION VOLUME 17535, PAGE 274 OPBRC MORGAN RECTOR LEAGUE SURVEY, ABSTRACT 46 COLLEGE STATION, BRAZOS COUNTY, TEXAS**

SCALE: 1" = 60'-0" FEET  
 SURVEY DATE: 06-16-2022 | PLAT DATE: 07-06-2022  
 JOB NUMBER: 22-516 | CAD NAME: 22-516-S  
 POINT FILE: 22-201 (cont.) 22-516 (job)  
 DRAWN BY: W.B. CHECKED BY: NPK  
 PREPARED BY: KERR SURVEYING, LLC  
 1015 S. SHANNING TREE RD  
 402 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
 PHONE: (817) 268-3995  
 SURVEYS@KERRSURVEYING.NET | HERLANDSURVEYING.COM

When one person stands to gain over another, the facts must be uncovered!

LINE TABLE	
LINE	DISTANCE
L1	14.2959' W 46.99'
L2	14.0253' W 24.67'
L3	7.7520' W 22.77'
L4	14.1520' E 29.08'
L5	14.0253' W 55.00'

CURVE TABLE			
CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	140.57°	52.9224' W 25.93'
L2	25.00'	24.67°	50.9239' N 76.4738' W 23.68'

**FLOOD PLAN NOTES:**  
 THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4804423DF, REVISED DATE 04-02-2016.

## ZONING/RESTRICTIONS

- Zoned for light industrial use. Out parcels facing Highway 6 are subject to some use restrictions and some architectural requirements.
- Expedited planning and review available from the City of College Station

## ON-SITE REGIONAL DETENTION

- Available to site and development. Capable of supporting large customers cost effectively.

## UTILITIES

- All utilities available: on-site access to water, wastewater, gas, electric and fiber. Electricity is provided by underground transmission lines. Fiber is supported by several different underground Fiber Optic Cable providers.



# THE BRAZOS VALLEY



**THE BRAZOS VALLEY** is a high growth area at the center of the Texas Triangle. By 2050 approximately 35 million people, or 70% of the population of Texas, will live in the metropolitan areas that compose the Texas Triangle, a globally competitive megaregion. The demographic information presented below is for the College Station - Bryan MSA.

The Brazos Valley's location gives companies significant advantages. Unique connectivity to four of the largest metros in the U.S. will place your business in the center of the vast majority of the state's 29 million residents. By 2050, more than 35 million people are projected to live in the Texas Triangle mega-region of Dallas-Fort Worth, San Antonio and Houston, which also includes Austin. Access to the Port of Houston's global distribution network, rail-served sites and one of the fastest internet highways in the nation with up to 1 gigabit per second download speed make it easy to reach the state, the nation and the world.



#1

Best Small Places for Business  
& Careers in Texas  
(Forbes)

12

Lower Cost of Living  
than the National Average  
(BrazosValleyEDC)

#1

Fastest Job Growth Rate in  
Texas in Mid-Sized Metro  
Areas  
(Business Facilities)

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

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



**LARGEST**  
MEDICAL CENTER



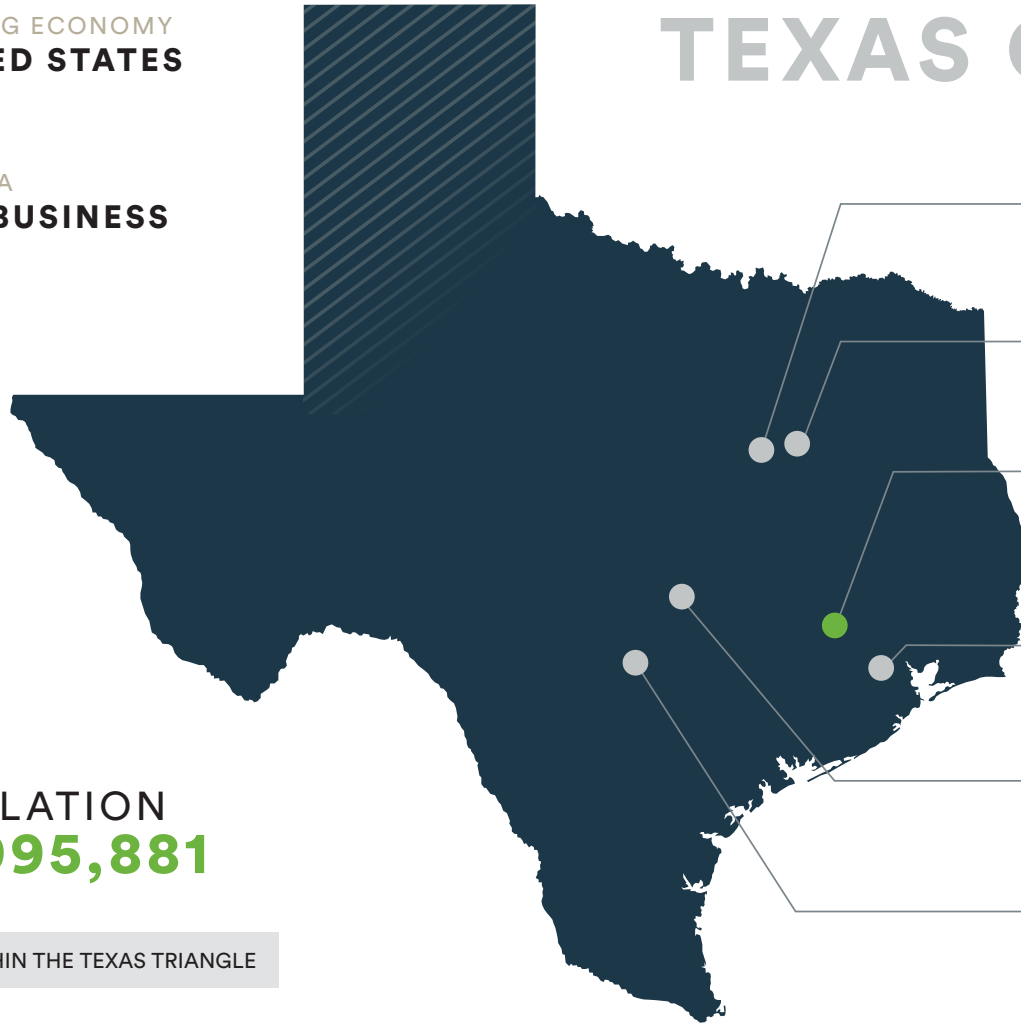
POPULATION  
**28,995,881**

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

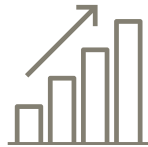
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**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

# DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

7K

HOUSEHOLD  
INCOME

\$80K

CONSUMER  
SPENDING

\$7M

3 MILE

ESTIMATED  
POPULATION

76K

HOUSEHOLD  
INCOME

\$71K

CONSUMER  
SPENDING

\$760M

5 MILE

ESTIMATED  
POPULATION

152K

HOUSEHOLD  
INCOME

\$73K

CONSUMER  
SPENDING

\$1.6B

# 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.

11-03-2025



## 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
_____	_____	_____	_____
Name of Sales Agent/Associate	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

## **Fort Worth**

2245 N. Main Street  
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**

O: 254.255.1111



[OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM)