

FULLY LEASED OFFICE / RETAIL FOR SALE

1551, 1553, 1555 GREENS PRAIRIE ROAD

THE YARD

COLLEGE STATION, TX



A SALE OPPORTUNITY PRESENTED BY:

Vernie Bodden

Broker

979-777-4641

Vernie.Bodden@Caprocktx.com

Caprock Development

1555 Greens Prairie Rd.

College Station, TX 77845

www.caprocktx.com



CAPROCK
DEVELOPMENT

PROPERTY DETAILS



Caprock Development is pleased to present The Yard at Caprock Crossing, a 3-building, multi-tenant office and retail property for your consideration. Constructed in 2018/2020 and located in the desirable South College Station submarket, this ~26,200 square foot retail/office property is fully leased and boasts a strong mix of local and regional tenants including Marfa Texas Kitchen, Uncorked Wine Bar, Armstrong Properties, KCI Engineering, Knife River, and Pumpco. The property is situated in the established development of Caprock Crossing and is surrounded by a strong mix of established restaurant, retail, and medical users. This property is well situated in a rapidly growing area with a multitude of established residential developments already in place, and more planned and in the immediate future.



OFFERING SUMMARY



Sales Price: \$8,000,000.00



Building Size: +/- 26,200 Square Feet



Land Area: 3.99 Acres

PROPERTY HIGHLIGHTS

- **Fully Leased:** Fully leased and anchored by strong tenants with multi-year leases in place.
- **Ideal Location:** Situated in a thriving submarket that boasts excellent potential for sustained rapid growth.
- **Desirable Common Amenities:** ~6,500 square foot outdoor common yard space suitable for employee enjoyment or private functions.
- **Proximity to Amenities:** Surrounded by a solid mix of retail, restaurant, office, and medical users
- **Strong Residential Growth:** Situated near multiple thriving residential communities, with more planned.
- **Excellent Visibility/Access:** Highly visible from State Highway 40 and Greens Prairie Road with quick and easy access to State Highway 6 and State Highway 40.



DEMOGRAPHIC INFORMATION

1, 3, and 5 miles around 1551 Greens Prairie Road, College Station, TX 77845

POPULATION

	1 MILE	3 MILES	5 MILES
Population	4,752	36,409	77,984
Population Density	1,524	1,303	1,006

INCOME

	1 MILE	3 MILES	5 MILES
Median Household Income	\$121,419	\$116,273	\$76,831
Average Household Income	\$154,057	\$144,262	\$109,178
Families in Poverty	31 2%	337 3%	1,318 7%
Households	1,780	13,380	31,677
Less than \$25,000	86 5%	860 6%	5,057 16%
\$25,00 to \$49,999	184 10%	1,649 12%	6,294 20%
\$50,000 to \$74,999	188 11%	1,435 11%	4,201 13%
\$75,000 to \$99,999	250 14%	1,701 13%	3,906 12%
\$100,000 to \$199,999	655 37%	4,901 37%	7,798 25%
Over \$200,000	417 23%	2,834 21%	4,421 14%

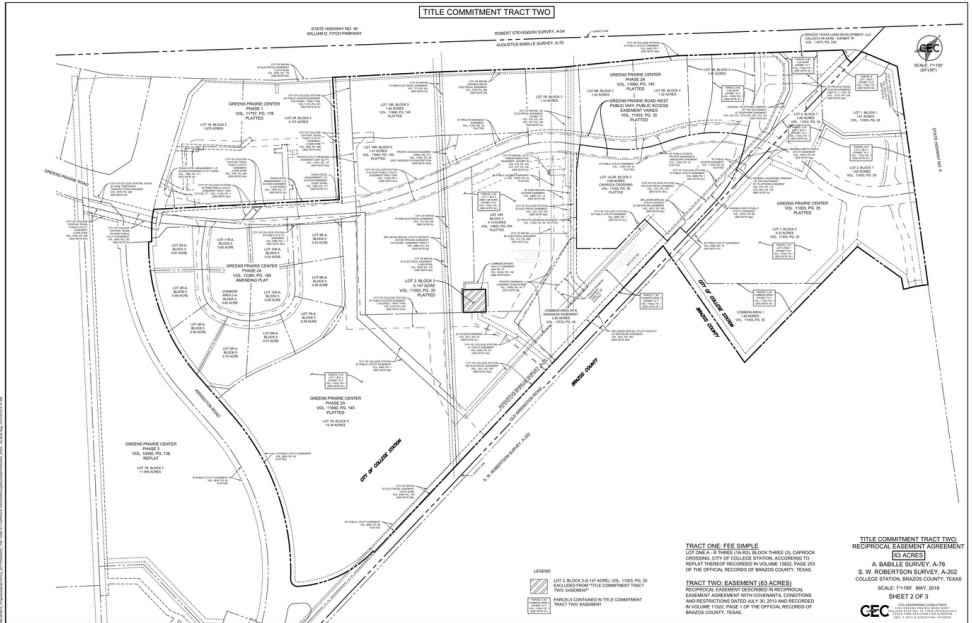
EDUCATIONAL ATTAINMENT

	1 MILE	3 MILES	5 MILES
Population Aged 25 & Over	3,109	22,984	45,483
No high school diploma	90 3%	685 3%	2,192 5%
High school graduate or equal	315 10%	2,315 10%	5,924 13%
Some college	302 10%	3,068 13%	7,577 17%
Associate's degree	251 8%	1,322 6%	3,152 7%
Bachelor's degree	1,033 33%	7,724 34%	13,610 30%
Advanced degree	1,118 36%	7,780 34%	13,028 29%



SURVEY

TITLE COMMITMENT TRACT TWO



LEGEND

-  LOT 2 BLOCK 2 (27 ACRES) VOL. 1088, P. 108 RECORDED FROM THIS COMMITMENT TRACT TWO EASEMENT
-  PUBLIC HIGHWAY OR TITLE COMMITMENT TRACT TWO EASEMENT

TRACT ONE - FEE SIMPLE
 LOT ONE A - IN TRACT ONE (A) BLOCK THREE IS CAPROCK CROSSING, CITY OF COLLEGE STATION, ACCORDING TO REPLAT THEREOF RECORDED IN VOLUME 1802, PAGE 203 OF THE OFFICIAL RECORDS OF BRADCO COUNTY, TEXAS.

TRACT TWO EASEMENT (83 ACRES)
 RECIPROCAL EASEMENT DESCRIBED IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS DATED JULY 30, 2010 AND RECORDED IN VOLUME 1352, PAGE 1 OF THE OFFICIAL RECORDS OF BRADCO COUNTY, TEXAS.

**TITLE COMMITMENT TRACT TWO
 RECIPROCAL EASEMENT AGREEMENT**

(83 ACRES)
 A. BABBLE SURVEY, A-78
 S. W. ROBERTSON SURVEY, A-322
 COLLEGE STATION, BRADCO COUNTY, TEXAS

SCALE: 1"=100' MAY, 2010
 SHEET 2 OF 3



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TO LEARN MORE ABOUT THIS LISTING:

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Vernie Rodden	550746	verniedodden@caprocktx.com	979.777.4641
Name of Sales Agent/Associate	License No.	Email	Phone