



Oldham  
Goodwin

# COMMERCIAL LAND | FOR SALE

## COMMERCIAL ACREAGE IN CREEK MEADOWS DEVELOPMENT

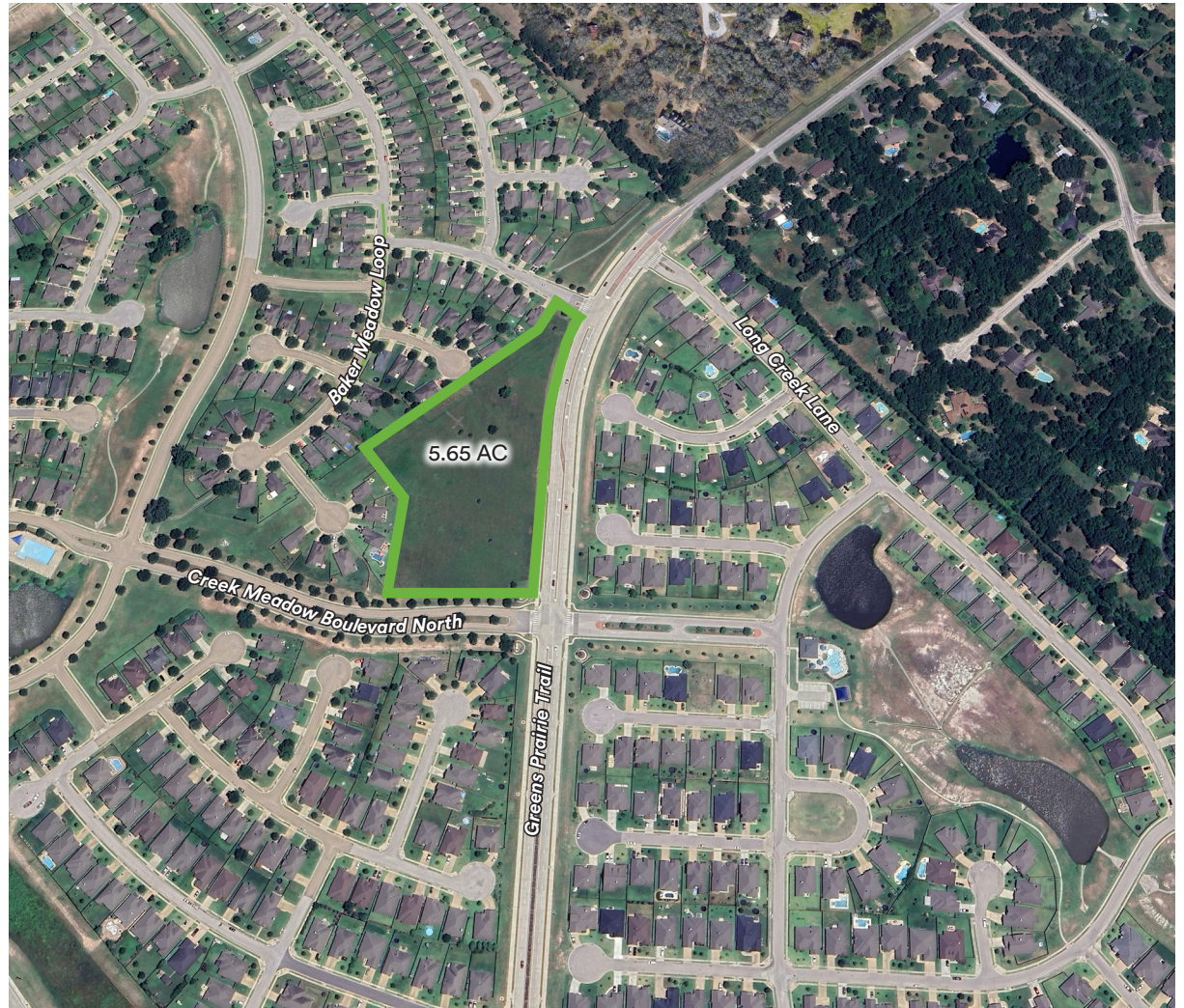
5.65 AC on Greens Prairie Trail | College Station, TX 77845



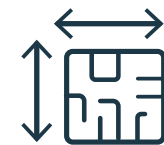
**SITE**  
**5.65 AC**

## PROPERTY HIGHLIGHTS

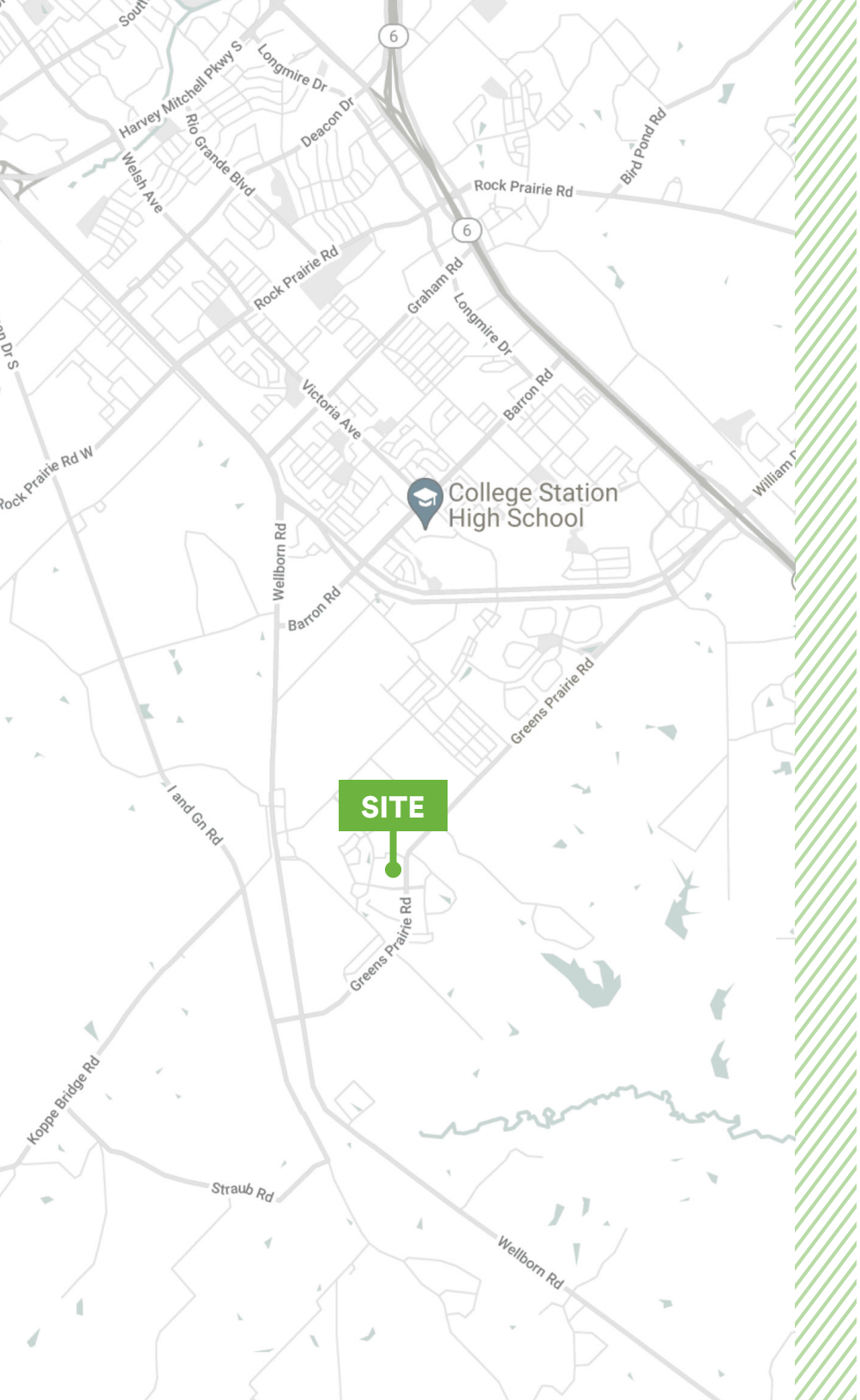
- Large commercial tracts ready for immediate development
- Located within Creek Meadows master planned community
- Situated in close proximity to Greens Prairie Elementary as well as Pecan Ridge Intermediate and Middle School
- Quick access to FM 2154 (Wellborn Road) and Highway 40 (William D. Fitch Parkway)
- Greens Prairie Trail improved to four lane divided roadway with curbs and gutters, and left and right turn lanes
- Only neighborhood infill commercial tract available on Greens Prairie Trail within proximity to 3,500 single family residences (Castlegate, Greens Prairie Reserve, Creek Meadows, and Wellborn Settlement).



**SALES PRICE**  
**CALL FOR PRICING**



**LAND SIZE**  
**5.65 AC**



## PROPERTY INFORMATION

Size	5.65 AC
Legal Description	Lot 1, Block 1, Sec 1B, Phase 1, CreekMeadows
ID Number	305091
Access	Access via Greens Prairie Trail & North Creek Meadows Blvd
Frontage	593' on Greens Prairie Trail 238' on N Creek Meadows Blvd
Zoning	PDD: Planned Development District
Utilities	All utilities available
Flood Plain	None
Traffic Counts	Wellborn Road: 12,505 VPD



# FINAL PLATS



SAMUEL DAVIDSON SURVEY, A-7-13  
JESSE BLEDSOE SURVEY, A-7-1

**SYMBOL & LINE LEGEND**

- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- PR.D.E. PRIV. DRAINAGE ESMT.
- PR.A.E. PRIV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- LOT NUMBER
- ⊙ BLOCK NUMBER
- COMMON AREA

Doc 00965478 Bk BR Vol 8028 Pg 250

**SHEET KEY**

**MINIMUM FINISH FLOOR TABLE**  
(SECTION 1B, PHASE ONE)

LOT	BLOCK	F.F. ELEVATION (FT)
1	2	308.00
2	2	308.00
3	2	308.00
4	2	308.00
1	4	310.00
2	4	310.00
3	4	310.00
4	4	310.00
5	4	310.00
6	4	310.00
7	4	310.00
8	4	310.00
1	5	311.00
2	5	311.00

SCALE: 1" = 100'

**KS** SURVEYED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

**SHEET 3 OF 4**

**FINAL PLAT**  
OF  
**CREEK MEADOWS**  
SECTION 1A PHASES 1-2 SECTION 1B PHASES 1-4

LOTS 1, BLOCK 1    LOTS 1-6, BLOCK 3  
LOTS 1-6, BLOCK 2    LOTS 1-10, BLOCK 10  
LOTS 1-12, BLOCK 3    LOTS 1-6, BLOCK 11  
LOTS 1-15, BLOCK 4    LOTS 1-5, BLOCK 7  
LOTS 1-6, BLOCK 5    LOTS 1-12, BLOCK 13  
LOTS 1-8, BLOCK 6    LOTS 1-8, BLOCK 14  
LOTS 1-10, BLOCK 7    LOTS 1-9, BLOCK 15  
LOTS 1-2, BLOCK 8

5.578 AC. COMMON AREA    19.803 AC. COMMON AREA  
0.178 AC. ROW DEDICATION    1.128 AC. ROW DEDICATION

**TOTAL = 78.88 ACRES**  
SAMUEL DAVIDSON SURVEY, A-7-13  
JESSE BLEDSOE SURVEY, A-7-1  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
SURVEYED: MAY 23, 2006

**RABON METCALF ENGINEERING**

POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: rabon@metcalfe.com

**RME**

PROJECT NO. 202 - 0286

OFFICE - (979) 690-0329  
FAX - (979) 690-0329  
CELL - (979) 219-4174

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

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



**LARGEST**  
MEDICAL CENTER



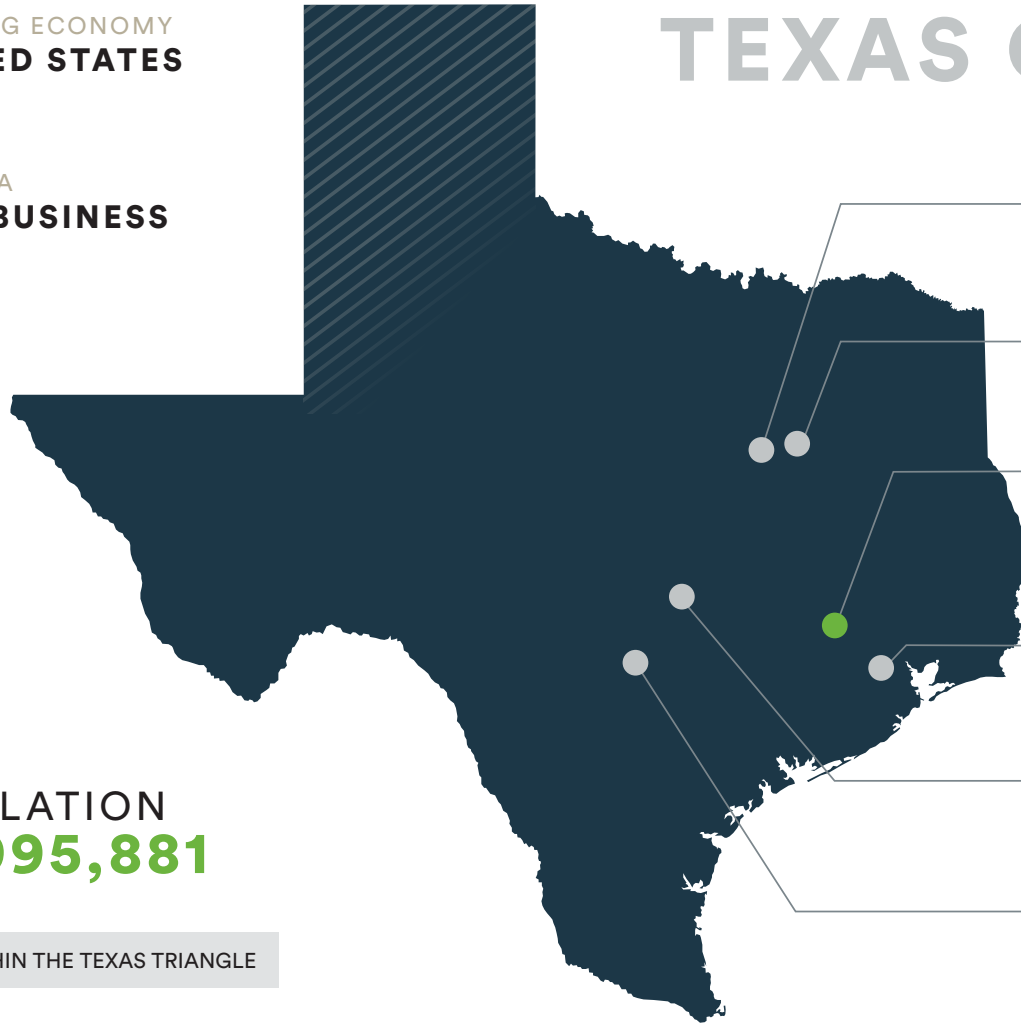
POPULATION  
**28,995,881**

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

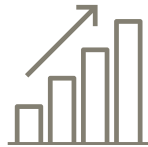
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**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



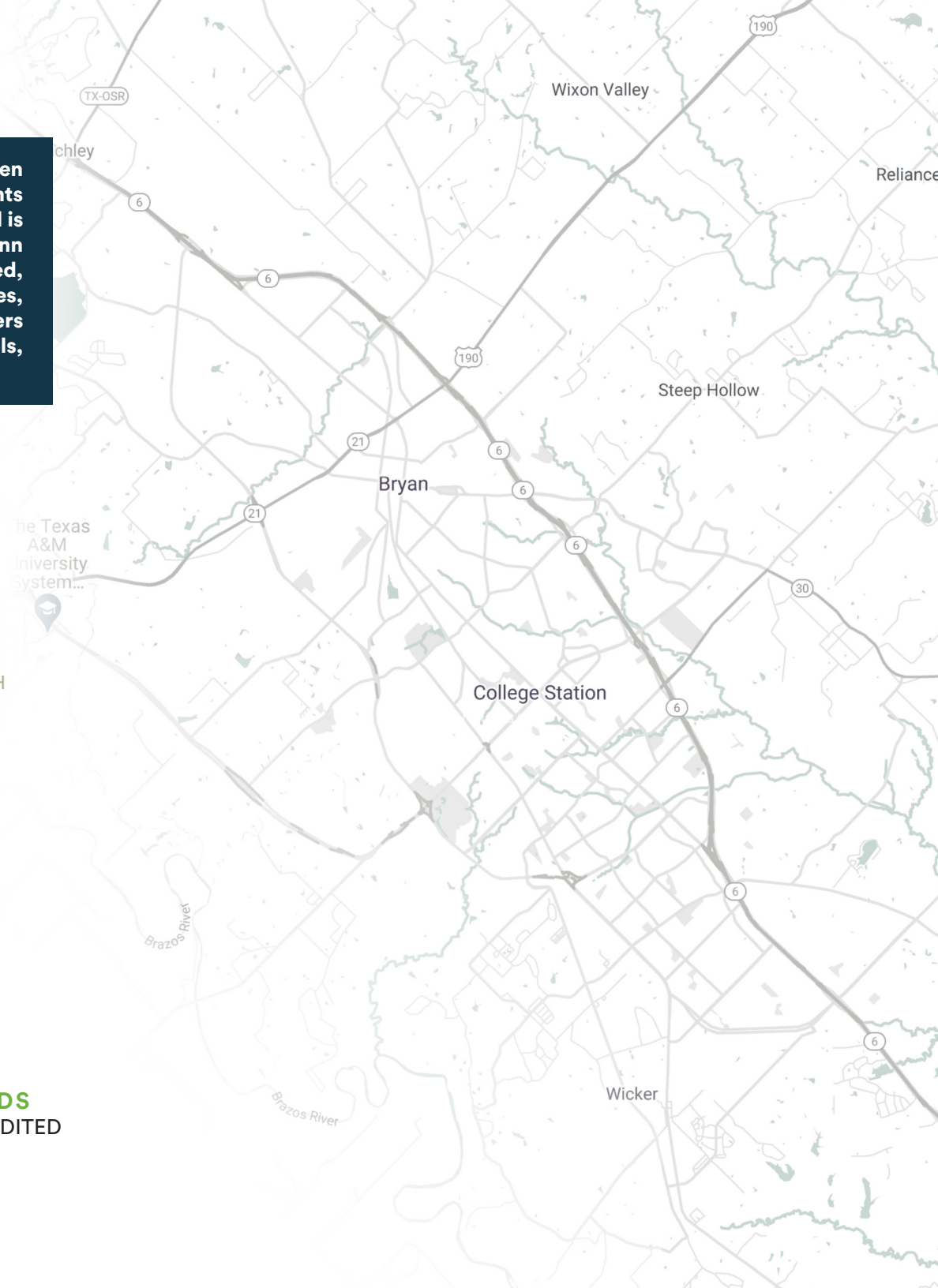
## HOME TO TEXAS A&M UNIVERSITY

**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

4.6K

HOUSEHOLD  
INCOME

\$139K

CONSUMER  
SPENDING

\$70M

3 MILE

ESTIMATED  
POPULATION

29.5K

HOUSEHOLD  
INCOME

\$112K

CONSUMER  
SPENDING

\$402M

5 MILE

ESTIMATED  
POPULATION

68.5K

HOUSEHOLD  
INCOME

\$97K

CONSUMER  
SPENDING

\$889M

# 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 77056  
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**