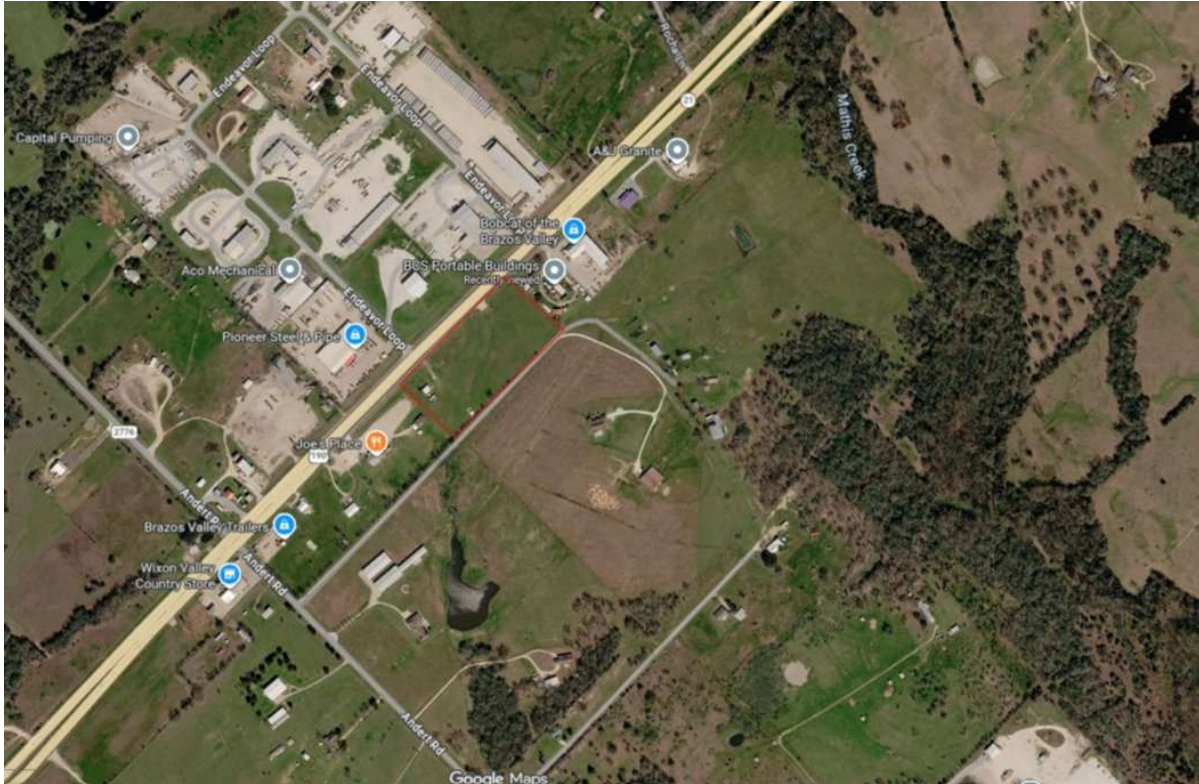


Highway 21 Frontage

LIST PRICE \$1,250,000



5.21
ACRES

2

HWY 21 CURB CUTS

Highway 21 • Wixon Valley, TX • 5.21 Acres

PROPERTY OVERVIEW

A Rare Highway 21 Flex Site

This 5.21-acre tract sits directly on Highway 21 in Wixon Valley, in the heart of an established industrial and contractor corridor between Bryan-College Station and the OSR/Hwy 6 interchange. With 630 feet of highway frontage and two existing curb cuts, the site offers the visibility, access, and flexibility that industrial flex users rarely find on the open market.

Surrounded by active operators — Bobcat of the Brazos Valley, BCS Portable Buildings, Pioneer Steel & Pipe, Capital Pumping, and Aco Mechanical — the location is already proven for shops, yards, distribution, and owner-user flex buildings. Utilities are in place at the boundary, making this a build-ready opportunity for an owner-occupant or investor.

Property Highlights

- 5.21 acres with 630' of frontage directly on Highway 21 (SH-21).
- Two (2) existing Highway 21 curb cuts — established, dual-point access.
- Wixon Water line along the rear of the property.
- Electric service available from either side of the property.
- Ideal industrial-flex setting: shops, contractor yards, warehouse/distribution, owner-user buildings.
- Located among established industrial users along a high-visibility corridor.
- Minutes from the Hwy 6 / OSR corridor and the greater Bryan-College Station market.

SITE DETAILS & SPECIFICATIONS

At a Glance

Property Type	Industrial Flex Land
Total Size	5.21 Acres
List Price	\$1,250,000
Price / Acre	\$239,923
Highway Frontage	630' along Highway 21 (SH-21)
Access	Two (2) existing Highway 21 curb cuts
Water	Wixon Water along rear of property
Electric	Available from either side of property
Floodplain	None
Parcel ID	Property ID 115151
Hwy 21 Traffic (AADT)	13,463 VPD
County	Brazos County, Texas

LOCATION & ACCESS

Aerial & Site Map



FOR MORE INFORMATION, CONTACT

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Confidentiality & Disclaimer

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer and buyer's representatives should independently verify all information, including acreage, frontage, utilities, zoning, floodplain status, taxes, and all development and land-use requirements, prior to purchase. All measurements and figures are approximate. This material is presented subject to errors, omissions, change of price, or withdrawal without notice.

Texas law requires all real estate license holders to provide the Information About Brokerage Services (IABS) notice and Consumer Protection Notice. The current TREC IABS form is included with this package.

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.

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.

	License No.	Email	Phone
Name of Sponsoring Broker (Licensed Individual or Business Entity)	337834	james@mcbrideinterests.com	972.571.6279
McBride Interests, LLC			
Name of Designated Broker of Licensed Business Entity, if applicable	337834	james@mcbrideinterests.com	972.571.6279
James McBride			
Name of Licensed Supervisor of Sales Agent/Associate, if applicable			
Name of Sales Agent/Associate	805880	williamvaughan0007@gmail.com	817.807.6636
William Vaughan			

Buyer/Tenant/Seller/Landlord Initials	Date
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