

**FOR SALE**  
22 Acres  
\$5,000,000

11057  
SH-30

College Station, TX 77845

Shared Detention Area



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*\*Boundary line are approx.*



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**OVERVIEW**

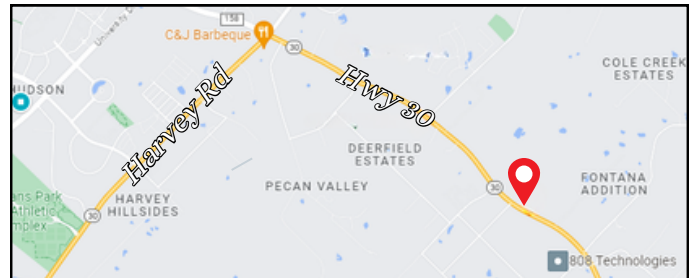
 **11057 SH-30**  
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**PROPERTY HIGHLIGHTS**

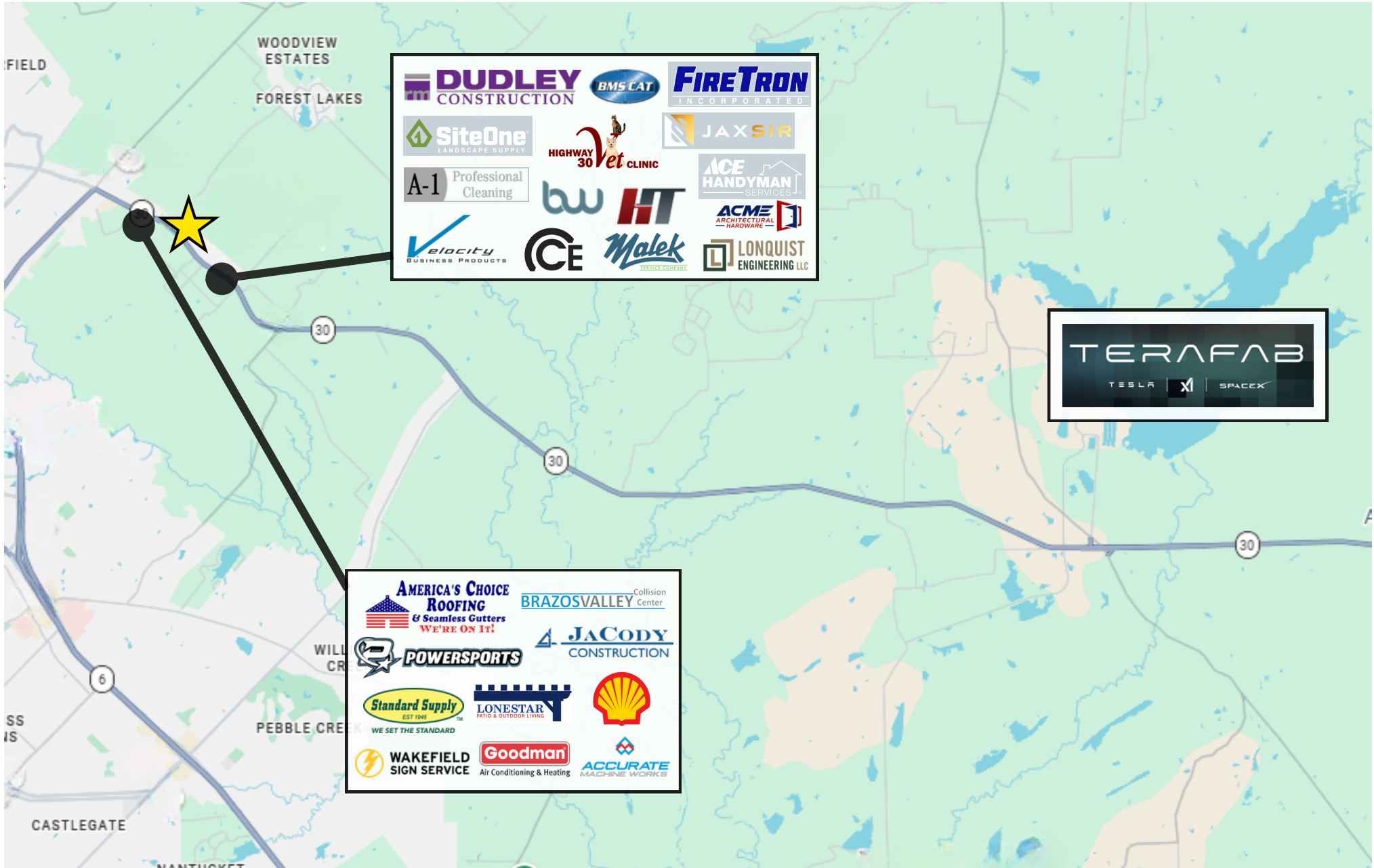
- 22 Acres of land approx 12 miles from planned Terrafab Facility!
- Be part of one of the largest projects in history!
- All utilities (water, power, sewer) are available.
- Zoned C-3 Commercial which allows for a wide variety of uses.
- One of the few tracts of this size with sewer this close to Terrafab
- Onsite detention area shared with neighboring commercial development

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Current Population	265	11,713	66,241
Average Household Size	2.7	2.0	2.2
Average Household Income	\$61,713	\$78,904	\$51,345



# SURROUNDING AREA



# ZONING

## Section 130-15. C-3, Commercial District.

(a) *General purpose and description.* The C, Commercial District is intended predominantly for heavy retail and commercial uses of a service nature which typically have operating characteristics or traffic service requirements generally compatible with typical retail or shopping, but generally not with residential environments. Operating characteristics which may be typical of uses permitted in the Commercial District include service oriented, may sell used goods, require warehouse storage and delivery areas, and have a greater service radius than retail stores.

(b) *Permitted uses:*

Any permitted use allowed in the Retail District with the addition of:

- Amusement arcade (video arcade);
- Automobile repair;
- Automobile sales/rental/service;
- Boat sales/rental/service;
- Bus terminal/station;
- Commercial amusement, (indoor);
- Commercial amusement, (outdoor);
- Commercial bakery;
- Farm equipment sales and service;
- Feed store;
- Fraternity/sorority house;
- Gaming establishments;
- Ice company (sales);
- Ice company (wholesale);
- Indoor archery and shooting range;
- Landscape service;
- Laundries, commercial;
- Lumberyard;
- Manufactured home display and sales;
- Mini-warehouse/self-storage;
- Motorcycle sales/rental/service;
- Nightclub or tavern;
- Office--Showroom/warehouse;
- Theater--Outdoor (amphitheater);
- Overnight delivery company;
- Paper/chemical suppliers;
- Parking lots (non-paid for nonresidential use);
- Plumbing service;
- Portable/small commercial structures--Permanent;
- Portable/small commercial structures--Seasonal;
- Printing company;
- Private utility company (with outside storage);

- Recycling collection point;
- Recreational vehicle (RV) park;
- Tool and machinery rental;
- Truck repair/truck stop;
- Veterinary services (no outdoor runs or pens).

(c) *Conditional uses:*

Any conditional use allowed in the Retail District with the addition of:

- Cabinet shop;
- Cemetery;
- College or university;
- Flea market;
- Golf course or country club;
- Heliport or helistop;
- Manufacturing;
- Machine shop;
- Moving company;
- Multifamily dwelling;
- Refuse systems;
- Rodeo grounds;
- Stable--Commercial.

(d) *Height regulations.* Refer to building setbacks and lot standards, article IV, chapter 62.

(e) *Lot area and setback requirements.* Refer to building setbacks and lot standards, article IV, chapter 62.

(f) *Parking regulations.* Refer to access and off-street parking, article VI, chapter 62.

(g) *Other regulations:*

- (1) As established in all other applicable sections and/or ordinances.
- (2) Establishments selling alcoholic beverages shall not be located within 300 feet of a public school, church, or a public hospital. The distance shall be measured as specified in the city Code.
- (3) Detached Dwelling Units permitted in this district shall conform to standards as specified in the RD-5 district. Duplex, townhouse, and patio home dwellings permitted conditionally in this district shall conform to standards as specified in section 130-33.
- (4) Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of nonresidential and multifamily development, article III of chapter 62, before activity on the property may resume. Detached Dwelling Units, patio homes, townhouses, and duplexes are exempt from this provision.
- (5) No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes.

(Continued Next Page)

# ZONING

- (6) The following regulations are to control contamination of the air, water, or the environment and to safeguard the health, safety, and general welfare of the public. No machine, process or procedure shall be employed on any property in the city, in which:
  - a. Emission of smoke, dust, noxious, toxic, or lethal gasses are detectable beyond the perimeter of the property.
  - b. Vibration is discernible beyond the property line.
  - c. Noise above the average intensity of street traffic is discernible beyond the property line.
  - d. Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil or grease.
- (7) Wireless telecommunication facilities shall be allowed only as provided for in section 130-34.
- (8) The following regulations pertain to portable/small commercial structures-permanent which are permitted in this district.
  - a. Refer to building setbacks and lot standards, article IV, chapter 62.
  - b. All fire code requirements must be met.
  - c. A written agreement with the property owner for trash pickup must be provided.
  - d. All parking requirements must be met.
  - e. No portable/small commercial structures shall be allowed in parking lots that do not meet current construction standards or do not presently have an excess of parking for the existing structures utilizing the lot.
  - f. The site development review committee must approve vehicle circulation.
  - g. The structure must be properly anchored, either to the surface of the lot or it must be on a permanent foundation.
  - h. Landscaping must front a minimum of ten percent of the building's facade. Acceptable landscaping of portable/small commercial structures includes the following: raised planter boxes and at grade planting beds.
  - i. Restroom facilities for the employer and employees must be provided either inside the structure or via an agreement with the owner of the main structure on the site.
- (9) The following regulations pertain to portable/small commercial structures-seasonal which are permitted in this district. Certificate of occupancies for portable/small commercial structures-seasonal shall be granted for a maximum of 60 days, after which time the structure must be removed from the site. An additional certificate of occupancy shall not be granted for the same business for a minimum of six months.
- (10) Open storage is prohibited (except for materials for the resident's personal use or consumption, e.g., firewood, gardening materials, etc.).



# 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.

2-10-2025



### 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.

### 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:
  - 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.

**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.

Clark Isenhour Real Estate Services, LLC	8999919	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

