



*Estimated Property Lines

HIGHWAY 6 & Old Reliance,
Bryan, TX 77808



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LAND FOR SALE

HWY 6 & Old Reliance

PROPERTY DETAILS & HIGHLIGHTS

OFFERING SUMMARY

- SALE PRICE: Call for Price
- LOT SIZE: +/- 30 Acres
- Site can be demised into padsites

PROPERTY HIGHLIGHTS:

- Currently Zoned: C-3 Commercial Zoning
- Utilities: All Utilities on site
- Excellent HWY 6 visibility, access, and traffic counts
- Surrounded by rapid Multi-Family and Residential growth. Directly in the path of near-term expansion.
- Close Proximity to Rudder High School, Highway 6, and Austin's Colony

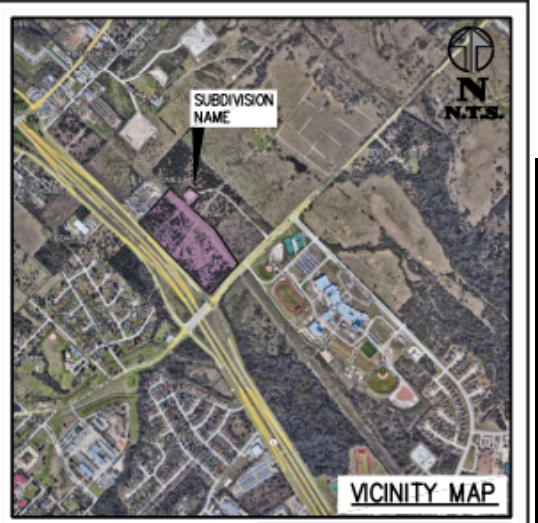
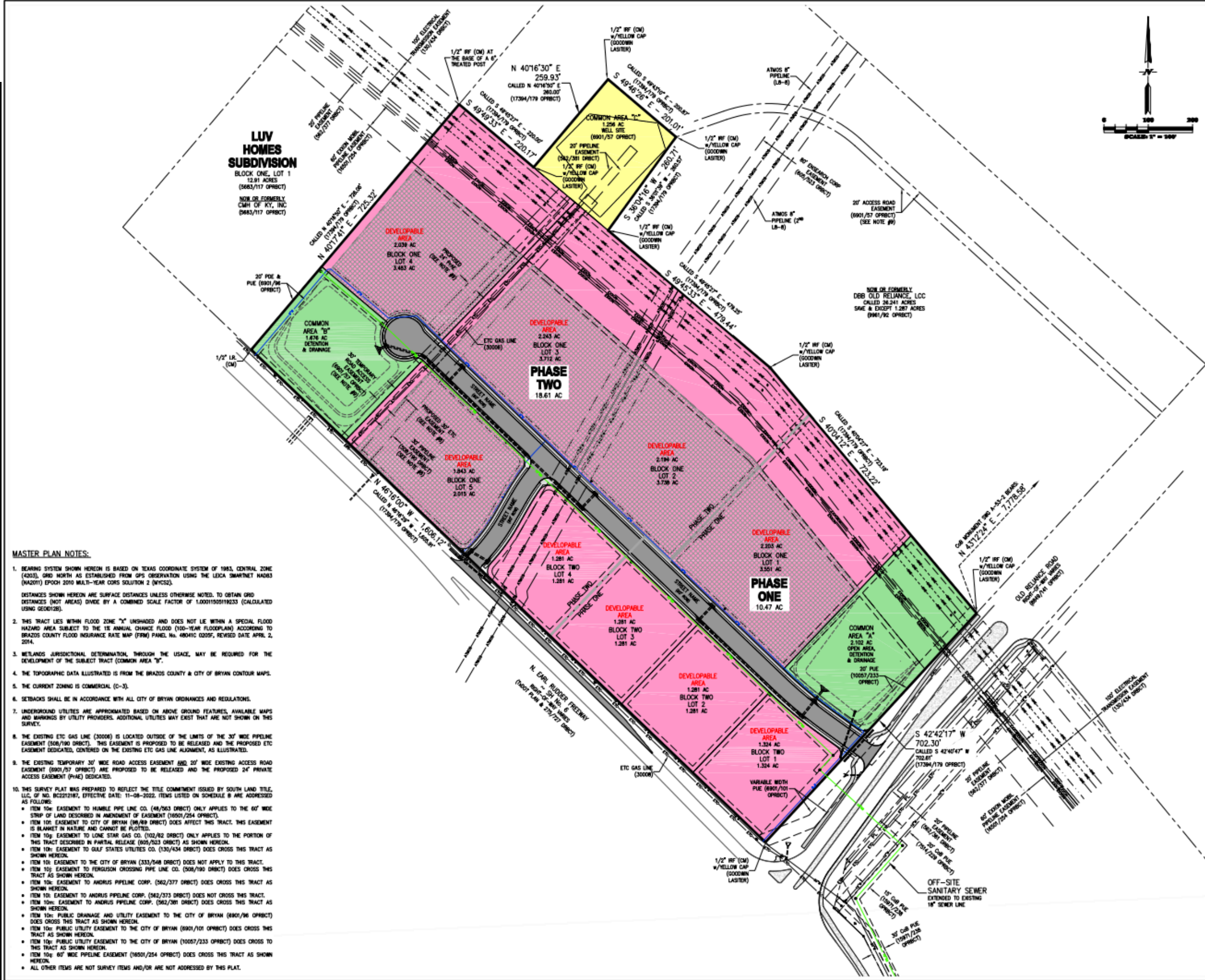


LAND FOR SALE

HWY 6 & Old Reliance

Additional Photos





LINE & APPRECIATION LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION BOUNDARY
- EXISTING EASEMENT (TYPE VARIES)
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.A.E. - PRIVATE ACCESS EASEMENT
- P.A.E. - PUBLIC ACCESS EASEMENT
- P.V.D.E. - PRIVATE DRAINAGE EASEMENT
- L.R.F. - IRON ROD (FOUND)
- VOL. - VOLUME
- P.G. - PAGE
- R.O.W. - RIGHT-OF-WAY
- (C.M.) - CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES
- (D.R.C.T) - DEED RECORDS OF BRAZOS COUNTY, TX
- (O.R.C.T) - OFFICIAL RECORDS OF BRAZOS COUNTY, TX
- (O.P.R.C.T) - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX

MASTER PLAN NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET M4003 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (NVC52).
2. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADDED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 480410 0209F, REVISED DATE APRIL 2, 2014.
3. METADANS JURISDICTIONAL DETERMINATION THROUGH THE USAGE, MAY BE REQUIRED FOR THE DEVELOPMENT OF THE SUBJECT TRACT (COMMON AREA "Y").
4. THE TOPOGRAPHIC DATA ILLUSTRATED IS FROM THE BRAZOS COUNTY & CITY OF BRYAN CONTOUR MAPS.
5. THE CURRENT ZONING IS COMMERCIAL (C-3).
6. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.
7. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
8. THE EXISTING ETC GAS LINE (30006) IS LOCATED OUTSIDE OF THE LIMITS OF THE 30' WIDE PIPELINE EASEMENT (508/190 DRECT). THIS EASEMENT IS PROPOSED TO BE RELEASED AND THE PROPOSED ETC EASEMENT DEDICATED, CENTERED ON THE EXISTING ETC GAS LINE ALIGNMENT, AS ILLUSTRATED.
9. THE EXISTING TEMPORARY 30' WIDE ROAD ACCESS EASEMENT AND 20' WIDE EXISTING ACCESS ROAD EASEMENT (8901/57 DRECT) ARE PROPOSED TO BE RELEASED AND THE PROPOSED 24' PRIVATE ACCESS EASEMENT (PH4) DEDICATED.
10. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTH LAND TITLE, L.L.C. OF NO. 002291875, EFFECTIVE DATE: 11-08-2022. ITEMS LISTED ON SCHEDULE # ARE ADDRESSED AS FOLLOWS:
 - ITEM 10a: EASEMENT TO HAMBLE PIPE LINE CO. (48/763 DRECT) ONLY APPLIES TO THE 60' WIDE STRIP OF LAND DESCRIBED IN INSTRUMENT OF EASEMENT (16501/254 DRECT).
 - ITEM 10b: EASEMENT TO CITY OF BRYAN (50/49 DRECT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - ITEM 10c: EASEMENT TO LONE STAR GAS CO. (102/42 DRECT) ONLY APPLIES TO THE PORTION OF THIS TRACT DESCRIBED IN PARTIAL RELEASE (861/263 DRECT) AS SHOWN HEREON.
 - ITEM 10d: EASEMENT TO GULF STATES UTILITIES CO. (130/434 DRECT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10e: EASEMENT TO THE CITY OF BRYAN (333/548 DRECT) DOES NOT APPLY TO THIS TRACT.
 - ITEM 10f: EASEMENT TO FERGUSON CROSSING PIPE LINE CO. (508/190 DRECT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10g: EASEMENT TO ANDRUS PIPELINE CORP. (562/377 DRECT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10h: EASEMENT TO ANDRUS PIPELINE CORP. (562/373 DRECT) DOES NOT CROSS THIS TRACT.
 - ITEM 10i: EASEMENT TO ANDRUS PIPELINE CORP. (562/381 DRECT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10j: PUBLIC DRAINAGE AND UTILITY EASEMENT TO THE CITY OF BRYAN (8801/96 DRECT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10k: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (8901/101 DRECT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10l: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (10067/233 DRECT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10m: 60' WIDE PIPELINE EASEMENT (18001/254 DRECT) DOES CROSS THIS TRACT AS SHOWN HEREON.
11. ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

LAND USE SUMMARY

COLOR	CATEGORY	ACREAGE	PERCENTAGE OF TOTAL AREA
Pink	COMMERCIAL DEVELOPMENT AREA	21.866	74.55
Green	COMMON AREA (OPEN SPACE / DETENTION)	3.778	13.00
Yellow	COMMON AREA (NON-BUILDABLE)	1.256	4.35
Grey	RIGHT-OF-WAY (ALL CLASSIFICATIONS)	2.363	8.25
	TOTAL	29.08	100.00

MASTER PLAN
FOR
SUBDIVISION NAME
PHASE 1 & 2
29.08 ACRE TRACT
BEING A CALLED 29.094 ACRES (VOLUME 17394, PAGE 179 DRECT)
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63
BRAZOS COUNTY, TEXAS

RME Consulting Engineers

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COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmeengineer.com
OFFICE - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION:
ROBERT GEORGE MCGRAW, JR. & RUSSELL MCGRAW
1835 HAZARDON ROAD
SUGAR LAND, TX 77479

CLIENT INFORMATION:
MVA HOSPITALITY, LP
c/o MVE HUSSEM
PO BOX 11480
COLLEGE STATION, TX 77842
CELL: (713) 876-7866
EMAIL: AMHFIELD@MVAH.COM

FILENAME: 079/NP/1A | SCALE: 1"=100'
SUBMITTED DATE: 2/22/23
REVISIONS:
DRAWN BY: R.A.M.
CHECK JOB #: 22-1019

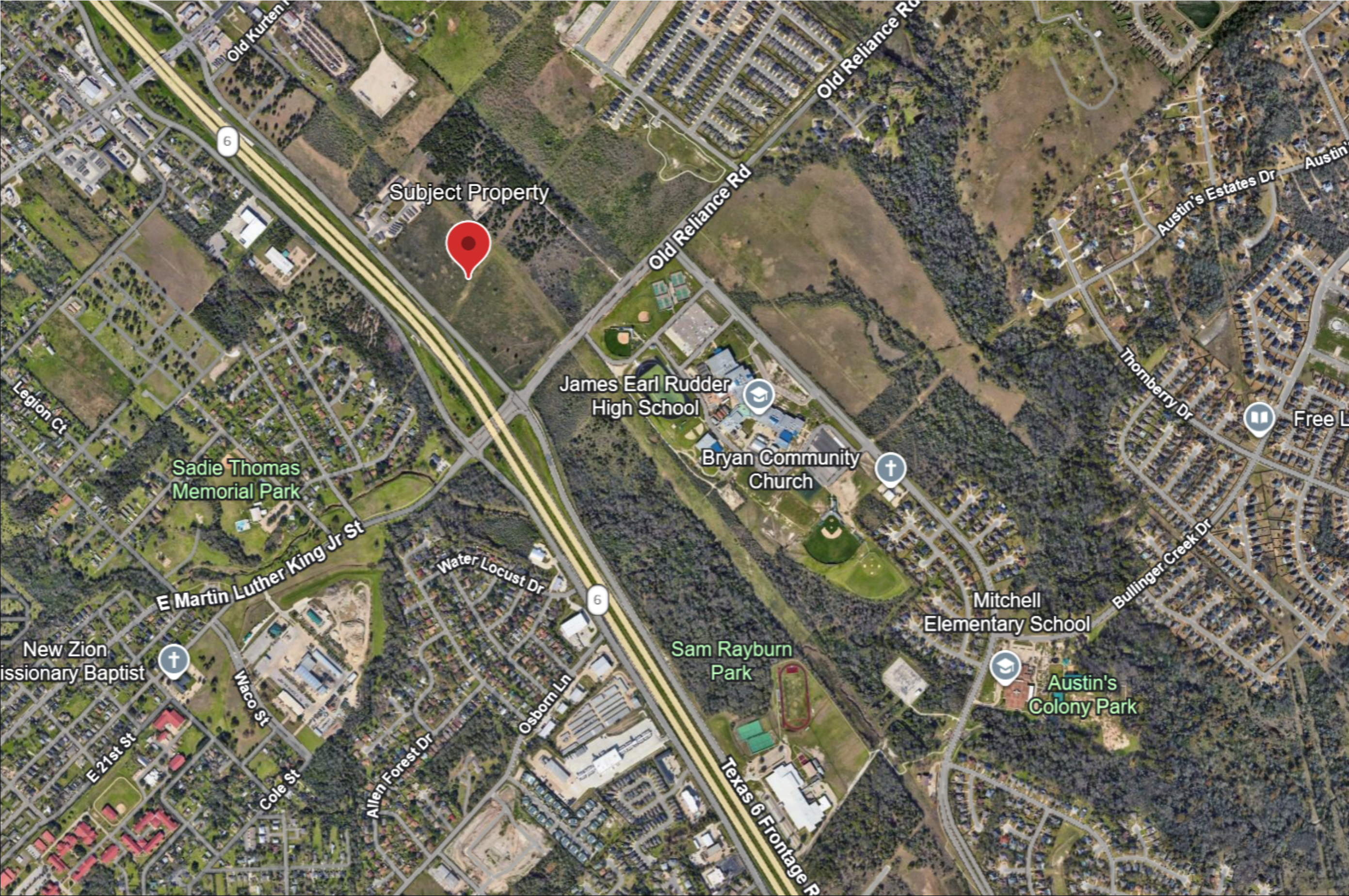
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
289 - 0797

SHEET **1** OF 1

LAND FOR SALE

Location Map

HWY 6 & Old Reliance



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 sub agent by the buyer or buyer’s agent.

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.

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 by law to do so.

AS SUB AGENT: A license holder acts as a sub agent when aiding a buyer in a transaction without an agreement to represent the buyer. A sub agent 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.

Texas Land Firm Brokerage LLC	9016675	info@texaslandfirm.com	979-500-3075
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email Address	Phone Number
Jack Parker, CCIM	667773	jack@texaslandfirm.com	979-308-0106
Designated Broker of Firm	License No.	Email Address	Phone Number
Jack Parker, CCIM	667773	jack@texaslandfirm.com	979-308-0106
License Supervisor of Sales Agent/Associate	License No.	Email Address	Phone Number
Jake Lee, MLPD	796514	jake@texaslandfirm.com	832-248-8806
Sales Agent/Associate’s Name	License No.	Email Address	Phone Number

Texas Law requires all real estate license holders to give this information about brokerage services to prospective buyers, tenants, sellers and landlords.

Regulated by the Texas Real Estate Commission Information Available at www.trec.texas.gov IABS 1-0 Date



DISCLAIMER

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