

Double Creek Development

Bryan, Texas

~100 AC Of Commercial Development Land For Sale

Property Highlights

- Centrally Located On Highway 6 Corridor In Close Proximity To Highway 6 & University Drive Intersection
- Highly Visible From Highway 6 With Convenient Access From Future TxDOT Off Ramp Relocation
- Easily Divisible To Accommodate A Variety Of Uses & Pad Sizes
- All City Utilities Available With Regional Detention Provided
- Immediately Adjacent To Target Anchored Regional Retail Development



Bryan/College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas | 77802
Phone: 979.268.2000 | Fax: 979.846.7020

Houston

25222 Northwest Freeway, Suite 1-185
Cypress, Texas | 77429
Phone: 281.256.2300 | Fax: 281.213.2095

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Surrounding Businesses

Asking Price

Call For Pricing

Traffic Counts (per TXDOT)

State Highway 6: ~63,000 VPD

Accessibility

Property can be accessed via Highway 6 Feeder Road. Future access from proposed Wildflower Drive Extension.

Visibility

Highly visible from Highway 6



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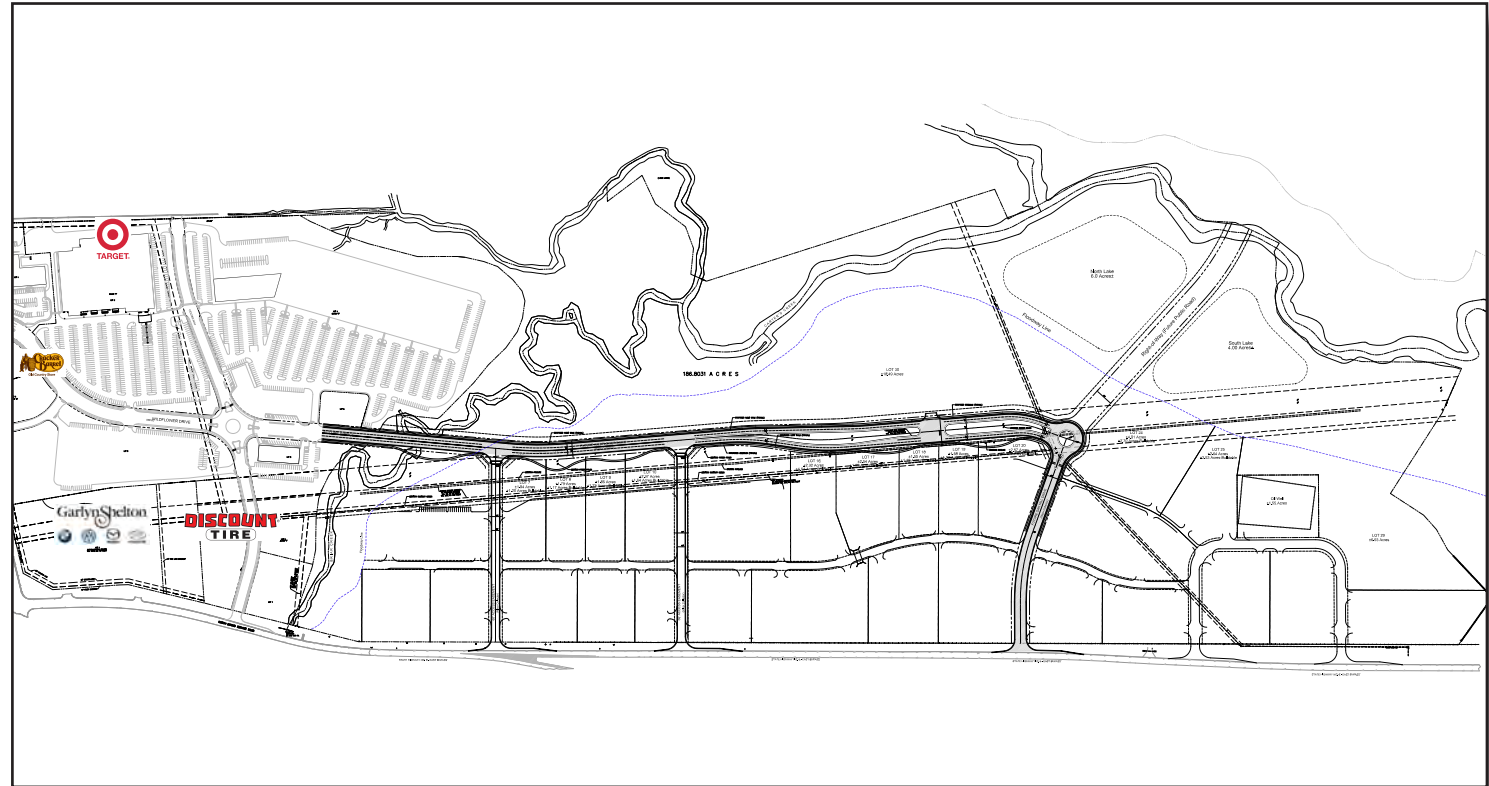
Conceptual Site Plan

Ideal For

- Neighborhood Retail
- Big Box Retail
- Casual Sit Down Restaurant
- Quick Service Restaurant
- Bank
- Hotel
- Office
- High Density Multifamily
- Theatre, Indoor

Utilities

Electric:	Bryan Texas Utilities
Water:	Bryan Texas Utilities
Sewer:	Bryan Texas Utilities
Gas:	Atmos Energy
Cable:	Suddenlink
Telephone:	Various Providers



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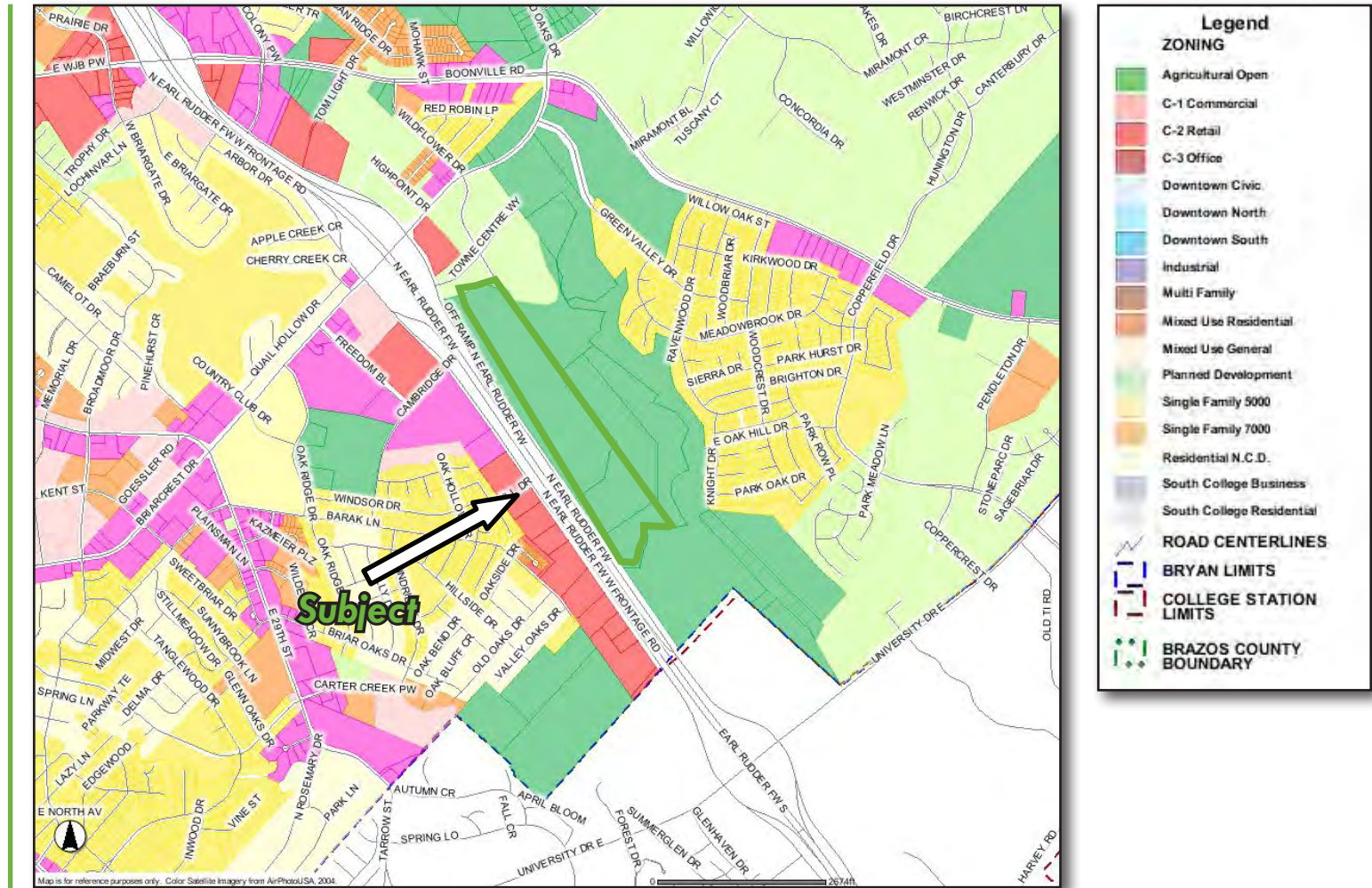
Zoning

A-O, Agricultural Open

Frontage

(per GIS)

~ 5,569 Feet on Highway 6



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TxDOT Highway 6 Ramp Relocation Project



SH 6 Ramp Relocation Project
From: WM J Bryan Pkwy
To: Harvey Mitchell Pkwy
Public Meeting
July 12, 2012

Target Construction
Early 2013

Subject



Removed Ramps - Red

New Ramps - Green

Questions / Comments?

Email: chad.bohne@txdot.gov
Phone: (979) 778-9710

Adapted From Original To Show More Detail Of Project

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Locational Attributes Courtesy Of:

**RESEARCH
VALLEY**

Located in the center of the Texas Triangle that is Dallas-Fort Worth, Houston, and San Antonio, The Research Valley is a high growth area, offering access to unmatched resources. The Research Valley provides access to a highly educated workforce with a unique work ethic, a low cost of doing business environment, and a quality of life that makes the region one of the most livable metro areas in the United States. The Research Valley allows for the ease of development for all projects looking to expand or relocate through its unique partnerships and collaborations between its government and academic bodies.

Regional Workforce and Labor Pool

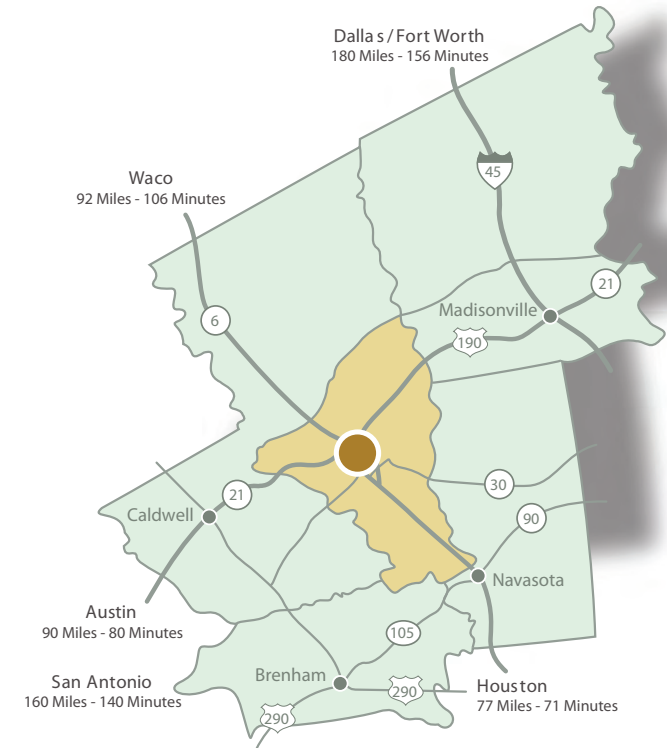
The Research Valley has been called a “knowledge commercialization zone” where university, industry and government partners join forces. Recently, The Research Valley received a “Five-Star Knowledge Worker” designation from Expansion Management Magazine based upon the strength of its college-educated workforce and its attractiveness to companies seeking a highly technical workforce. Representing a seven county marketplace with an estimated skilled labor force of over 145,000, The Research Valley’s workforce is young, highly educated, more affordable, and includes a steady stream of top young minds with approximately 9,000 undergraduate and graduate students readily available for companies to employ through internships, co-ops, and full-time positions after graduation

Domestic/International Access

The Research Valley is home to one of Texas’ best regional airports; Easterwood Airport (CLL). Located in College Station and just minutes from the Texas A&M campus, Easterwood provides daily service to Dallas-Fort Worth International Airport (DFW) and George Bush Intercontinental (IAH) in Houston, Texas, where air travelers can connect to national and international destinations.

Telecommunications Connectivity

The Research Valley’s central geography allows the national fiber providers to use our community as a major thoroughfare connecting the fiber “backbone” traveling between Houston and Dallas. Multiple fiber circuits have been implemented via multiple carriers that will provide all bandwidth and automatic fail-over data center objectives. Each individual carrier possesses ownership of their own fiber infrastructure in The Research Valley.



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Higher Education

Texas A&M University

The founding member and flagship of the Texas A&M University System is Texas A&M University. The University not only ranks among the top ten research institutions in the nation, but also maintains one of the largest student bodies with enrollment reaching nearly 47,000 students in 2012. Texas A&M offers degrees in more than 120 fields of study and more than 240 master's and Ph.D. programs for students to choose from.

Blinn College

Blinn College, a two-year college, offers certificates and two-year degrees in more than 50 academic & technical areas of concentration. With over 18,000 students Blinn is one of the largest community colleges in Texas. Consistently has the highest transfer rate in the state and transfers more students to Texas A&M than any other community college.

Transportation

Located in the center of the Texas Triangle, The Research Valley provides excellent connectivity to anywhere in Texas and all parts of the world. The Research Valley is located within 100 miles of both Houston and Austin, and less than 200 miles from Dallas and San Antonio: State Highway 6 runs north & south through The Research Valley, connecting with U.S. Highway 290 in the south & Interstate-45 to the north; & State Highway 21 connects east to Interstate-35 & west to Interstate-45.



Top 10 Reasons To Do Business In The Research Valley

1. Intellectual Capital

A diverse, highly educated workforce supports The Research Valley's expanding business base. The region is home of Texas A&M University and Blinn College. With nearly 65,000 undergraduate and graduate candidates, businesses are never at a loss for quality employees and trainees.

2. Excellent Education

School districts in the region have earned a reputation for academic excellence. Students and staff in the area's primary and secondary schools are diverse, with more than 36 languages represented.

3. Prime Location

Centrally located within a triangle formed by Houston, Dallas/Fort Worth and Austin/San Antonio, the region offers easy access to big-city amenities and more than 13 million people (62% of Texas' current population).

4. Entrepreneurial Spirit

The region is a "knowledge commercialization zone" where the university, industry and government partners join forces. New ideas for the marketplace are fostered by The Research Valley Angel Network, which provides capital, strategic advice and mentoring to early-stage companies.

5. Robust Cultural Life

The high educational attainment of the residents is apparent not only in their work but also in their involvement in cultural and entertainment activities. World-class performing arts, museums, libraries and more are available in The Research Valley.

6. Affordability

The Research Valley consistently ranks among the lowest areas in cost of living and cost of doing business - meaning lower taxes, less expensive housing, and lower costs for high quality labor and top talent.

7. Healthy Living

Taking advantage of temperatures that average 68 degrees annually, residents enjoy the region's more than 400 miles of cycling routes and trails over gently rolling terrain. An abundance of championship golf courses challenge golfers year-round.

8. Quality of Life

City or country, modern or quaint, a vast choice of lifestyles and housing is available in The Research Valley. The region has been designated a "Five-Star Quality of Life Metro," where people can enjoy a career and raise a family at the same time.

9. Competitive Costs

The area's tax structure makes it a low-cost center for doing business. Major draws for the region include no personal state income tax or state property tax, and "double Freeport" tax exemptions.

10. Business Incentives

The Research Valley knows how to welcome businesses with incentives, including property tax abatements, tax increment reinvestment zones, performance-based grants and customized job training programs for employers expanding to or within the area.

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Property Tax Rates

	<u>Bryan</u>	<u>College Station</u>
City	0.633308	0.430687
County	0.485000	0.485000
Schools	1.290000	1.335033
Totals	2.408308	2.25072

2011 Research Valley Major Employers

<u>Company</u>	<u>Sector</u>	<u># Employees</u>
Texas A&M University System	Education	1,000 +
Bryan Independent School District	Education	1,000 +
St. Joseph Regional Hospital	Health Care	1,000 +
Sanderson Farms	Food Processing	1,000 +
College Station Independent School District	Education	1,000 +
Reynolds & Reynolds	Computer Hardware/Software	1,000 +
City Of Bryan	Government	500-999
City Of College Station	Government	500-999
Brazos County	Government	500-999
Wal-Mart	Retail	500-999
Heb Grocery	Retail	500-999
Pennccro & Associates	Financial Services	500-999
Scott & White Clinic	Health Care	500-999
College Station Medical Center	Health Care	500-999
Texas A&M Health Science Center	Education	500-999



Tax Profile

Sales & Use Tax Rate	6.25%-State & 2.0%-Local
Inventory Tax	Double Freeport Exemption
Income Tax	No State Income Tax

Employment By Industry

<u>Industry Title</u>	<u>2008</u>	<u>2018</u>
Professional & Business Services	7,290	8,320
Education & Health Services	42,020	52,820
Trade, Transportation & Utilities	20,010	22,390
Manufacturing	10,770	10,580
Construction	7,690	8,460
Financial Activities	4,760	5,450
Leisure & /hospitality	12,580	15,810
Wholesale & Retail Trade	16,200	18,830
Other Services Ex. Government	4,350	5,320

Population By Age

	<u>2012</u>	<u>2017 Projection</u>
19 & Under	27.5%	27.0%
20 to 24	15.3%	15.4%
25 to 34	14.3%	14.8%
35 to 44	10.4%	10.3%
45 to 54	11.1%	10.5%
55 to 64	9.7%	9.8%
65 to 74	6.3%	6.7%
75 to 84	3.5%	3.6%
85+	1.5%	1.5%

Research Valley Race & Ethnicity

<u>Ethnic Group</u>	<u>Percentages</u>
White	73.6%
Black or African American	12.9%
Asian	3.4%
Other	2.1%
Hispanic	21.0%

Educational Attainment

	<u>Bryan/ College Station</u>
High School Grad or Higher	83.5%
College Experience or Higher	54.2%
Bachelors Degree or Higher	29.1%

Regional Housing

	<u>2010</u>	<u>2011</u>
Average Home Price	\$171,400	\$172,800
# Homes Sold	2,011	2,009

Average Household Income

	<u>The Research Valley</u>
Average Household Income	\$57,313
Per Capita Income	\$21,798

Student Enrollment

	<u>Spring 2012</u>
Texas A&M University	46,618
Blinn College	18,156
Total	64,774

Research Valley Labor Market Profile

	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployment</u>
College Station – Bryan	190,778	56.0%	3.4%
Research Valley	264,939	55.1%	3.5%
Texas	12,671,549	11,879,161	6.3%

Research Valley Population & Growth

	<u>2012</u>	<u>2017 Projection</u>	<u>10 Year Growth Rate</u>
The Research Valley	327,129	345,788	5.7%
College Station-Bryan MSA	235,092	250,627	6.6%
Brazos County	201,036	215,949	7.4%
Texas	26,403,743	28,145,356	6.6%

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Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of Double Creek Development, Bryan, Texas 77802 (Property). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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