

FOR SALE

# COMMERCIAL LAND

CROSS PARK DRIVE

Bryan, TX 77801

PRESENTED BY:

ZACHARY HORN

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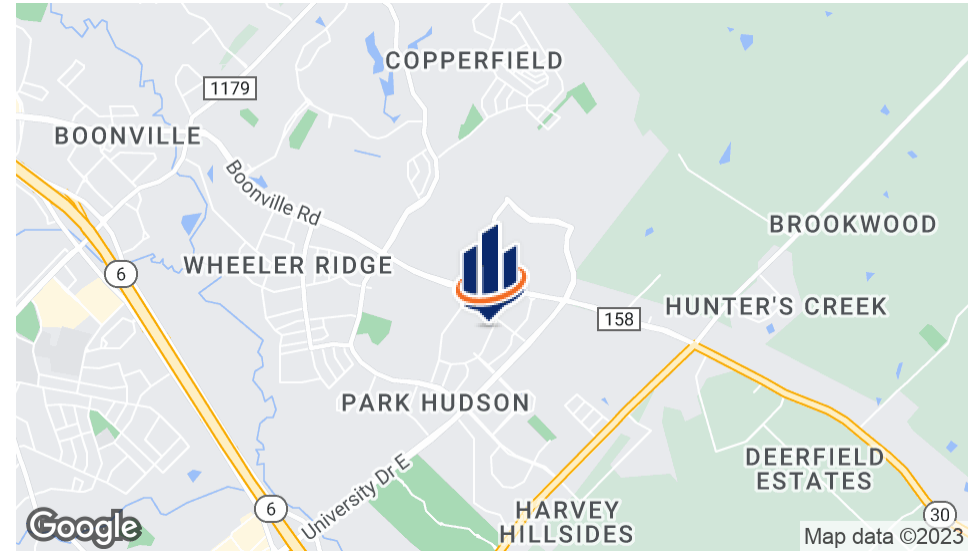
ANGELA LASELL

O: 979.431.4400 | C: 979.676.3122

angela.lasell@svn.com



## PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Direct Access to University Drive E, Hwy-30, and Hwy-6
- Centrally located to serve both Bryan and College Station
- Surrounded by Prime Office, Retail, and Residential
- Zoned Planned Development - Mixed Use, which allows: Residential District - 5000 (RD-5), Multiple-Family District (MF), and Commercial District [C-3]
- Close Proximity to Texas A&M University & Blinn College; Fall '22 enrollment of over 92,000 students
- All Utilities Onsite

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$738,995
<b>PRICE/SF:</b>	\$7.50/SF
<b>LOT SIZE:</b>	2.262 Acres
<b>ZONING:</b>	Planned Development - Mixed Use

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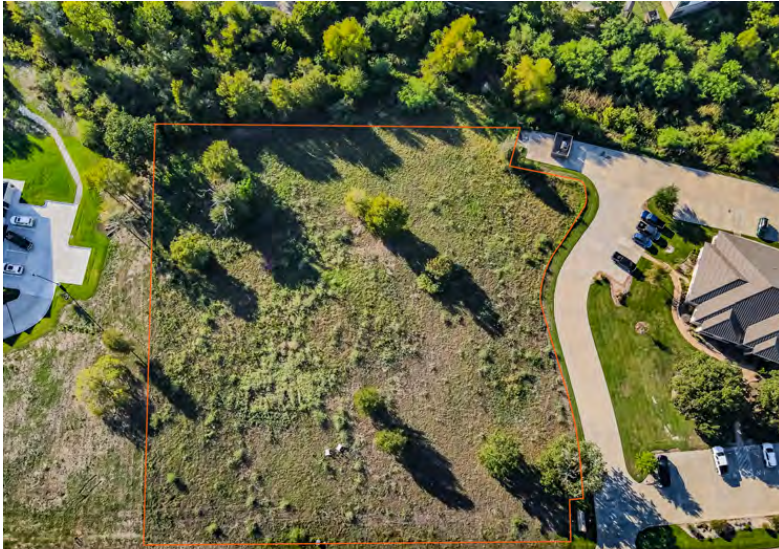
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**ADDITIONAL PHOTOS**



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LOCATION MAP



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## BRYAN-COLLEGE STATION RANKINGS

**#1**

Growth Cities in Texas

U-Haul 2022

**#2**

Most Dynamic Small Metros in Texas

Heartland Forward 2022

**#7**

Growth Cities in U.S.

U-Haul 2022

**#12**

America's Fastest Growing  
Cities for Small Businesses

OpenPhone 2022

**#18**

Best Housing Markets for  
Growth and Stability

Forbes 2022



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## THE BRYAN-COLLEGE STATION ADVANTAGE



### TEXAS A&M UNIVERSITY

Texas A&M University is the second largest university of the United States and one of the flagship universities in the state of Texas. Located in between College Station and Bryan, the main campus is home to more than 69,000 students and offers 133 undergraduate career paths. As a central force within College Station, Texas A&M University is a tier 1 research university boasting nationally ranked programs in engineering, agriculture, chemistry, architecture and business. Texas A&M University is a tradition rich campus dating back to 1876 and famous for its Aggie Network, composed of more than 500,000 former students.

Source: <https://www.tamu.edu/>

### RELLIS CAMPUS

Home to several Texas A&M System state agencies, and over one million square feet of laboratory and office space, RELLIS offers a unique research and development experience. RELLIS is research-driven with active projects in soil erosion, automotive technology, computational mechanics, and alternative energy. The RELLIS Vision is to facilitate interactions between a variety of industries and academia resulting in truly extraordinary relationships.

Source: <https://rellis.tamus.edu/>

### BLINN COLLEGE

Established in 1883, Blinn College offers certificates and two-year degrees in more than 50 academic and technical areas of concentration. With over 19,000 students Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campus in the state of Texas and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.

Source: <http://www.blinn.edu/>

### TEXAS A&M TRANSPORTATION INSTITUTE

Texas A&M Transportation Institute (TTI) has over 70 years of experience tackling complex transportation challenges and opportunities. With its headquarters in Bryan-College Station, they have a presence in 38 Texas counties and international offices in Qatar and Mexico. Having 700 plus annual projects and over 400 research professionals, the TTI is tackling and innovating the future of transportation.

### TEXAS A&M HEALTH SCIENCE CENTER

As the home of Health Science for Texas A&M University, this medical park houses the next generation of students who will lead the field of medicine. Consisting of three buildings, the A&M Health Science Center is home to students studying nursing, dentistry, pharmacy, public health, and medicine. As a beacon for the future of the health industry, the Texas A&M Health Science Center honors the past and shapes the future.

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# Site Demographic Summary



Ring of 1 mile

## INCOME

**\$103,001**  
Average Household Income

**\$53,489**  
Per Capita Income

**\$770,520**  
Average Net Worth

**\$474,724**  
Average Home Value

## KEY FACTS

**6,892**  
Population

**40.3**

Median Age



**3,707**  
Households

**\$60,120**  
Median Disposable Income

## EDUCATION

**2%**

No High School Diploma



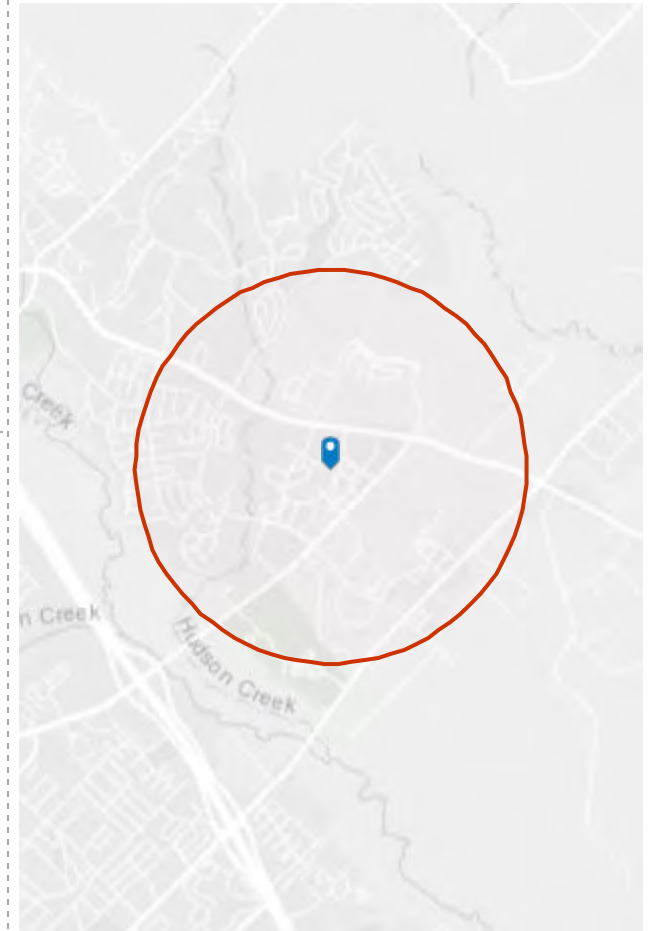
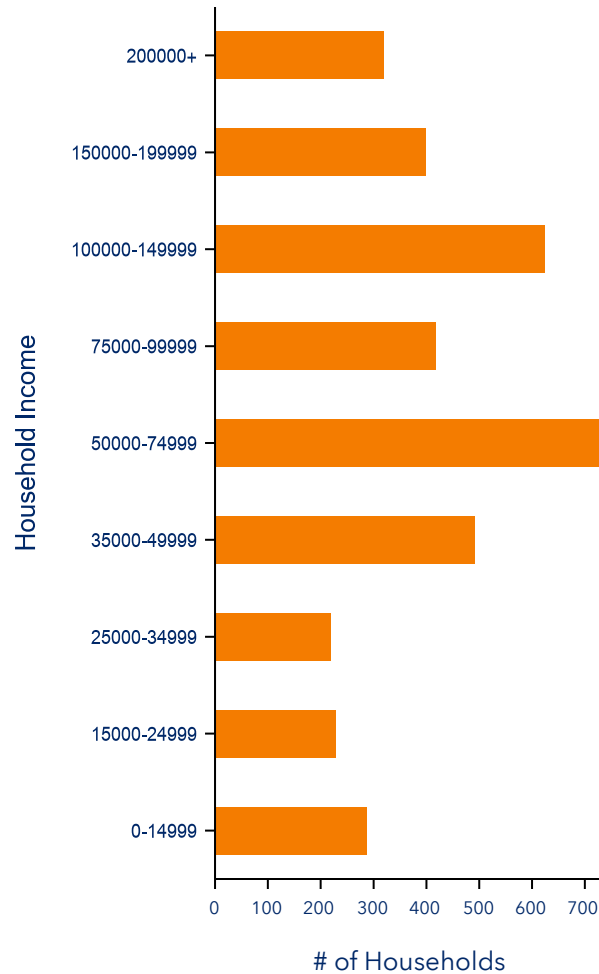
**15%**  
High School Graduate



**20%**  
Some College



**63%**  
College Graduate



## EMPLOYMENT

**85%**

White Collar



Blue Collar



Services

**7%**

**9%**

**0.6%**

Unemployment Rate

# Site Demographic Summary



Ring of 3 miles

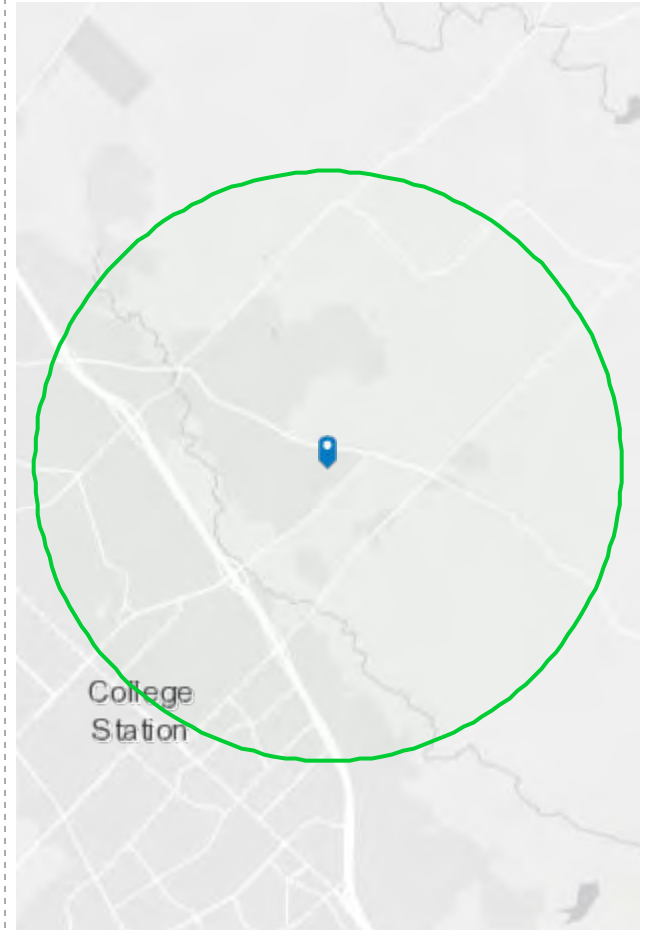
## INCOME

**\$79,815**  
Average Household Income

**\$36,566**  
Per Capita Income

**\$549,064**  
Average Net Worth

**\$359,306**  
Average Home Value



## KEY FACTS

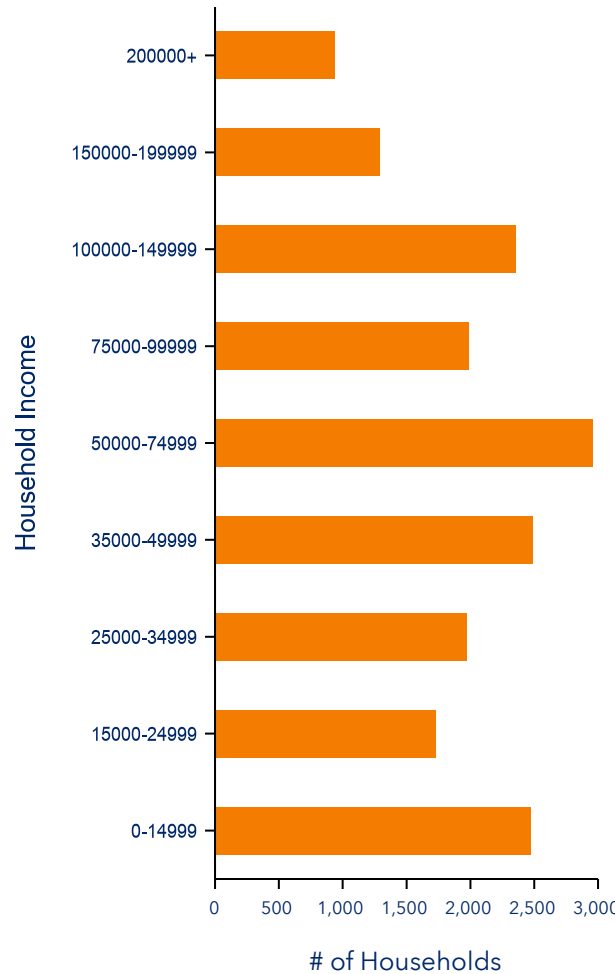
**39,783**  
Population

**29.2**  
Median Age



**18,177**  
Households

**\$45,395**  
Median Disposable Income



## EDUCATION

**4%**

No High School Diploma



**18%**  
High School Graduate



**22%**  
Some College



**56%**  
College Graduate

## EMPLOYMENT

**74%**

White Collar



Blue Collar



Services

**13%**

**13%**

**1.7%**

Unemployment Rate



# Site Demographic Summary



Ring of 5 miles

## INCOME

  
**\$69,695**  
 Average Household Income

  
**\$26,927**  
 Per Capita Income

  
**\$450,280**  
 Average Net Worth

  
**\$319,405**  
 Average Home Value

## KEY FACTS

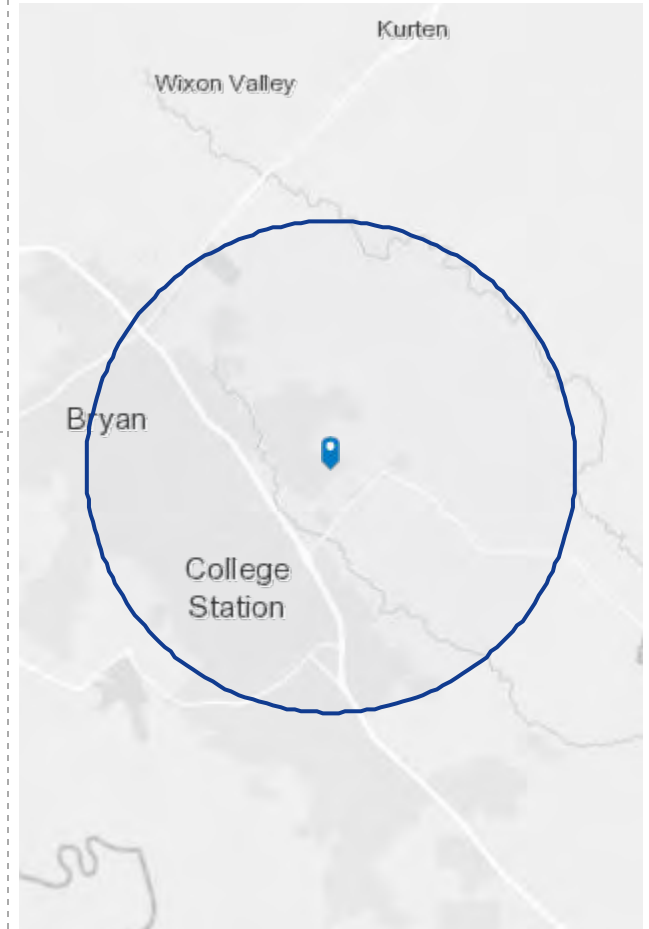
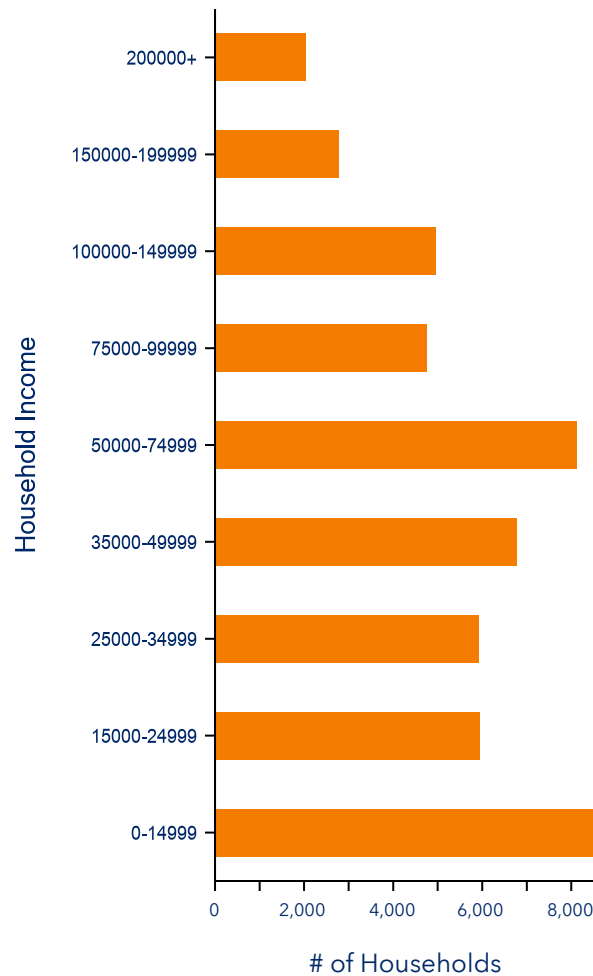
**131,019**  
 Population

**24.6**  
 Median Age



**49,700**  
 Households

**\$38,460**  
 Median Disposable Income



## EDUCATION

**7%**

No High School Diploma



**21%**  
 High School Graduate



**24%**  
 Some College



**48%**  
 College Graduate

## EMPLOYMENT

 **68%**

White Collar



Blue Collar



Services

**16%**

Unemployment Rate

**15%**

**4.2%**

# 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.

**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 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.

**SVN | Riverstone Commercial Real Estate**

**9005980**

**info@riverstonecre.com**

**(979) 431-4400**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

**James Jones**

**545598**

**info@riverstonecre.com**

**(979) 431-4400**

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