

FOR LEASE

ACROSS FROM BRAZOS COUNTY INDUSTRIAL PARK

1296 N HARVEY MITCHELL
PKWY | BRYAN, TX 77803

PRESENTED BY:

ZACHARY HORN

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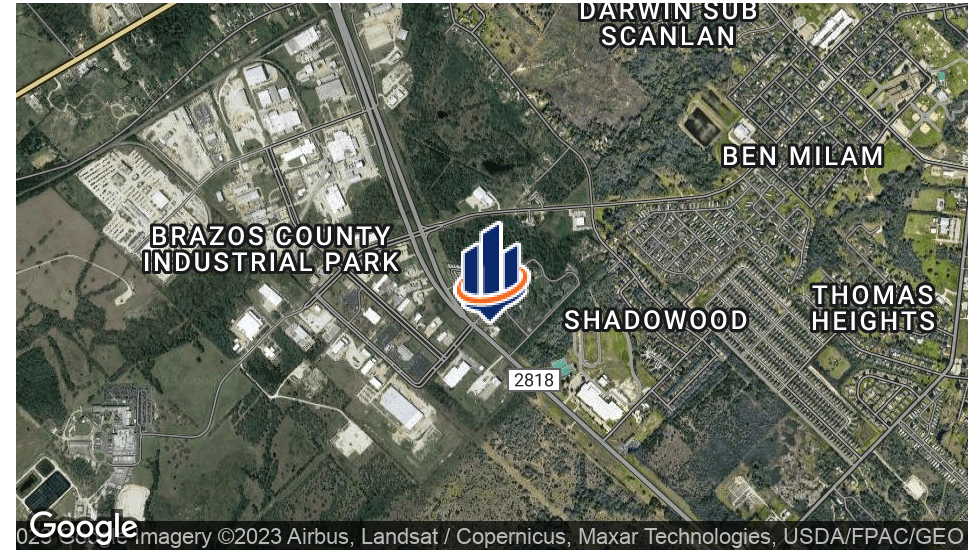
JIM JONES

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jim.jones@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call For Pricing
BUILDING SIZE:	2,400 SF
YEAR BUILT:	1975
ZONING:	C-2
APN:	39778

PROPERTY OVERVIEW

Vacant C-Store/Gas Station for lease on a busy thoroughfare, North Harvey Mitchell Parkway [+26,000 VPD], at the entrance to a Multi-Family Apartment Complex. There are two [2] Multiple Product Dispensers [MPD's] on site.

PROPERTY HIGHLIGHTS

- Quick Access to State Highway 21
- Minutes to Downtown Bryan
- Across From Brazos County Industrial Park
- Within Walking Distance to Residential/Multi-Family Living [Timber Ridge RV Park and The Retreat @ 2818] and Jane Long Intermediate School
- No Fuel Contract In Place

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RETAILER MAP



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BUSINESSES IN 5-MILE RADIUS WITH 20+ EMPLOYEES



Business Name	Employee Size
Texas Steel Conversion Inc	327
Texas Department of Criminal Justice - Hamilton Unit	312
Kent Moore Cabinets	165
A JS Transmissions	153
Bway Corp	147
Jane Long Middle School	121
Green Teams	113
Kemp Elementary School	110
Brazos County Juvenile Center	101
United Ag & Turf	80
Neutral Posture Inc	78
Scarmardo Food Service Inc	71
Norton Co	68
Brazos County Sheriff	60
Hilliard Jack Distributing	57
Texas Commercial Waste	52
Brazos Area Service	44
Metal Culverts of Navasota	44
Toyo Ink America LLC	40
Saint-Gobain: Norpro	39
Syntech Buoyancy	39
Boots Beverages	39
DWS Diversified	34
Keystone Millwork Inc	34
A1 Towing	33
Brazos Valley Food Bank Inc	32
Plant Equipment & Services Inc	30
Brazos County Detention Center	30
Custom Fabricators & Repair	28
Bryan Adult Learning Center	26
Knife River	25
Sodolaks Restaurant	25
Brec Inc	24
Wheel Bar & Grill	23
Pro Star Industries	22
Prater Equipment Company Inc	21
Doggett Heavy Machinery Service	21
Pepsi Beverages Co	20

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FUTURE PLANNED RESIDENTIAL GROWTH

Pleasant Hill Subdivision

Just north of the Texas A&M University System RELIS Campus, this conveniently located community is an ideal choice for anyone looking for an easy commute to work and local attractions. Situated between downtown Bryan and Lake Bryan, Pleasant Hill is a master-planned community surrounded by native trees with an amenity center & pool, pavilion, playground, parks, and trails all coming soon!

Highland Oaks Subdivision

Discover the perfect blend of small-town charm and big-city excitement at Highland Oaks Subdivision. Situated just a stone's throw away from the heart of the action, Highland Oaks offers you the best of both worlds. Located just off Sandy Point Road and Hilton Road, Highland Oaks Subdivision is located just north of Downtown Bryan near the Bryan Business Park.

Pagosa Springs Subdivision

Embrace the essence of small-town charm while savoring the vibrancy of city life at Pagosa Spring Subdivision. Tucked away just east of Downtown Bryan, this remarkable community offers the best of both worlds, ensuring an exceptional living experience. Discover the joy of lakeside living as you indulge in the waters of Lake Bryan. Pagosa Spring Subdivision is proud to be a part of the highly regarded Bryan Independent School District.



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Rellis Campus Master Plan

The 2018 RELLIS Campus Master Plan is a planning effort that focuses on supporting The Texas A&M University System as a national leader in high-tech research, innovation, training, and technological development. Key aspects of this plan focus on supporting and guiding campus organization, buildout development, open space networks, facility programming, and improving social amenities located within the campus. Issues considered in this 20-year planning horizon anticipate enrollment growth, increased teaching and research demands, future transportation needs, sustainability, and economic growth. A campus-wide advisory committee included multiple stakeholders which helped shape the strategic goals that will guide the physical development of the campus during the life of the 2018 master plan. The changes presented in this plan are intended to transform the largely undeveloped 1,877 acres of land into a multi-institutional research, testing, and workforce development campus that directly benefits society at large.



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Texas Triangle Hub

About 60% of Texas's 29 million residents are in the geographic region known as the Texas Triangle. The Brazos Valley is at its center. Being here gives you the chance to reach those people and the world with ease, all from a professional and personal environment suited to anyone and everyone.



Bryan Business Park

The Bryan Business Park was established in 1985 and sits along southeast FM 2818 and Mumford Road in the City of Bryan. The first 200+ acres of this park are occupied by a number of companies. Across Mumford Road are another 200 acres ready to be developed. Current occupants of Bryan Business Park include C.C. Creations, Coca-Cola, and Sanderson Farms.

Brazos County Industrial Park

Established as a joint city-county venture in 1969, the Brazos County Industrial Park has been an economic driver for the Brazos Valley ever since. This 300+ acre park is on the west side of FM 2818 south of its intersection with State Highway 21. Resident businesses include Kent Moore Cabinets, Pepsi-Cola, Lubrizol, Saint-Gobain NorPro, and Transit Mix.

Texas Triangle Park

Texas Triangle Park (TTP) is a rail-served industrial park. TTP is owned by the Bryan-Brazos County Economic Development Foundation, a public partnership between the City of Bryan and Brazos County. 557 acres remaining of the original 924 acres. Current occupants include Axis Pipe & Tube, FedEx, and Kristen Distributing Company.



*Courtesy of Brazos Valley Economic Development Co.

Site Demographic Summary



Ring of 1 mile

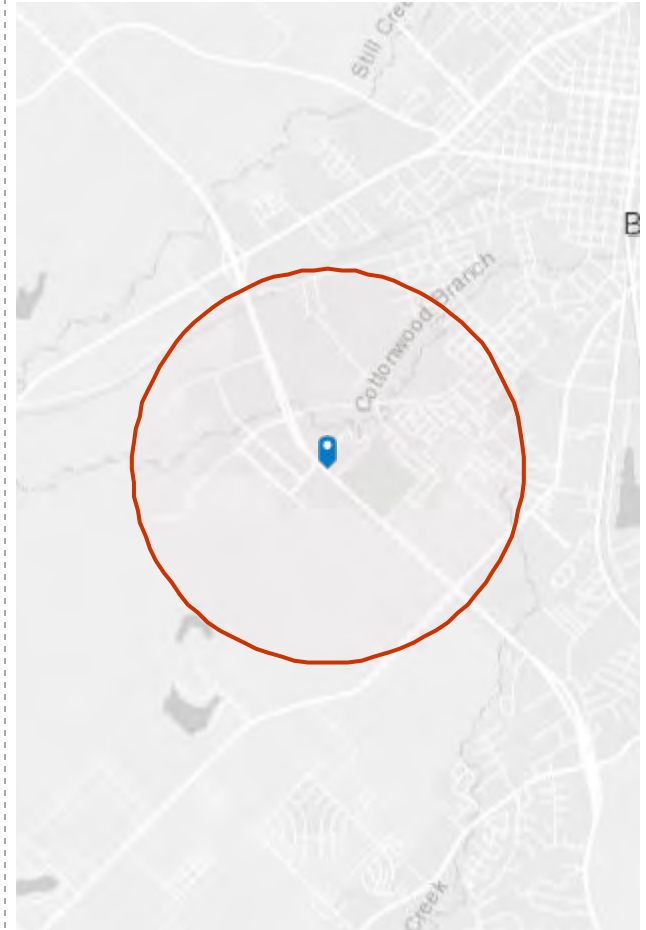
INCOME


\$62,515
 Average Household Income


\$19,677
 Per Capita Income


\$106,594
 Average Net Worth


\$158,874
 Average Home Value



KEY FACTS

4,157
 Population

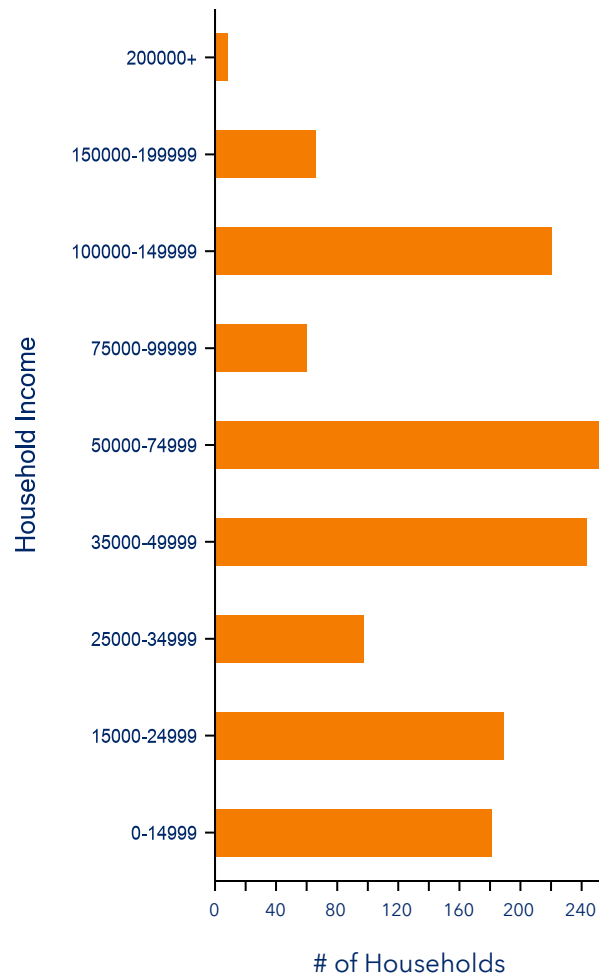
26.1

Median Age



1,317
 Households

\$40,149
 Median Disposable Income



EDUCATION

35%

No High School Diploma



44%
 High School Graduate



14%
 Some College



8%
 College Graduate

EMPLOYMENT

    | **36%**

White Collar

     | **44%**

Blue Collar

  | **21%**

Services

6.9%

Unemployment Rate

Site Demographic Summary



Ring of 3 miles

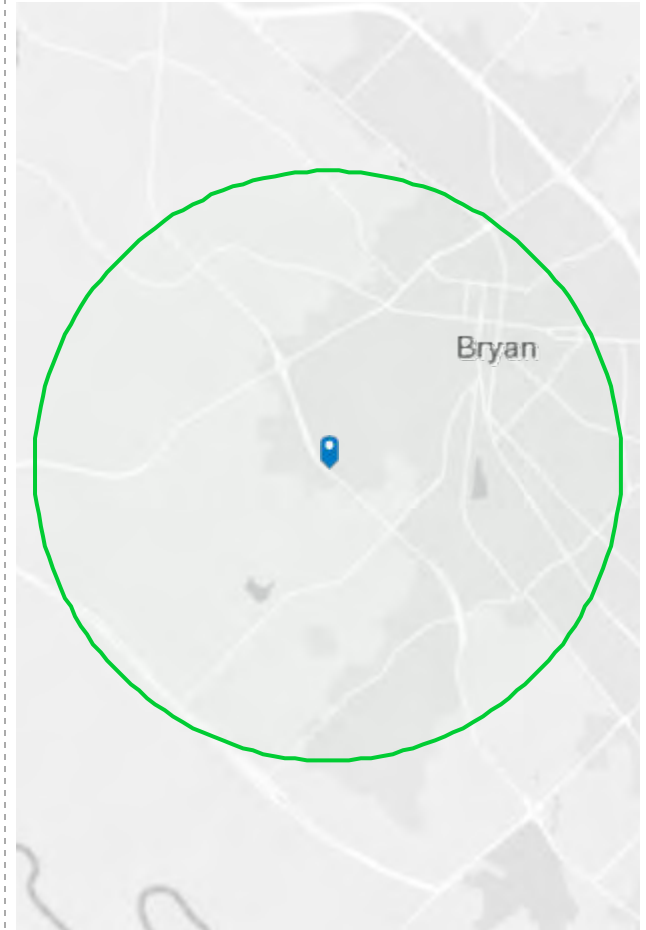
INCOME


\$65,940
 Average Household Income


\$24,188
 Per Capita Income


\$248,477
 Average Net Worth


\$215,781
 Average Home Value



KEY FACTS

43,672
 Population

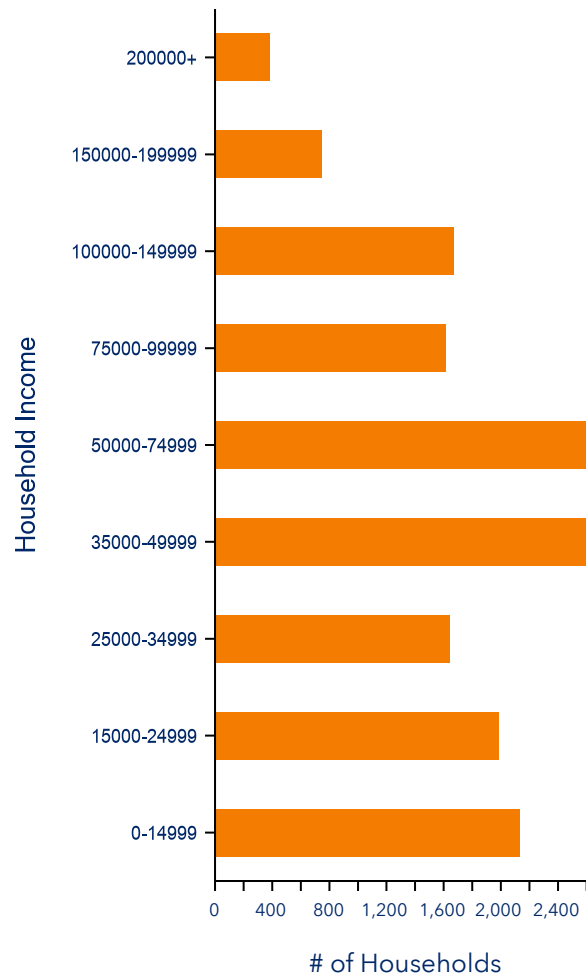
29.0

Median Age



15,443
 Households

\$39,621
 Median Disposable Income



EDUCATION

23%

No High School Diploma



32%
 High School Graduate



24%
 Some College



21%
 College Graduate

EMPLOYMENT

     **50%**

White Collar

    **32%**

Blue Collar

  **19%**

Services

5.4%

Unemployment Rate

Site Demographic Summary



Ring of 5 miles

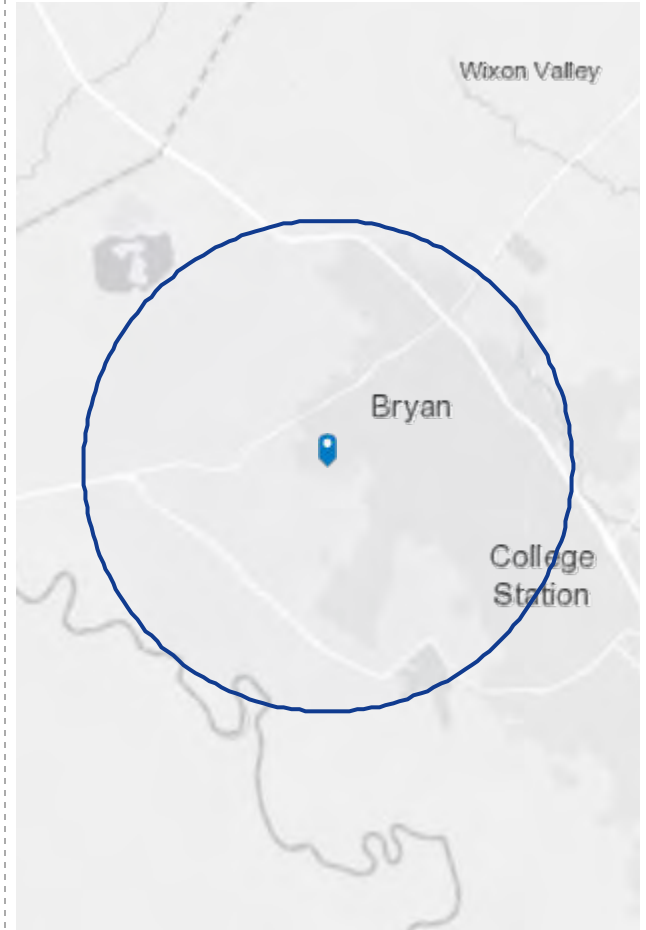
INCOME


\$67,427
 Average Household Income


\$23,494
 Per Capita Income


\$329,681
 Average Net Worth


\$236,271
 Average Home Value



KEY FACTS

104,376
 Population

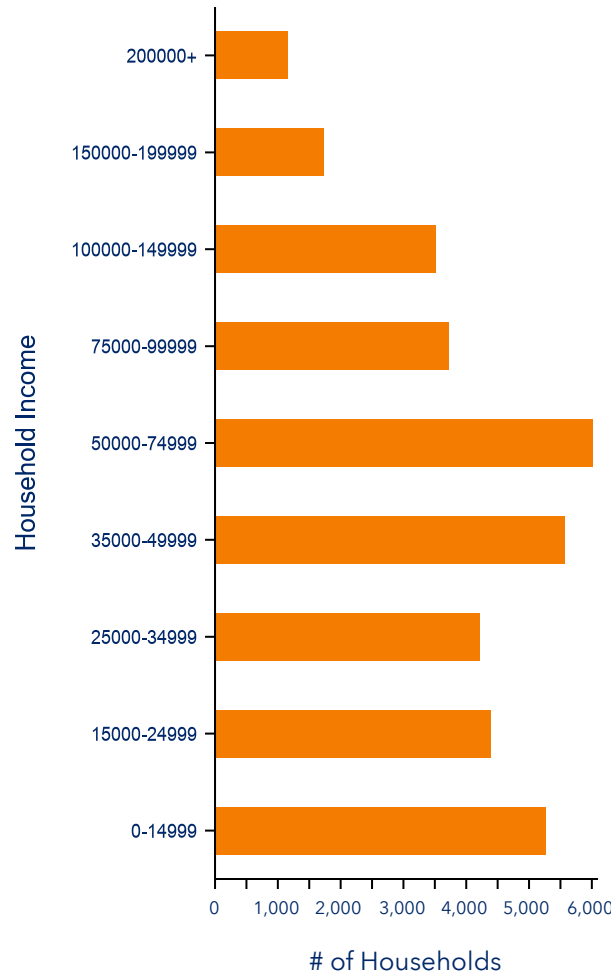
25.5

Median Age



35,540
 Households

\$38,995
 Median Disposable Income



EDUCATION

16%

No High School Diploma



28%
 High School Graduate



24%
 Some College



32%
 College Graduate

EMPLOYMENT

 **57%**

White Collar

 **25%**

Blue Collar

 **17%**

Services

6.0%

Unemployment Rate

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.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date