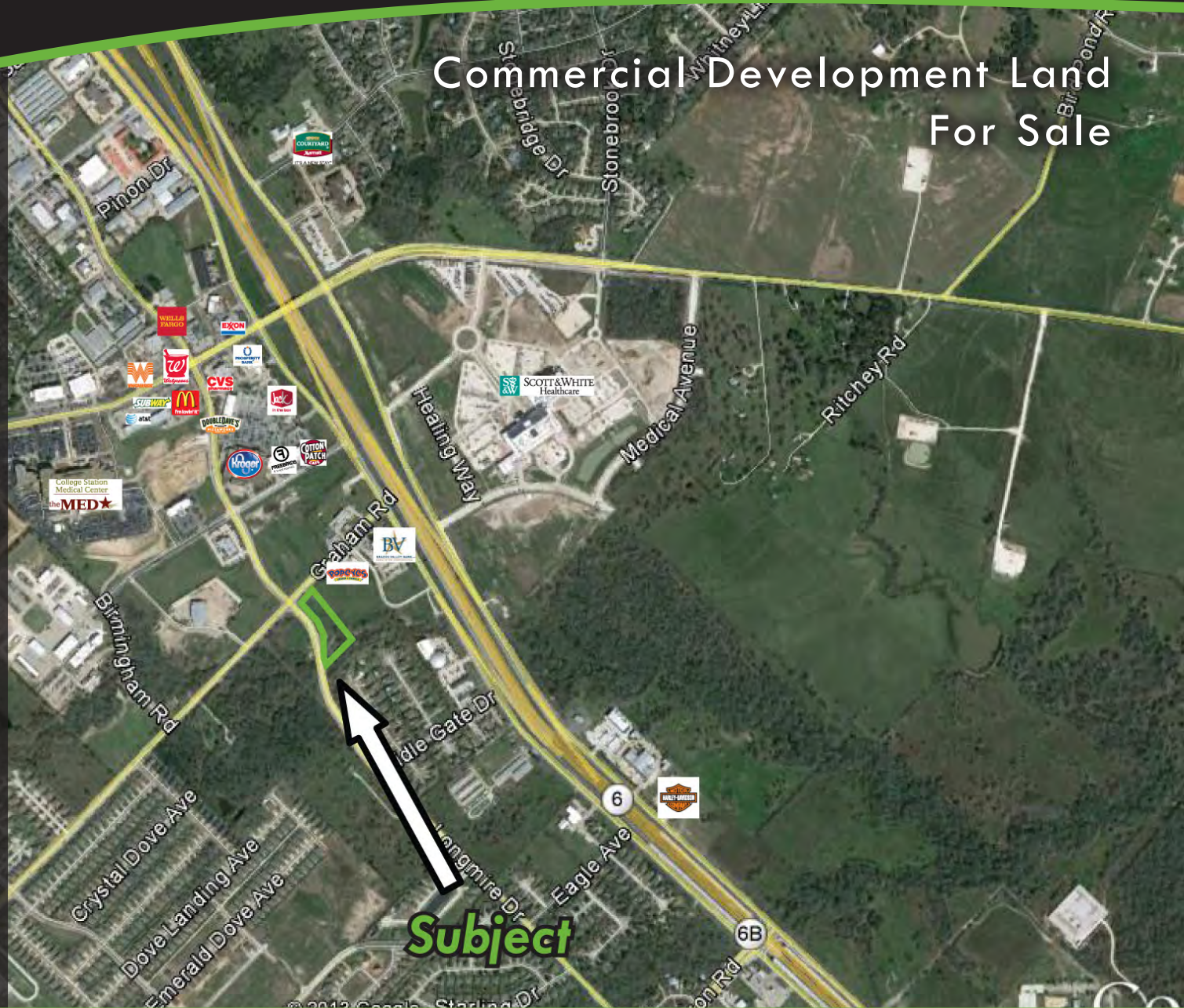


~2.8 Acres On Graham Road

College Station, Texas

Property Highlights

- Located In Close Proximity To The College Station Medical Center, & Scott & White Hospital
- Located Within Borders Of Proposed College Station Medical Corridor
- Located In Close Proximity To National Retailers Including: Kroger, Walgreens, CVS & AT&T
- Quick Access To State Highway 6 & Rock Prairie Road



~2.8 Acres On Graham Road

College Station, Texas

Property Photos

Asking Price

\$520,000 OR \$4.25/SF

Traffic Counts (per TXDOT)

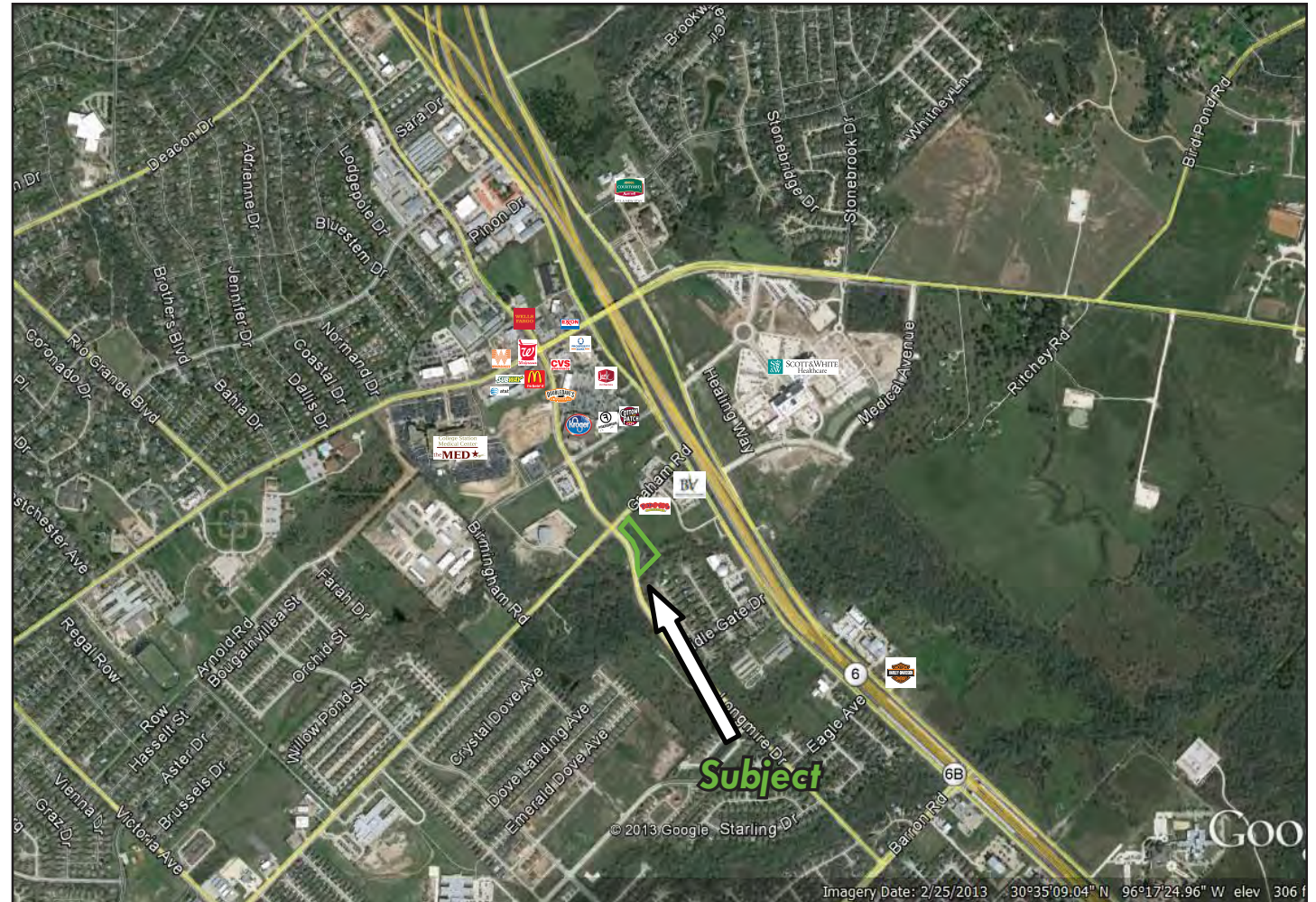
State Highway 6: ~60,000 VPD

Accessibility

Property can be accessed via Longmire Drive

Visibility

Excellent visibility from Longmire Drive



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~2.8 Acres On Graham Road

College Station, Texas

Ideal For

- Neighborhood Retail
- Professional Office
- Medical Office

Frontage

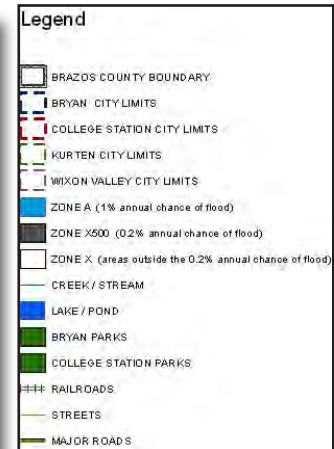
(per GIS)

- ~ 90 Feet on Graham Road
- ~ 600 Feet on Longmire Drive

Utilities

Electric:	College Station Utilities
Water:	College Station Utilities
Sewer:	College Station Utilities
Gas:	Atmos Energy
Cable:	Suddenlink
Telephone:	Various Providers

Flood Plain



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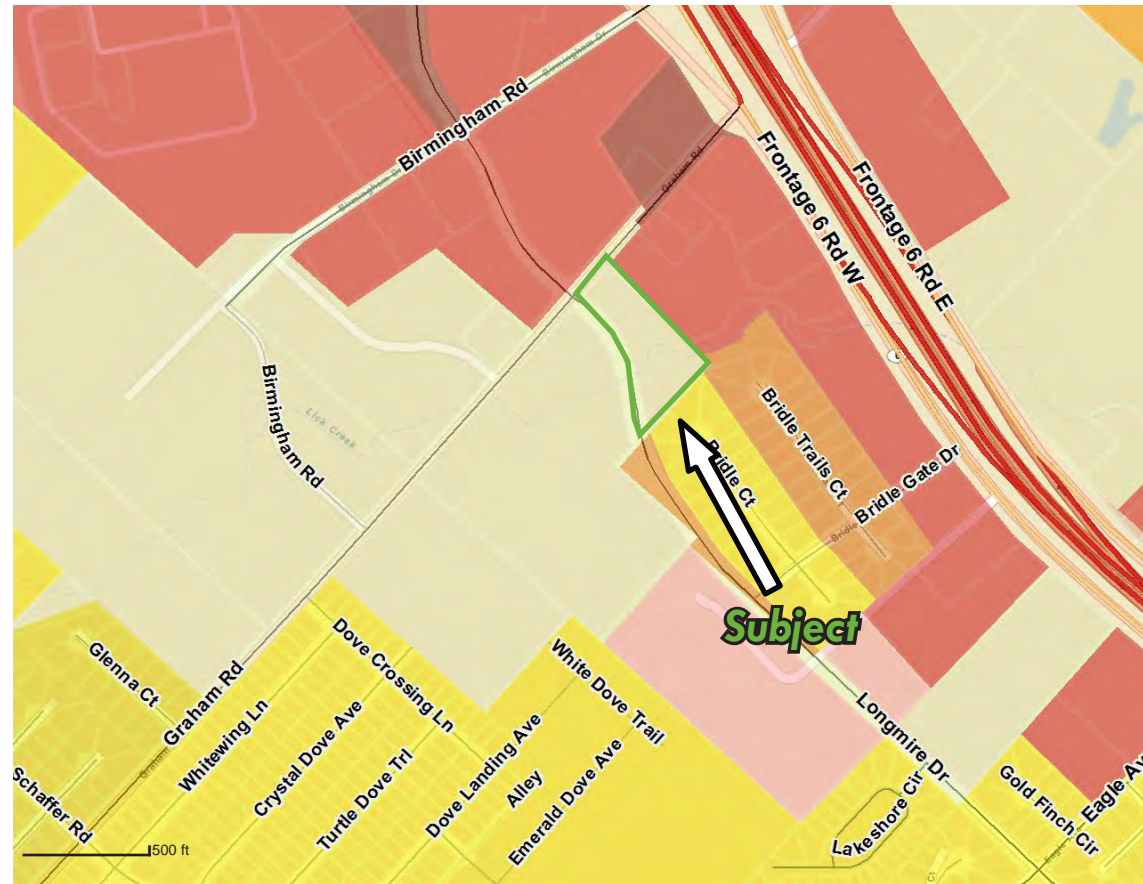
College Station, Texas

Zoning

A-O, Agricultural Open

Future Land Use Plan:
Suburban Commercial

Zoning Map



Zoning	
A - O	Agricultural Open
A - OR	Rural Residential Subdiv
NAP	Natural Areas Protected
O	Office
GC	General Commercial
CI	Commercial Industrial
C - 3	Light Commercial
C - U	College and University
M - 1	Light Industrial
M - 2	Heavy Industrial
NG - 1	Core Northgate
NG - 2	Transitional Northgate
NG - 3	Residential Northgate
KO	Krenk Tap Overlay
OV	Corridor Overlay
RDD	Redevelopment District
PDD	Planned Development Dist
P-MUD	Planned Mixed - Use De
PDD - B	Planned Development
PDD - H	Planned Development
BP	Business Park
BPI	Business Park Industrial
R & D	Research and Developme
SC	Suburban Commercial
R - 1	Single Family Residential
R - 1B	Single Family Residential
R - 2	Duplex Residential
R - 3	Townhouse
R - 4	Multi - Family
R - 6	High Density Multi - Family
R - 7	Manufactured Homes
WPC	Wolf Pen Creek

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~2.8 Acres On Graham Road

College Station, Texas

Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of ~2.8 Acres on Graham Road, College Station, Texas 77845 (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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College Station, Texas

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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