



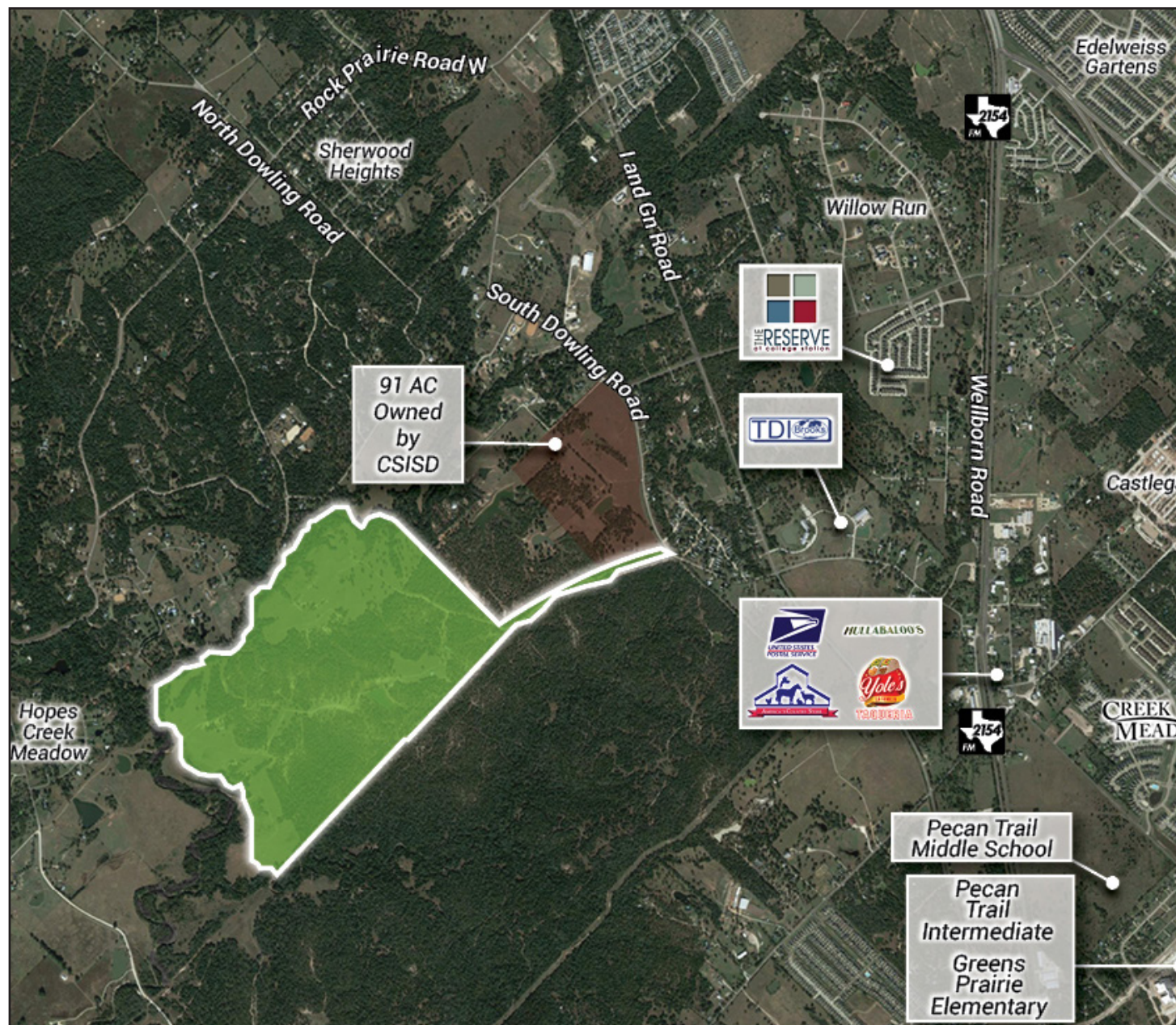


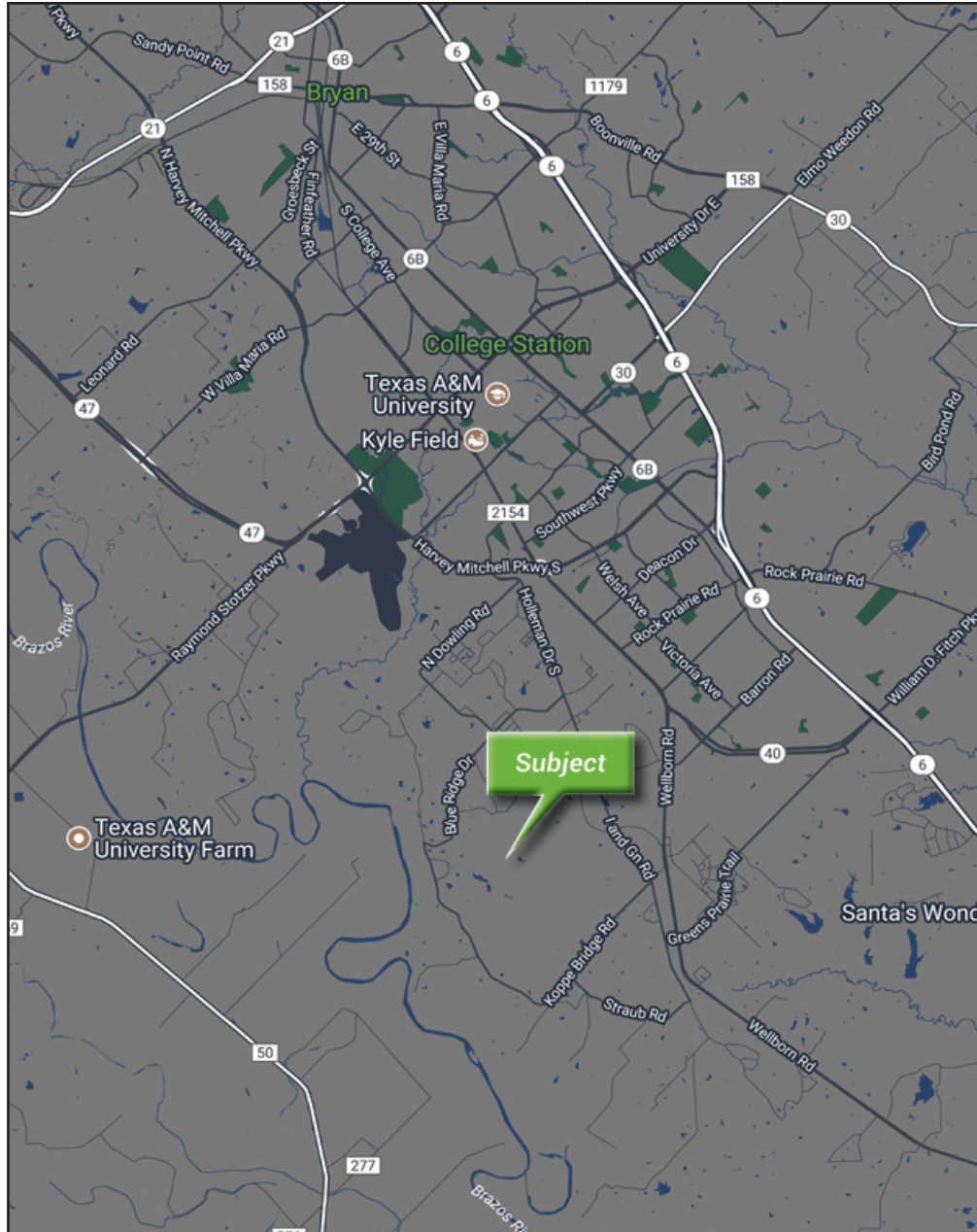
OFFERING SUMMARY

Sales Price \$6,100,000

Property Highlights

- Rare opportunity to acquire large acreage within the College Station ISD with significant potential for future development
- 5.9 miles or 10 minutes from Texas A&M University
- Ingress and egress provided from South Dowling Road
- Multiple new elementary, middle, and intermediate campuses in the area
- New retail amenities along Wellborn Road including HEB, Whataburger, and various other restaurants and neighborhood services
- Rolling uplands create unique scenery and hilltop views





PROPERTY INFORMATION

Size 360 AC

Legal Description

A002200, JAMES HOPE A-22, TRACT 10.3, 9.18 AC, A PORTION OF TRACT 10.2, 357.66 AC, A PORTION OF TRACT 10.1, 185.14 AC

ID Number

84069, 84068, 84066

Access

South Dowling Road

Frontage

130' along South Dowling Road

Zoning

Unrestricted

Utilities

Utilities in area

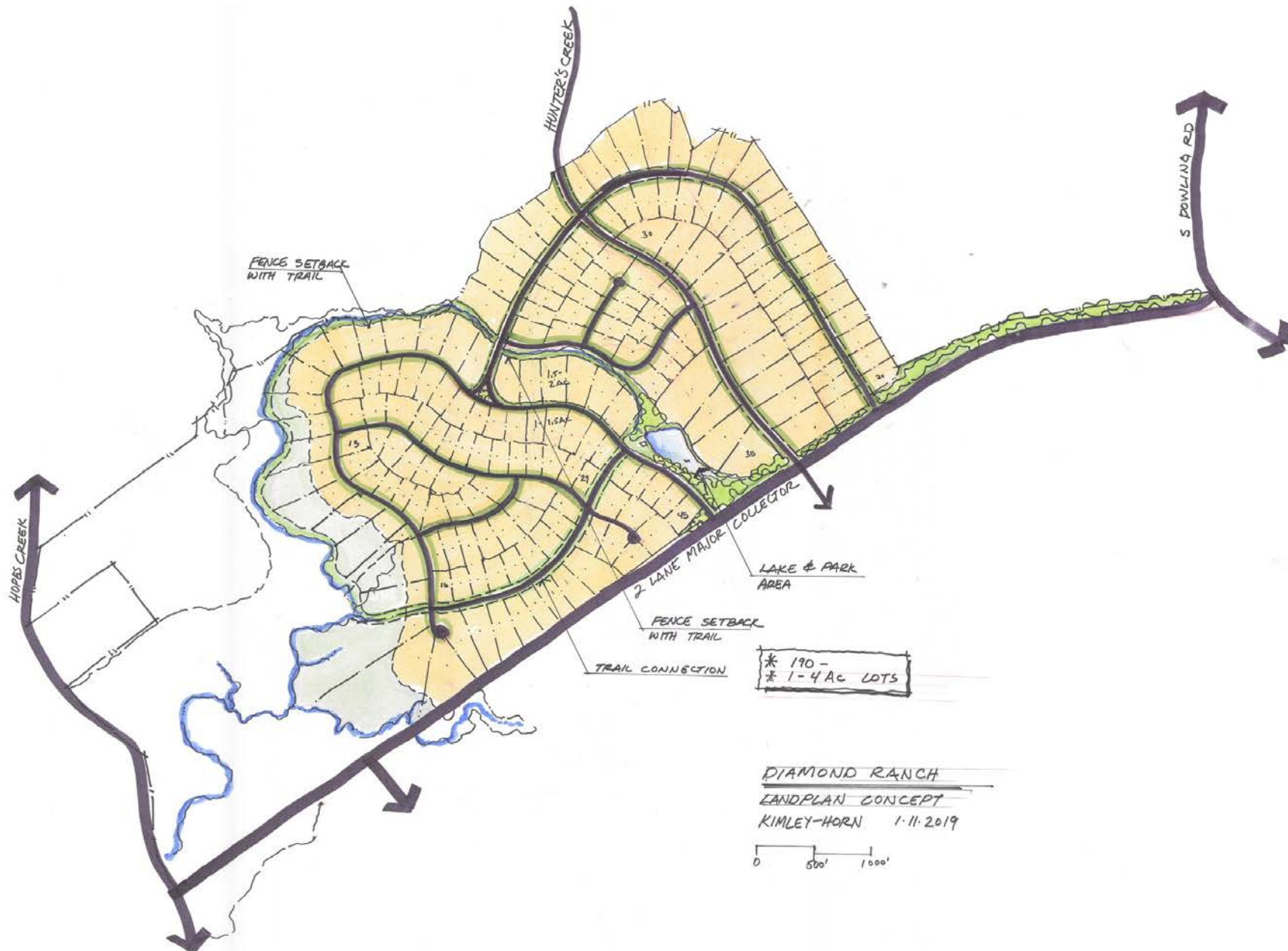
Flood Plain

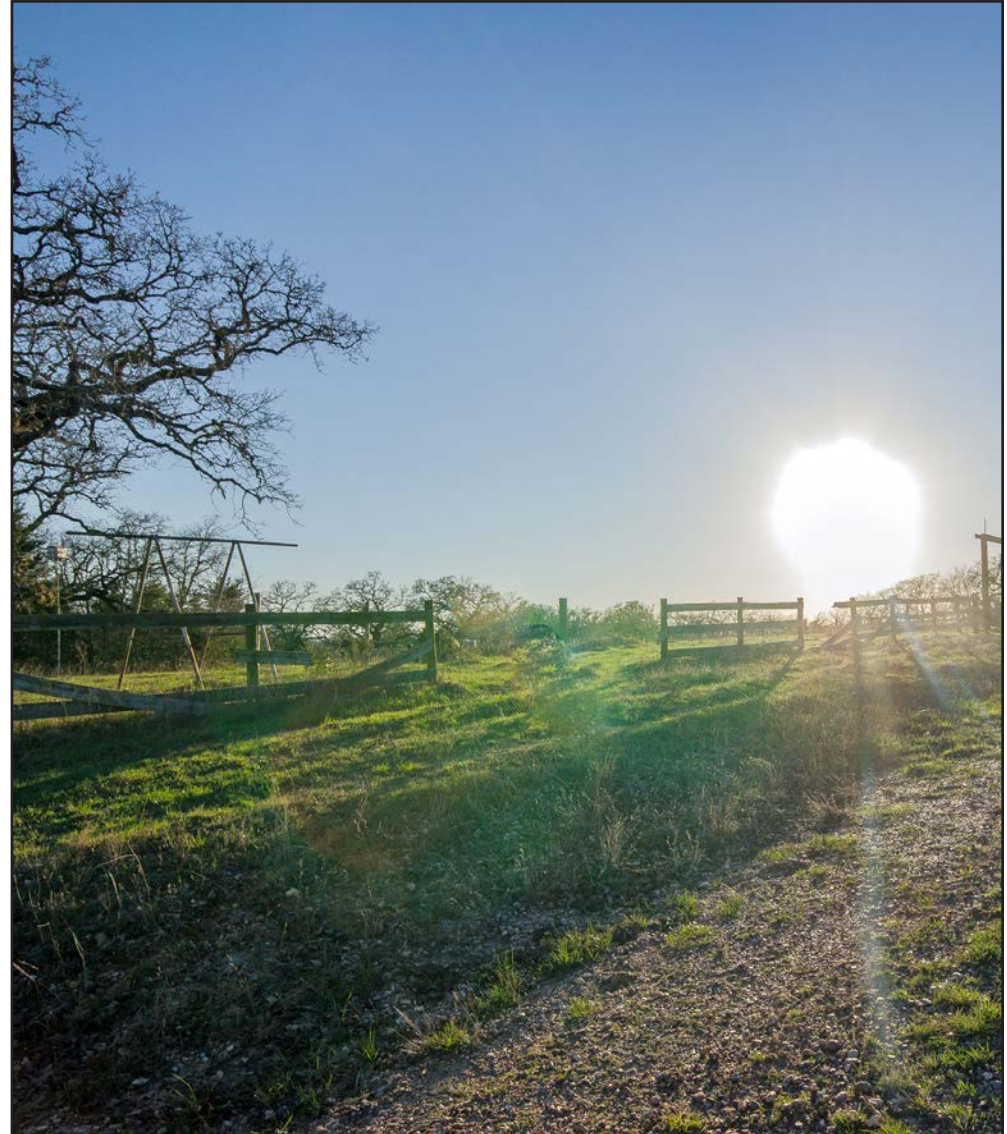
None

Traffic Counts

Highway 6: ~65,848 VPD
Highway 40: ~16,452 VPD

Conceptual Development Plan





SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW • DISCLAIMER



STATE HIGHWAY 6
OVER 65,000
VEHICLES PER DAY
(TxDOT AADT 2015)



TOTAL POPULATION OF
OVER 64,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



TOTAL HOUSEHOLDS
OVER 25,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HH INCOME
OVER \$102,000
WITHIN THREE MILE RADIUS
(ESRI 2017)



TOTAL EMPLOYEES
OVER 14,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HOME VALUE
OVER \$272,000
WITHIN THREE MILE RADIUS
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
2017 Total Population	385	14,032	64,172
2022 Total Population	466	16,567	71,985
2017-2022 Annual Growth Rate	3.89%	3.38%	2.32%
2017 Households	150	5,225	25,266
2022 Households	181	6,164	28,248
2017 Average Home Value	\$236,719	\$272,486	\$258,684
2022 Average Home Value	\$341,957	\$348,788	\$310,826
2017 Average HH Income	\$93,470	\$102,272	\$72,914
2022 Average HH Income	\$111,564	\$119,238	\$84,326



Note: All Locations Are Approximate

Located in the center of the Texas Triangle that is Dallas-Fort Worth, Houston, and San Antonio, The Bryan / College Station area is a high growth area, offering access to unmatched resources. The area 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 Bryan/College Station area provides excellent connectivity to anywhere in Texas and all parts of the world. The area 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 Bryan/College Station, connecting with U.S. Highway 290 in the south & Interstate-35 to the north & State Highway 21 connects east to Interstate-45 & west to Interstate-35.

Sources: Research Valley Partnership

COLLEGE STATION, TEXAS



**#1 BEST PERFORMING
SMALL CITY IN TEXAS**

**BEST SMALL CITY IN
TEXAS FOR JOB GROWTH**



**#1 BEST PLACES IN
TEXAS TO RETIRE**

**HIGHEST INCOME
GROWTH IN THE U.S.**



**BEST PLACE TO LIVE IN
TEXAS**



TEXAS A&M UNIVERSITY®

Texas A&M University opened its doors in 1876 as the state's first public institution of higher learning. The Texas A&M campus located in College Station, Texas serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies.

69,367+
STUDENTS

128
UNDERGRAD
DEGREES

300
GRADUATE
DEGREES

\$905M+
RESEARCH
EXPENDITURES

19
COLLEGES
& SCHOOLS

Established in 1883, Blinn College 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 campuses in the State of Texas, and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.




5
DISTINCT
CAMPUSES

1,800+
ACADEMIC
HONORS
EARNED

42%
IN TUITION
SAVED

26:1
STUDENT TO
FACULTY RATIO

12,000+
STUDENTS



HISTORIC DOWNTOWN BRYAN

Bryan began as a small-town stop along the state's expanding railway system. But almost from the beginning, Bryan was different: It quickly distinguished itself from the many other railway stops across the state by flourishing into a vibrant—and permanent—center of business and trade. Today, Downtown Bryan offers an array of music, food, shopping, and art that is the foundation for its title as one of Texas Cultural Arts Districts. The streets of Downtown Bryan are rich with a variety of detail - from antique shops to family-owned restaurants, to art galleries, and boutiques.

10
BUILDINGS LISTED ON THE
NATIONAL REGISTER OF
HISTORIC PLACES

NAMED ONE OF THE
“GREATEST PLACES IN TEXAS”
-AMERICAN PLANNING ASSOCIATION



GEORGE BUSH PRESIDENTIAL LIBRARY

The George Bush Presidential Library and Museum at Texas A&M University is dedicated to preserving and making available the records and artifacts of George H.W. Bush, the 41st President of the United States. The library and museum's archives and collections contain 44 million pages of records, 2 million photographs, and over 122,000 artifacts. The library and museum promotes civic literacy and increased historical understanding of our national experience, and foster a community of public service and volunteerism.

44M
PAGES OF
RECORDS

140,000
VISITORS
ANNUALLY




HEALTH CARE SERVICES

Baylor Scott & White Medical Center - College Station is a nationally accredited Chest Pain Center and Level III Trauma Center. College Station Medical Center is a licensed Level III Trauma unit. The medical center is the only hospital in the Brazos Valley Region to receive national certification in joint replacement from the Joint Commission and is an accredited Chest Pain Center, a certified Primary Stroke Center, and the region's first accredited sleep center. CHI St. Joseph Regional Health Center is the only Level II Trauma Center in the region, and has a widely recognized surgery program.

**NATIONALLY
ACCREDITED
MEDICAL CENTERS**

610+
BEDS
COMBINED



TEXAS A&M UNIVERSITY SYSTEM

The Texas A&M University serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies. College Station, Texas serves as the headquarters for the following state agencies: Texas A&M AgriLife Research, Texas A&M Engineering Experiment Station, Texas A&M Forest Service, Texas A&M AgriLife Extension Service, Texas A&M Engineering Extension Service, Texas A&M Veterinary Medical Diagnostic Laboratory, and Texas A&M Transportation Institute.

\$580M IN
SCHOLARSHIPS
& GRANTS

151,000+
STUDENTS
ENROLLED
THROUGHOUT
TEXAS

Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of Diamond Ranch, 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.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

OLDHAM GOODWIN GROUP

Jeremy Richmond, CCIM

Managing Director | Land Services

O: 979.268.2000

E: Jeremy.Richmond@OldhamGoodwin.com

© Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Bryan / College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

www.OldhamGoodwin.com



San Antonio / South Texas

200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600