



Oldham
Goodwin

LAND | FOR SALE

THREE 11.81 ACRE TRACTS ALONG JACK MANNING ROAD

TBD Jack Manning Road | Bryan, TX 77859



Tract 3
11.81 AC
\$212,580

Tract 2
11.81 AC
\$212,580

Tract 1
11.81 AC
Sold

Jack Manning Road

Edge School House Road

PROPERTY HIGHLIGHTS

- Rare small acreage tracts in Brazos County
- Conveniently located 20 miles from Bryan/College Station
- Lightly Deed Restricted
- Power is on the property
- Property is open and ready to build on
- No Flood Plain

OFFERING SUMMARY

- List Price: Tract 1 - Sold
- List Price: Tract 2 - \$212,580
- List Price: Tract 3 - \$212,580



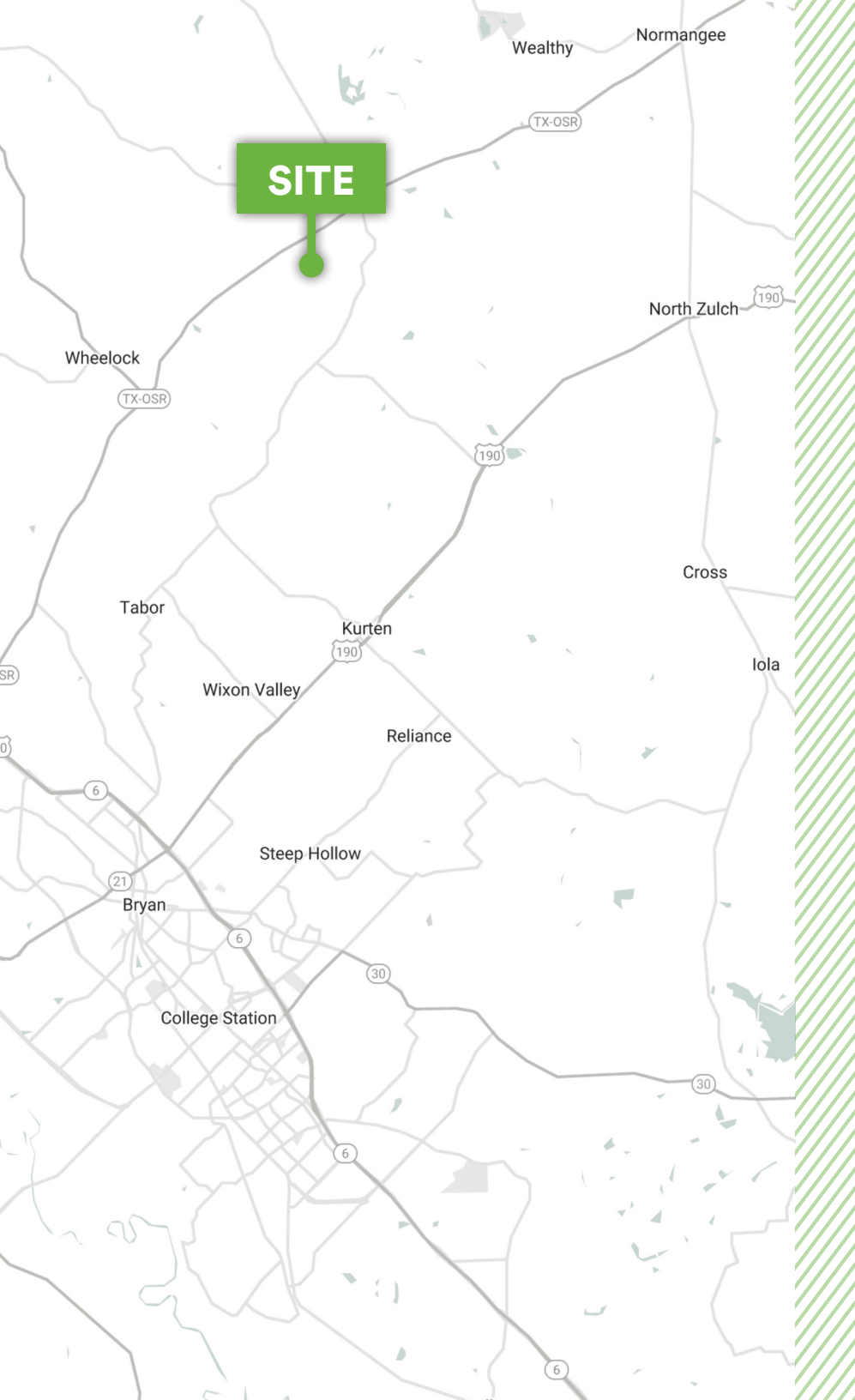
ASKING PRICE
**\$212,580/
Tract**



PRICE/AC
**\$18,000/
AC**



LAND SIZE
11.81 AC



PROPERTY INFORMATION

Size	Three 11.81 AC Tracts
Legal Description	A015300, WILLIAM J LEWIS, TRACT 30.2
ID Number	15475
Access	Access via Jack Manning Road
Frontage	~400' of Frongate along Jack Manning Road
Zoning	None
Utilities	Electric: Electric on site Water: Water Well Sewer: Aerobic Septic System
Flood Plain	None



SURVEY

GENERAL NOTES

BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE (2000 NORTH) AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2010) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYS2).

DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (HORIZONTAL DISTANCES) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000337676320 (CALCULATED USING GEOID08).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

(DI) INDICATES THE DEED CALLS RECORDED IN VOLUME 6332, PAGE 282, OPBRECT.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE LTC SURVEYOR LETTER ISSUED BY LAWYERS TITLE COMPANY, OF NO. 545324, DATED AUGUST 04, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 20' WIDE UTILITY EASEMENT TO THE CITY OF BRYAN IN VOLUME 141, PAGE 580, DIRECT, DOES APPLY TO THIS TRACT, AS SHOWN HEREIN.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

LEGEND:

DIRECT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

OPBRECT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

OPBRECT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

1232150 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

NT = NOW OR FORMERLY

(I) = RECORD INFORMATION

UTILITY POLE TELEPHONE PEDESTAL

FIBER OPTIC MARKER

ACTUAL ELECTRIC LINES

BARBED WIRE FENCE

METAL OR PIPE FENCE

GRAVEL

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE "X" UNGRADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 14040C0000E, REVISION DATE: 01-16-2002.

LAND TITLE SURVEY PLAT
OF A
11.808 ACRE TRACT 'TRACT ONE'
A 11.807 ACRE TRACT 'TRACT TWO'
AND A 11.807 ACRE TRACT 'TRACT THREE'
BEING PORTIONS OF A
35.42 ACRE TRACT IN
VOLUME 18215, PAGE 180 OPBRECT
WILLIAM J. LEWIS LEAGUE SURVEY, ABSTRACT 153
BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET
SURVEY DATE: 09-01-2022 | PLAT DATE: 09-12-2022
JOB NUMBER: 22-702 | CAD NAME: 22-702-TITLE

POINT FILE: 22-702 (cont.)

DRAWN BY: RCU CHECKED BY: NPK

PREPARED BY: KERR SURVEYING, LLC

TOPICS: FIRM#10018500

409 N. TEXAS AVENUE, BRYAN, TEXAS 77803

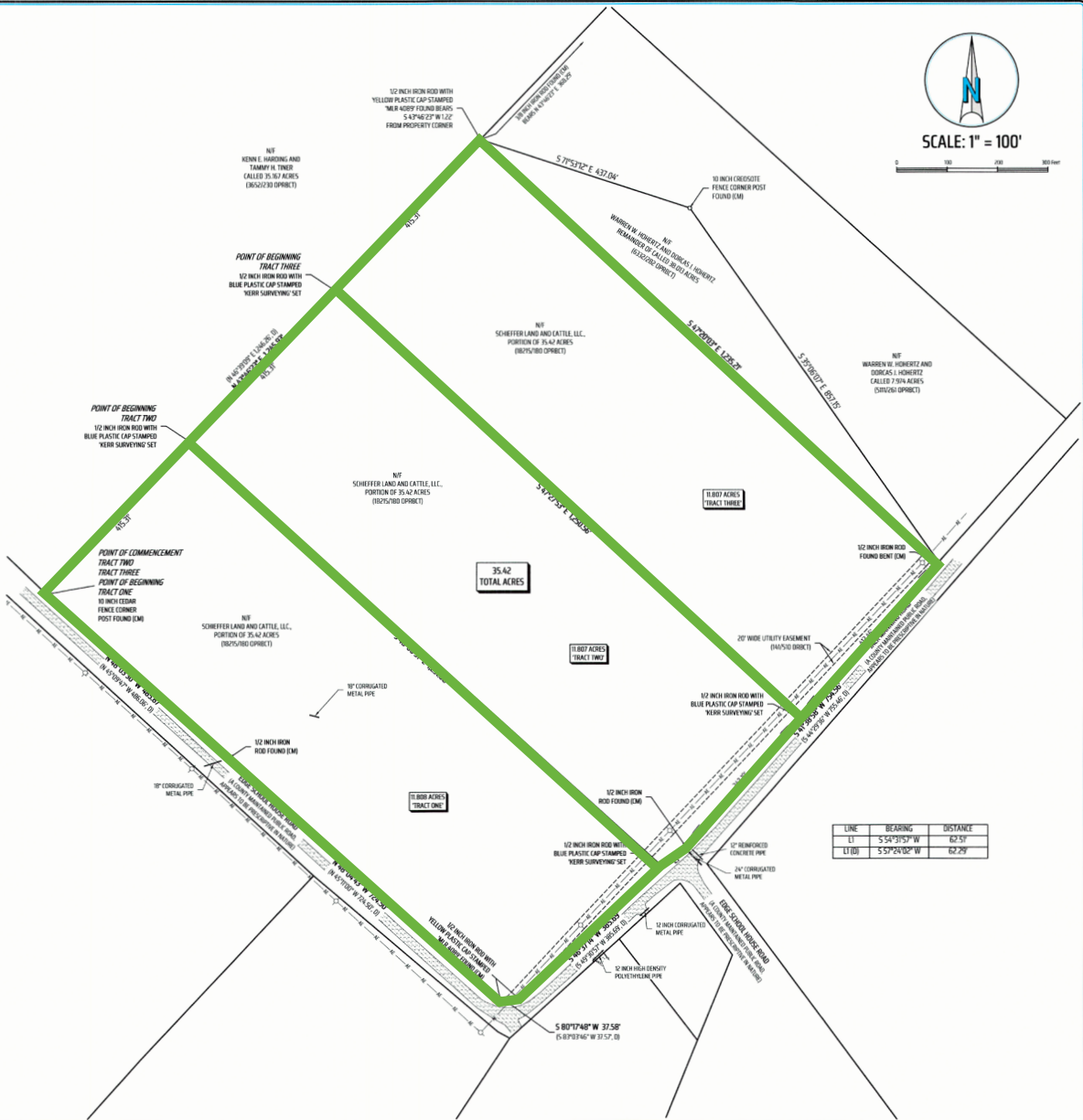
PHONE: (979) 568-3105

SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6024, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONVEYANCE, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR, GSA



LINE	BEARING	DISTANCE
LT	S 54°31'57" W	62.51'
LT (D)	S 57°24'02" W	62.29'

DRONE PICTURES



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



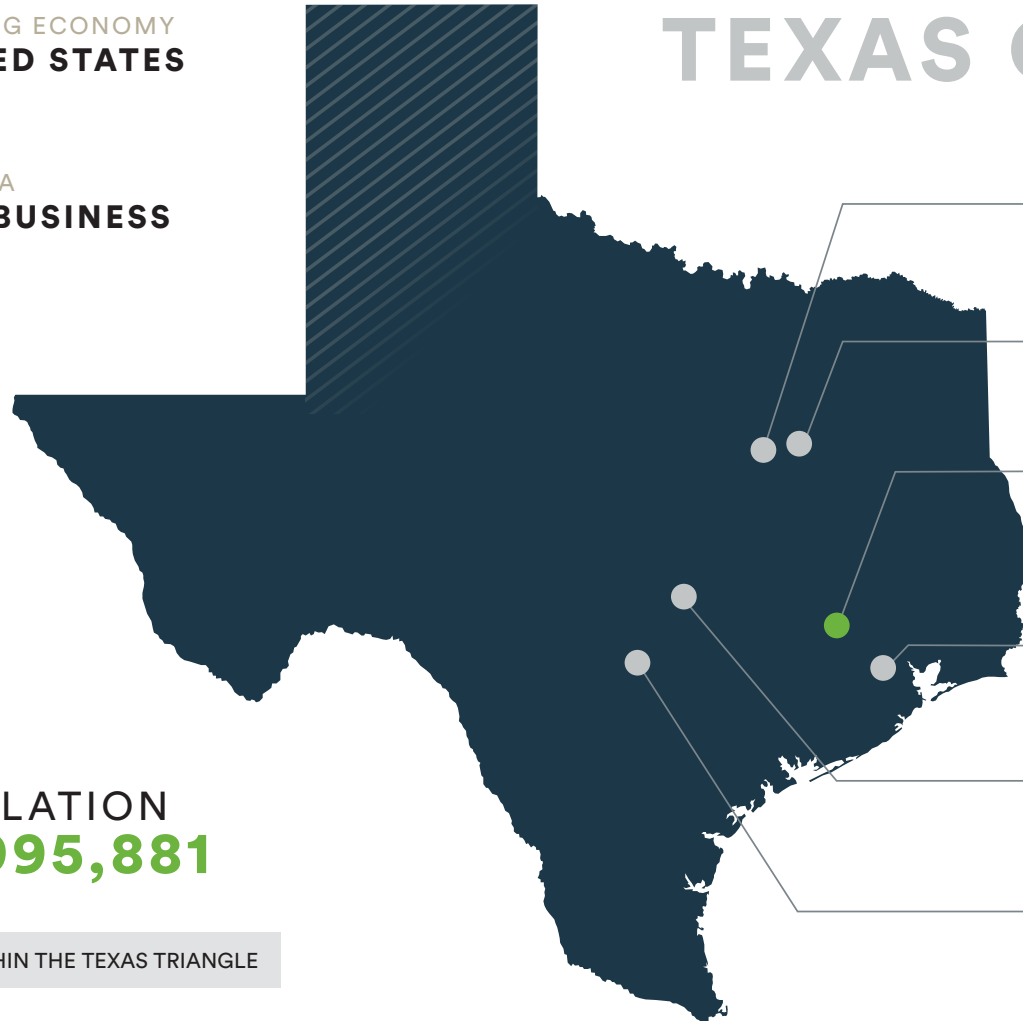
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

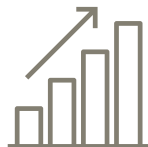
4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



BRAZOS VALLEY
POPULATION
412,681

#1

BEST SMALL PLACES
FOR BUSINESS AND
CAREERS IN TEXAS

#1

FASTEST JOB GROWTH
RATE IN TEXAS IN
MID-SIZED METRO
AREAS



HOME TO TEXAS A&M UNIVERSITY

1ST IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S
OF FORTUNE 500 COMPANIES

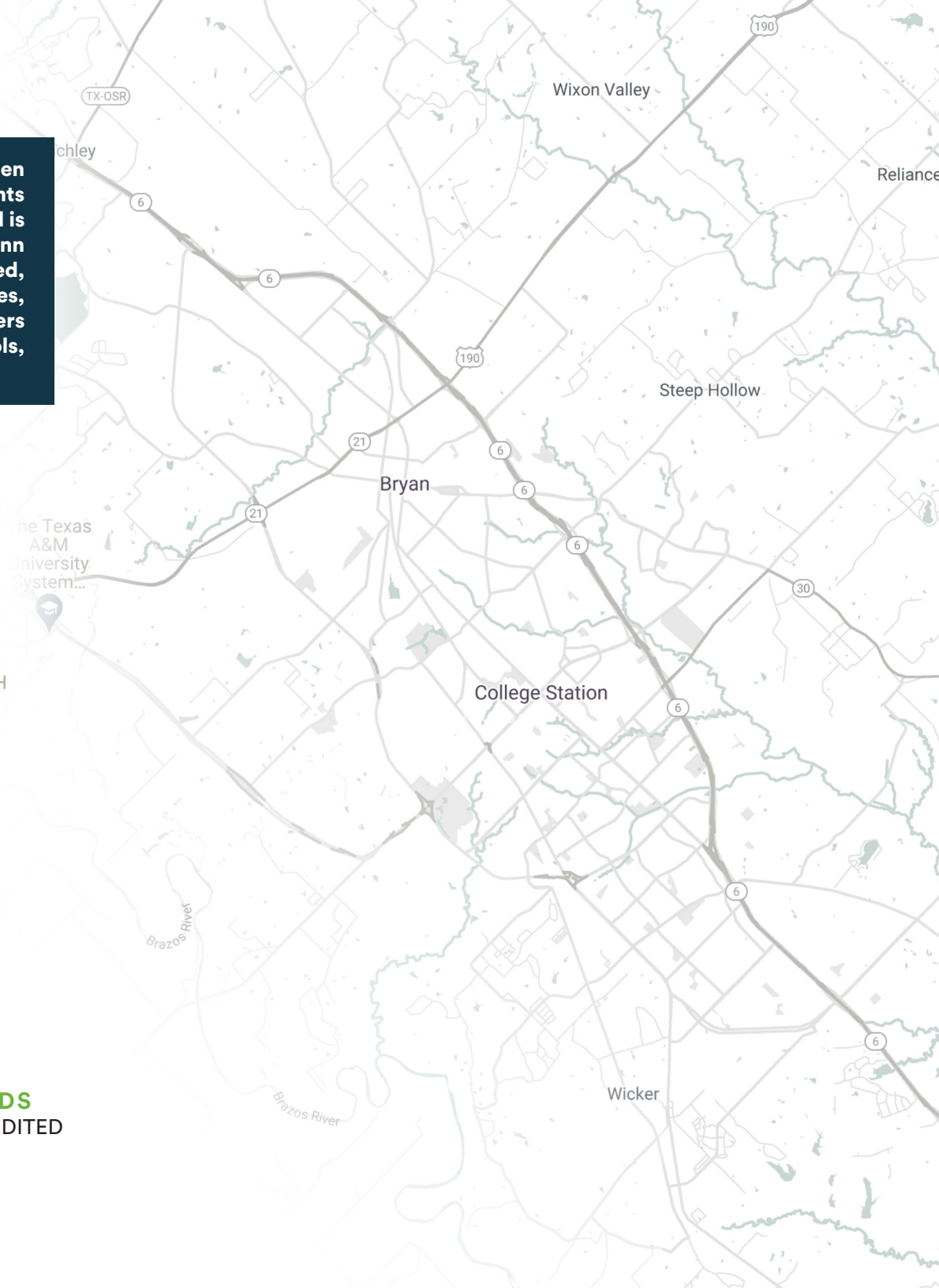
4TH IN THE NATION AMONG PUBLIC UNIVERSITIES

12%

LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE



610+ HOSPITAL BEDS
NATIONALLY ACCREDITED
MEDICAL CENTERS



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

60

HOUSEHOLD
INCOME

\$100K

CONSUMER
SPENDING

\$834

3 MILE

ESTIMATED
POPULATION

347

HOUSEHOLD
INCOME

\$95K

CONSUMER
SPENDING

\$4.9K

5 MILE

ESTIMATED
POPULATION

748

HOUSEHOLD
INCOME

\$97K

CONSUMER
SPENDING

\$10.5K

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 OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Mason Schieffer, ACP
Vice President | Land Services
D: 979.977.7642 **C:** 979.255.6205
Mason.Schieffer@OldhamGoodwin.com

Bryan

2800 South Texas Avenue, Suite 401
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O: 979.268.2000

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2220 Ellis Avenue
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O: 817.512.2000

Houston

5050 Westheimer Road, Suite 300
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San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
O: 254.255.1111



OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). 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.