

1653 ACRES – HWY 30 BRYAN/COLLEGE STATION

This expansive 1,653-acre ranch, nestled along the Navasota River, offers a unique layout with 570 acres on one side and 1,083 acres on the other. The property features rolling terrain adorned with abundant trees and vast pastures, creating a picturesque setting ideal for a variety of uses. Situated within 10 miles of Texas A&M University, it boasts approximately 2 miles of road frontage on Hwy 30 and unrestricted land complete with on-site utilities. Includes multiple different purchasing options. The property is uniquely located near upcoming/active large residential developments and is within easy reach of world-class hospitals, enhancing its appeal. Additionally, the area is poised for significant growth with anticipated road expansions to accommodate increasing traffic between Houston, College Station, and Huntsville. This rapidly developing region offers a remarkable opportunity for investment in one of Texas's most sought-after areas.





For Additional Information Contact: Beau Harris / 936-441-2610 (O) 936-523-0483 (C) / Beau@BlackLabelCommercial.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

For Sale

Purchase Options: 570-1653 Acres



**570
ACRES**



**1083
ACRES**



**1653
ACRES**

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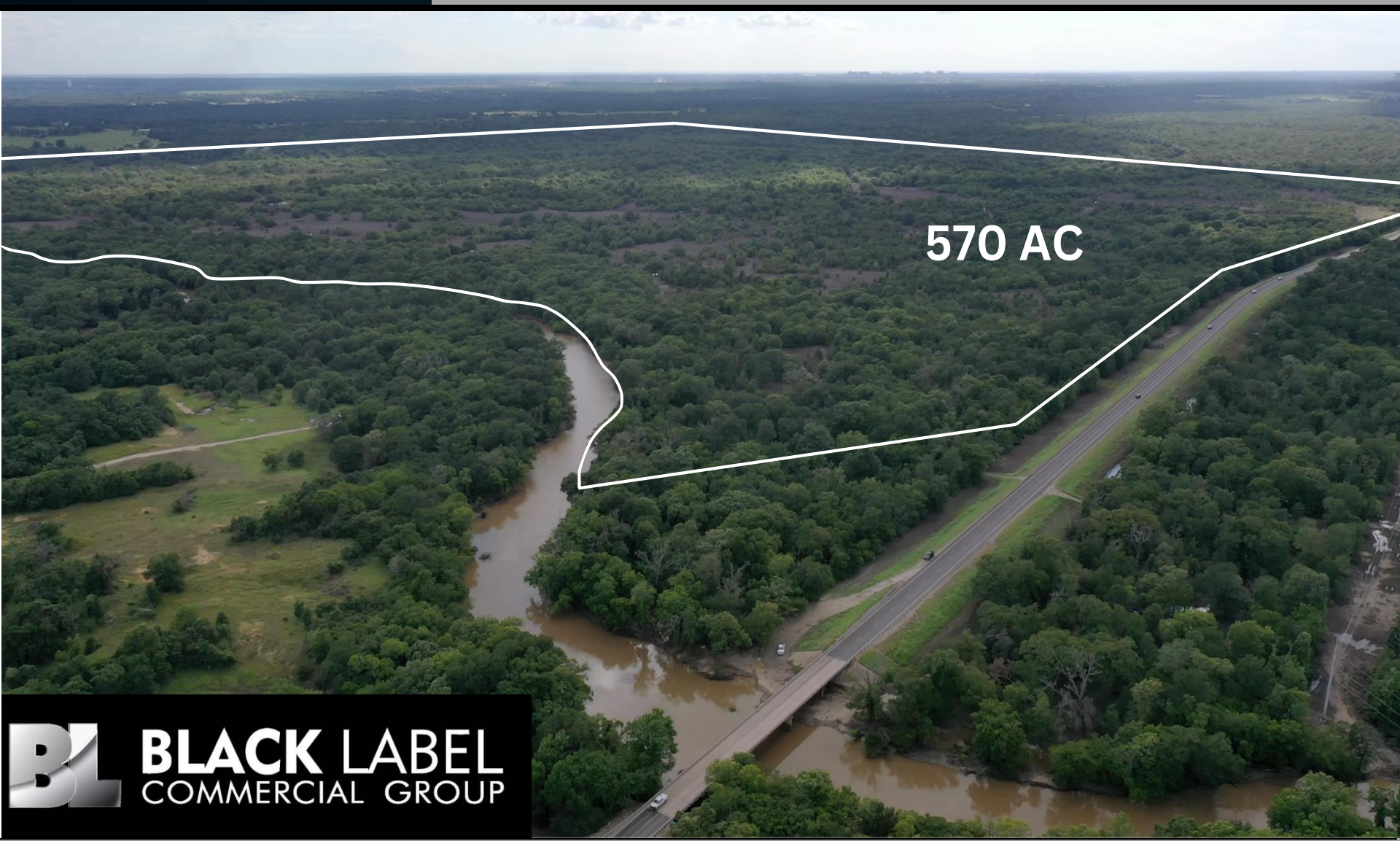
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1083 AC

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An aerial photograph showing a large, irregularly shaped wooded property outlined in white. The property is situated along a river that flows from the bottom left towards the center. A multi-lane highway runs diagonally from the bottom right towards the top right, crossing the river via a bridge. The surrounding area is densely forested with green trees. The text "570 AC" is overlaid in white on the right side of the property.

570 AC

Market Overview

Population: 251,773 projected to increase 7% over the next 10 years and average age is 32.2yrs.

Texas A&M Student Population: 77,491!

Households: 94,077 with Y-o-Y Change of +2.6%.

Average Household Income: \$79,940

New Developments: Peach Creek, Muir Woods, Brewster Pointe, and many more!

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CONTACT BROKER FOR ADDITIONAL
INFORMATION:

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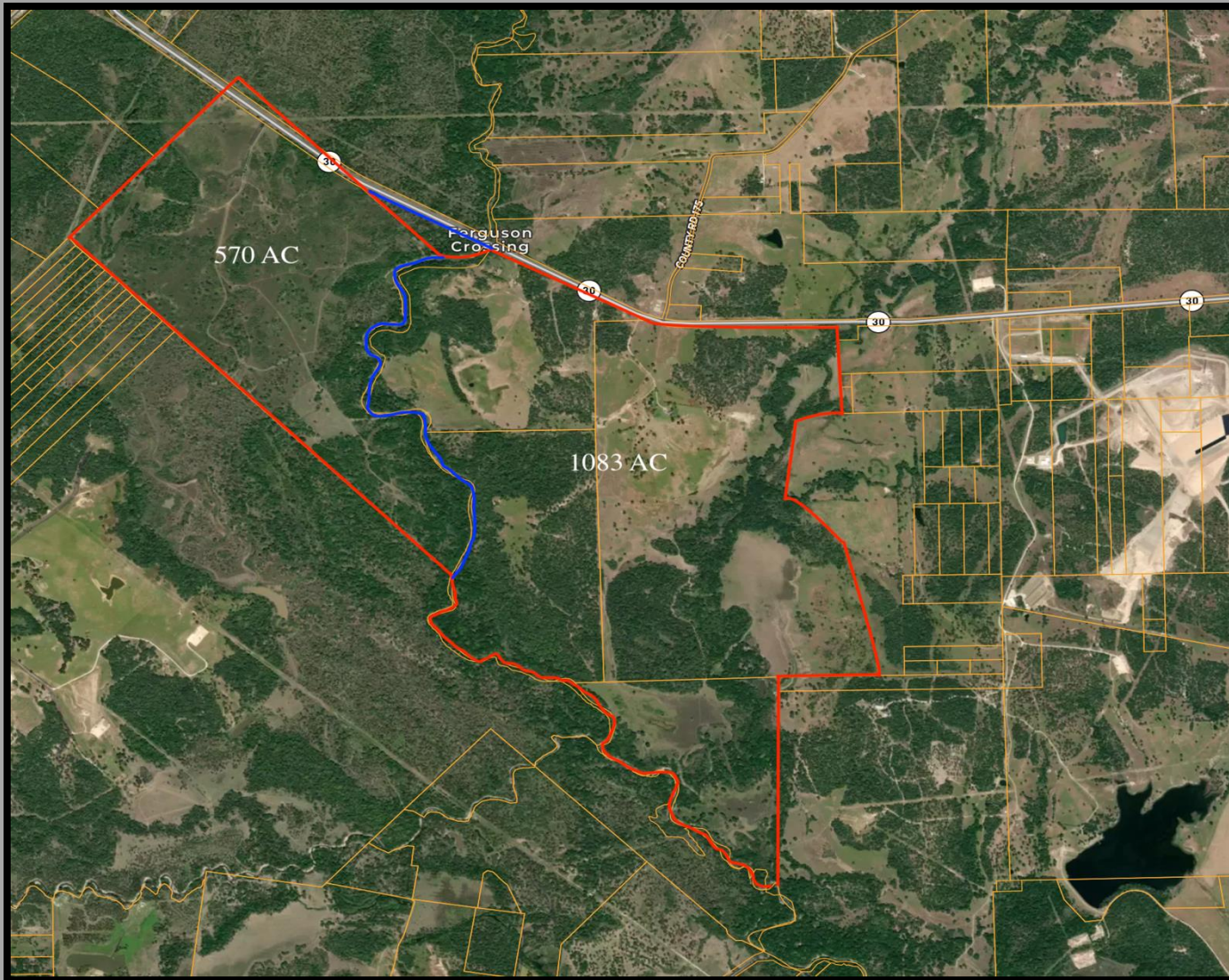
Gatlin Peck

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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.

11-2-2015



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.

Black Label Commercial Group	501129	admin@blacklabelcommercial.com	(936)441-2610
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Casey Butaud	461484	admin@blacklabelcommercial.com	(936)441-2610
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Beau Harris	577566	beau@blacklabelcommercial.com	(936)523-0483
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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