



COLLEGE STATION, TEXAS

# 8.91 Acres Arnold Rd

OFFERING MEMORANDUM

CAPROCK DEVELOPMENT  
1551 GREENS PRAIRIE RD.  
COLLEGE STATION, TX 77845

979.777.4641 | [CAPROCKTX.COM](http://CAPROCKTX.COM)

# 8.91 ACRES ARNOLD RD

This 8.91 acre tract is ideally situated in the Southern portion of College Station in close proximity to College Station Medical Center and Baylor Scott and White Hospital. With PDD zoning in place that provides for a number of senior living options as well as medical commercial/office uses, this tract presents an ideal opportunity for a user/developer in the senior housing arena.

The property is development ready with zoning, utilities and access all in place. Users may purchase the entire tract or the tract may be purchased as 2 separate platted lots that are 5 and 3.91 acres in size respectively.

## LOCATION

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1898 Arnold Rd  
College Station, TX  
77845

## COUNTY

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Brazos

## LAND AREA

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Lot 1 - 5 AC  
Lot 2 - 3.91 AC

## PRICING

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Call for Pricing

## UTILITIES

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All city utilities  
available for immediate  
development

## LAND USE

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Owner User

## ZONING

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PDD zoning in place  
allowing for senior  
multifamily housing and  
commercial/medical office.



## 8.91 ACRES ARNOLD RD

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- All city utilities and access from major thoroughfare in place
- Easy and convenient access to State Highway 6 and Rock Prairie Road
- Situated in close proximity to College Station Medical Center and Baylor Scott and White Hospital
- Less than 5 minute drive time from established regional retail and major medical including HEB, Lowes, PetSmart, and Baylor Scott and White
- PDD zoning allowing for senior living and medical office/medical retail in place



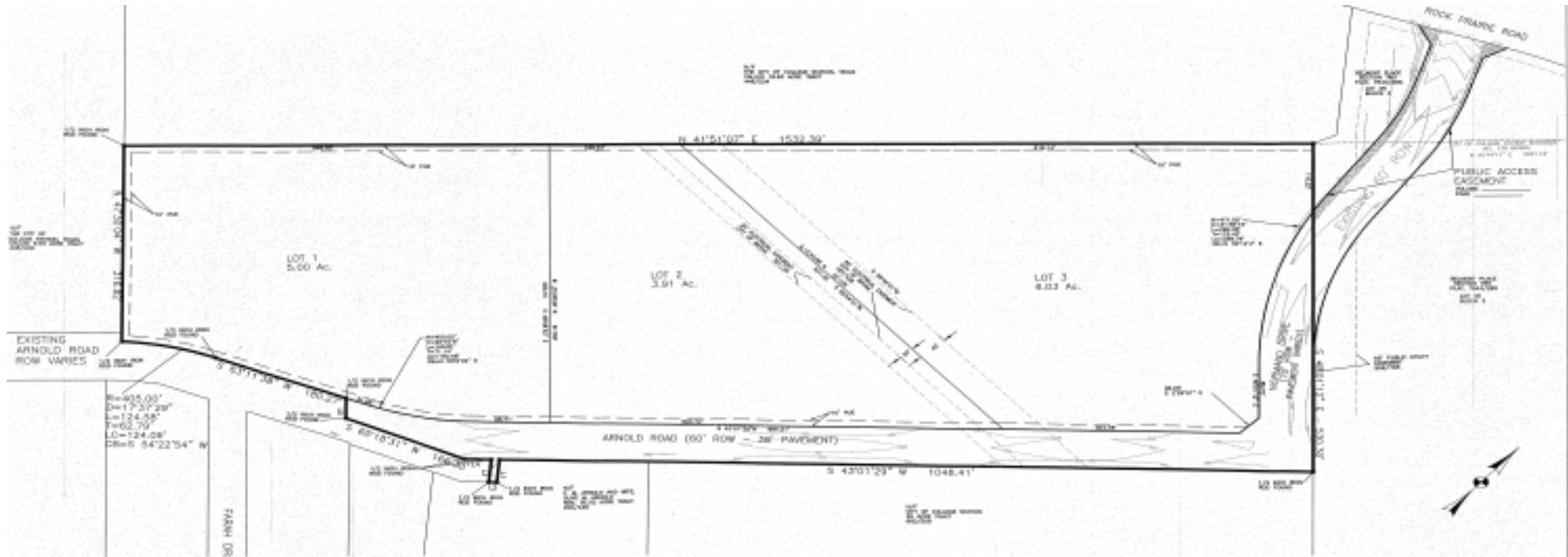


8.91 ACRES ARNOLD RD // **LOCATION MAP**









SHEET 1 OF 2



17 ACRES TRACT DISTANCE TABLE

LINE	DISTANCE	BEARING
12	850'	S 89°17'15" W
13	1200'	S 89°17'15" W
14	850'	S 89°17'15" W
15	850'	S 89°17'15" W
16	850'	S 89°17'15" W

NOTES:  
 1. ALL DISTANCES SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.  
 2. SURVEYOR'S FIELD NOTES AND ALL FIELD DATA, INSTRUMENTS, AND RECORDS OF THIS SURVEY ARE ON FILE WITH THE COUNTY CLERK OF BRAZOS COUNTY, TEXAS.  
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LINE	DISTANCE	BEARING
17	1.00	S 89°17'15" W
18	1.00	S 89°17'15" W
19	1.00	S 89°17'15" W
20	1.00	S 89°17'15" W
21	1.00	S 89°17'15" W
22	1.00	S 89°17'15" W
23	1.00	S 89°17'15" W
24	1.00	S 89°17'15" W
25	1.00	S 89°17'15" W
26	1.00	S 89°17'15" W
27	1.00	S 89°17'15" W
28	1.00	S 89°17'15" W
29	1.00	S 89°17'15" W
30	1.00	S 89°17'15" W
31	1.00	S 89°17'15" W
32	1.00	S 89°17'15" W
33	1.00	S 89°17'15" W
34	1.00	S 89°17'15" W
35	1.00	S 89°17'15" W
36	1.00	S 89°17'15" W
37	1.00	S 89°17'15" W
38	1.00	S 89°17'15" W
39	1.00	S 89°17'15" W
40	1.00	S 89°17'15" W
41	1.00	S 89°17'15" W
42	1.00	S 89°17'15" W
43	1.00	S 89°17'15" W
44	1.00	S 89°17'15" W
45	1.00	S 89°17'15" W
46	1.00	S 89°17'15" W
47	1.00	S 89°17'15" W
48	1.00	S 89°17'15" W
49	1.00	S 89°17'15" W
50	1.00	S 89°17'15" W
51	1.00	S 89°17'15" W
52	1.00	S 89°17'15" W
53	1.00	S 89°17'15" W
54	1.00	S 89°17'15" W
55	1.00	S 89°17'15" W
56	1.00	S 89°17'15" W
57	1.00	S 89°17'15" W
58	1.00	S 89°17'15" W
59	1.00	S 89°17'15" W
60	1.00	S 89°17'15" W
61	1.00	S 89°17'15" W
62	1.00	S 89°17'15" W
63	1.00	S 89°17'15" W
64	1.00	S 89°17'15" W
65	1.00	S 89°17'15" W
66	1.00	S 89°17'15" W
67	1.00	S 89°17'15" W
68	1.00	S 89°17'15" W
69	1.00	S 89°17'15" W
70	1.00	S 89°17'15" W
71	1.00	S 89°17'15" W
72	1.00	S 89°17'15" W
73	1.00	S 89°17'15" W
74	1.00	S 89°17'15" W
75	1.00	S 89°17'15" W
76	1.00	S 89°17'15" W
77	1.00	S 89°17'15" W
78	1.00	S 89°17'15" W
79	1.00	S 89°17'15" W
80	1.00	S 89°17'15" W
81	1.00	S 89°17'15" W
82	1.00	S 89°17'15" W
83	1.00	S 89°17'15" W
84	1.00	S 89°17'15" W
85	1.00	S 89°17'15" W
86	1.00	S 89°17'15" W
87	1.00	S 89°17'15" W
88	1.00	S 89°17'15" W
89	1.00	S 89°17'15" W
90	1.00	S 89°17'15" W
91	1.00	S 89°17'15" W
92	1.00	S 89°17'15" W
93	1.00	S 89°17'15" W
94	1.00	S 89°17'15" W
95	1.00	S 89°17'15" W
96	1.00	S 89°17'15" W
97	1.00	S 89°17'15" W
98	1.00	S 89°17'15" W
99	1.00	S 89°17'15" W
100	1.00	S 89°17'15" W

DATE: 11/25/12

FINAL PLAT  
 OF  
**COLLEGE STATION MEDICAL + SENIOR LIVING**  
 BLOCK , LOTS 1-3  
 17.05 ACRES  
 ROBERT STEVENSON LEAGUE, A-54  
 COLLEGE STATION , BRAZOS COUNTY, TEXAS

SCALE 1" = 60'  
 SURVEY DATE: 9/27/12  
 PLAT DATE: 11/25/12

SURVEYOR:  
 KERN SURVEYING  
 409 N. TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE: (979) 268-3195

ENGINEER:  
 BRINKLEY & BARFIELD  
 CONSULTING ENGINEERS  
 420 TARDINA STREET, SUITE 106  
 COLLEGE STATION, TX 77845  
 PHONE: (979) 703-1809

OWNER/DEVELOPER:  
 TEXAS HOTEL MANAGEMENT  
 CORPORATION  
 PO BOX 2884  
 BRYAN TX 77805







# CONTACT INFORMATION

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Vernie Bodden, III  
Broker  
Caprock Development

***Cell: 979.777.4641***

***Vernie.Bodden@caprocktx.com***





# 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 undefined 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_