



COLLEGE STATION, TEXAS

CAPROCK 31 DEVELOPMENT

OFFERING MEMORANDUM

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

979.777.4641 | CAPROCKTX.COM

CAPROCK 31

Situated in the explosive growth submarket of South College Station at the corner of Greens Prairie Road West and Arrington Road, Caprock 31 provides approximately 31 acres of mixed -use zoned land ideally positioned to suit the needs of current and future growth in the College Station market.

Current zoning allows for ~16 acres of high density Multifamily and ~14 acres of GC (General Commercial). Up to 360 Multifamily dwelling units may be constructed on the Multifamily portion. The General Commercial portion allows for the development of retail, office, medical, hospitality, and restaurant uses.

All city utilities are available to the tract (water, sewer, electric).

LOCATION

1775 Greens Prairie Rd
College Station, TX
77845

COUNTY

Brazos

LAND AREA

Lot 1 - 14.00 AC
Lot 2 - 16.5 AC

PRICING

Call for Pricing

UTILITIES

All city utilities
available

LAND USE

Owner User

ZONING

High Density Multifamily
Development

Planned Development District
with base use of General
Commercial



CAPROCK 31

- All city utilities and regional stormwater detention facility are in place.
- Easy and convenient access to State Highway 6 and State Highway 40/FM 2154
- Situated in extremely close proximity to thousands of high income single family rooftops with thousands more planned or under development
- Less than 2 minute drive time from established regional retail and major medical including HEB, Lowes, PetSmart, and Baylor Scott and White
- Highly desirable High Density Multifamily and General Commercial zoning in place

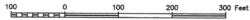








SCALE: 1" = 100'



L1
N 86°07'37" E 1001.7' MEASURED
CALLED: N 86°04'00" E 1001.7'

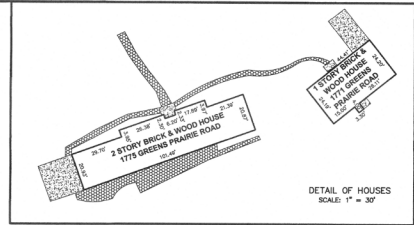
L2
N 48°41'04" W 11.42' MEASURED
CALLED: N 48°37'56" W 11.50'

L3
S 87°30'18" E 70.97' MEASURED
PLAT CALL: S 87°27'07" E 70.97', 10490/136

L4
N 42°05'34" E 8.71' MEASURED
PLAT CALL: N 42°08'41" E 8.71', 10490/136

SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0325E, REVISED DATE: 05-16-2012.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



DETAIL OF HOUSES
SCALE: 1" = 30'

C1
R=784.50'
D=1171.13"
ARC=155.13"
T=77.81'
CHORD=154.88'
BRG=N 77°22'48" E
CALLED: N 77°28'1" E 154.88'

C2
R=910.63'
D=2331.35"
ARC=373.91"
T=189.63'
CHORD=371.29'
BRG=N 71°12'56" E
CALLED: N 71°18'01" E 371.29'

C3
R=900.00'
D=8231.7"
ARC=100.34"
T=50.22'
CHORD=100.29'
BRG=N 56°27'28" E
PLAT CALL: 0980, 10490/136
S 86°30'34" E 100.30'

C4
R=900.00'
D=5262.24"
ARC=85.45"
T=42.26'
CHORD=85.42'
BRG=S 45°23'36" E
PLAT CALL: 0980, 10490/136
S 45°22'28" E 85.42'

LEGEND:
 ○ SANITARY SEWER MANHOLE
 ● FIRE HYDRANT
 H WATER VALVE
 M WATER METER
 S STORM SEWER MANHOLE
 X LIGHT POLE
 U UTILITY POLE
 → GUY WIRE ANCHOR
 Aerial Electric Lines
 Barbed Wire Fence
 Stone
 Concrete

REVISED 05-31-16. ADDED PROPOSED LEASE SITE BOUNDARY AND LEGEND

**LAND TITLE SURVEY PLAT
OF A
31.279 ACRE TRACT
A. BABILLE SURVEY, A-76
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

SCALE: 1 INCH = 100 FEET
 SURVEY DATE: 04-29-16
 PLAT DATE: 05-06-16
 JOB NUMBER: 16-354
 CAD NAME: 16-354
 CR5 FILE: CAPROCK (cont); 16-354 (job)
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

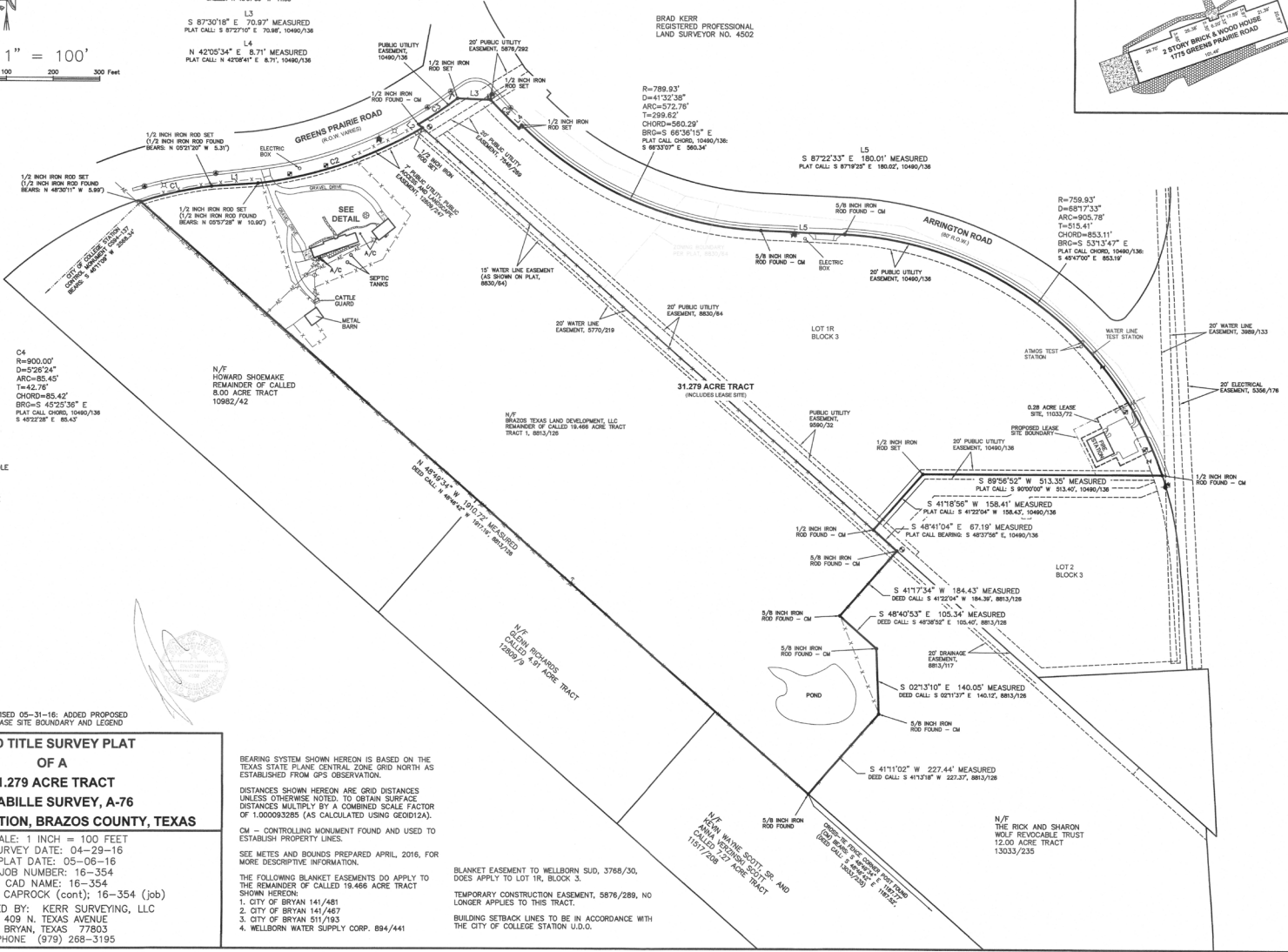
BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000093285 (AS CALCULATED USING GEOD12A).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 SEE METES AND BOUNDS PREPARED APRIL, 2016, FOR MORE DESCRIPTIVE INFORMATION.

THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THE REMAINDER OF CALLED 18.466 ACRE TRACT SHOWN HEREON:
 1. CITY OF BRYAN 141/481
 2. CITY OF BRYAN 141/467
 3. CITY OF BRYAN 511/163
 4. WELLBORN WATER SUPPLY CORP. 894/441

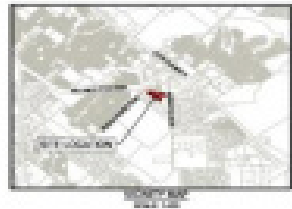
BLANKET EASEMENT TO WELLBORN SUD, 3768/30, DOES APPLY TO LOT 16, BLOCK 3.
 TEMPORARY CONSTRUCTION EASEMENT, 5876/289, NO LONGER APPLIES TO THIS TRACT.
 BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION U.D.O.



THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR CONTRACTS. THE CLIENT ACCEPTS ALL RESPONSIBILITIES FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL PLANNING REGULATIONS.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
4. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES.
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9. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES.
10. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES.



LEGEND

Blue	Water Treatment Plant
Green	Landscaping
Yellow	Commercial
Purple	Industrial
Grey	Road

SCALE
1:1000

NORTH

SITE INFORMATION

PROJECT NAME	Caprock 31
CLIENT NAME	Caprock 31
DATE	2024
SCALE	1:1000
DESIGNER	Johnson & Partners

JOHNSON & PARTNERS

ARCHITECTS

NAME	JOHNSON & PARTNERS
ADDRESS	123 Main Street, Sydney, NSW
PHONE	02 1234 5678
EMAIL	info@johnson.com.au

EX 1





CONTACT INFORMATION

Vernie Bodden, III
Broker
Caprock Development

Cell: 979.777.4641

Vernie.Bodden@caprocktx.com



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 _____