

COLLEGE STATION, TEXAS

CAPROCK CROSSING

OFFERING Memorandum

CAPROCK DEVELOPMENT
1551 GREENS PRAIRIE RD
COLLEGE STATION, TX 77845

979.777.4641 | CAPROCKTX.COM

CAPROCK CROSSING

Caprock Crossing is a master-planned, multi-use development serving the Bryan/College Station community and the surrounding areas. Fueled by the growing demand from our affluent and family-friendly southern College Station submarket, Caprock Crossing provides a great location opportunity for retail, restaurant, office, and residential uses.

All city utilities are available to the tract (water, sewer, electric). Regional detention is in place for all users.

LOCATION

SWC HWY 40 & Hwy 6

COUNTY

Brazos

LAND AREA

Lot 1 - 1.32 AC

Lot 2 - 1.34 AC

Lot 3 - 1.62 AC

Lot 4 - 2.38 AC

PRICING

Call for Pricing

UTILITIES

Regional detention and all city utilities available.

LAND USE

Owner User

ZONING

General Commercial



CAPROCK CROSSING

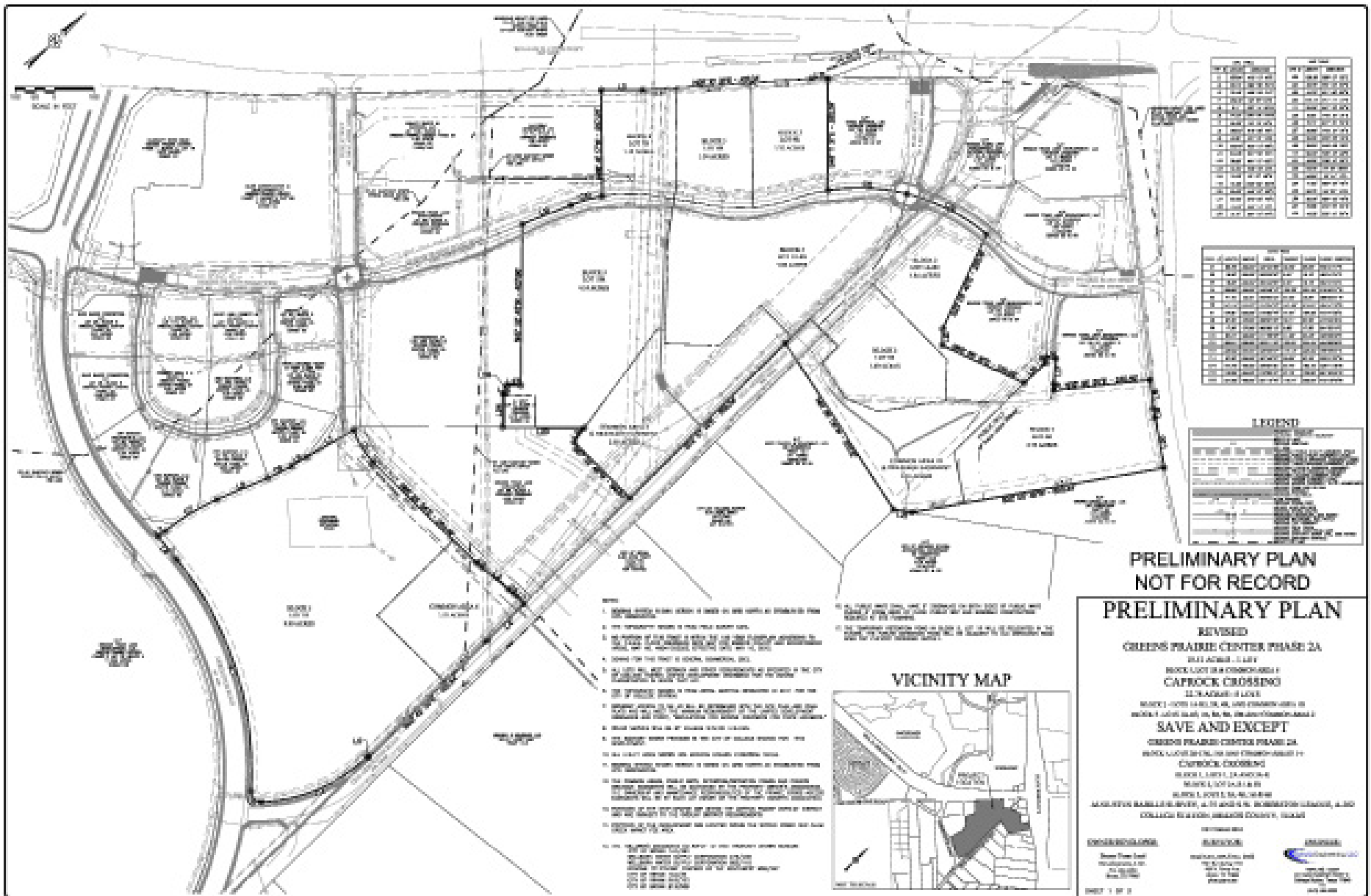
- All city utilities and regional stormwater detention facility are in place.
- Easy and convenient access to State Highway 6 and State Highway 40
- Situated in explosive growth South College Station submarket and surrounded by numerous established residential developments that boast excellent demographics
- Less than 2 minute drive time from established regional retail and major medical including HEB, Lowes, PetSmart, and Baylor Scott and White
- Highly desirable general commercial zoning in place



Untitled Map







Symbol	Description
(Symbol)	Proposed Building Footprint
(Symbol)	Proposed Parking Lot
(Symbol)	Proposed Driveway
(Symbol)	Proposed Walkway
(Symbol)	Proposed Utility Line
(Symbol)	Proposed Easement
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Stormwater Management
(Symbol)	Proposed Landscaping
(Symbol)	Proposed Security
(Symbol)	Proposed Signage
(Symbol)	Proposed Fencing
(Symbol)	Proposed Other

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LEGEND

Symbol	Description
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**PRELIMINARY PLAN
NOT FOR RECORD**

PRELIMINARY PLAN

REVISED
GREENS PRAIRIE CENTER PHASE 2A
 3.62 ACRES ±, 1 LOT
 BLOCK 1024 OF 44 CROSSING I
CAPROCK CROSSING
 22 PARCELS ±, 1 LOT
 BLOCK 1025 OF 44 OF 44, AND CROSSING I IN
 BLOCK 1026 OF 44 OF 44, IN THE CITY OF GREENSBORO, NC
SAVE AND EXCEPT
GREENS PRAIRIE CENTER PHASE 2A
 BLOCK 1024 OF 44, THE 2007 DEVELOPMENT PLAN
CAPROCK CROSSING
 BLOCK 1, LOT 1, 2A AND 3A
 BLOCK 1, LOT 1, 2A AND 3A
 BLOCK 1, LOT 1, 2A AND 3A
 MARGARET BARRILL-LEWIS, a-11 and 11, MARGARET LEWIS, a-11
 COLLAGE FOR JOHN GREENSBORO COUNTY, NC

- NOTES:**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR RECORD.
 2. THE OPERATIONAL ASPECTS OF THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CITY OF GREENSBORO.
 3. ALL UTILITIES SHALL BE DEEPENED AND RELOCATED AS SHOWN ON THE EXISTING UTILITIES PLAN.
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DATE: 10/15/2014
 SHEET 1 OF 2





CONTACT INFORMATION

Vernie Bodden, III
Broker
Caprock Development

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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 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:
 - 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