



COLLEGE STATION, TEXAS

15 Acres SH 30

OFFERING Memorandum

CAPROCK DEVELOPMENT
1551 GREENS PRAIRIE RD
COLLEGE STATION, TX 77845

979.777.4641 | CAPROCKTX.COM

15 ACRES SH 30

Excellent commercial/residential development tract located on the emerging East side of State Highway 6 in College Station, TX. Currently zoned for General Commercial and Duplex/Townhome, the tract is ideally situated in close proximity to an ever growing amount of single family and high density residential developments.

The tract offers access and excellent visibility from both FM 158 and Harvey Road/SH 30.

LOCATION

Corner of FM 158 and Highway 30 in College Station, Texas

COUNTY

Brazos

LAND AREA

15 AC

PRICING

Call for Pricing

UTILITIES

Electricity, Water, Sewer, Telephone

LAND USE

Owner User

ZONING

General Commercial and Duplex/Townhome



15 ACRES SH 30

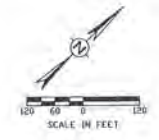
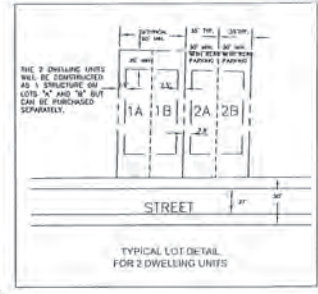
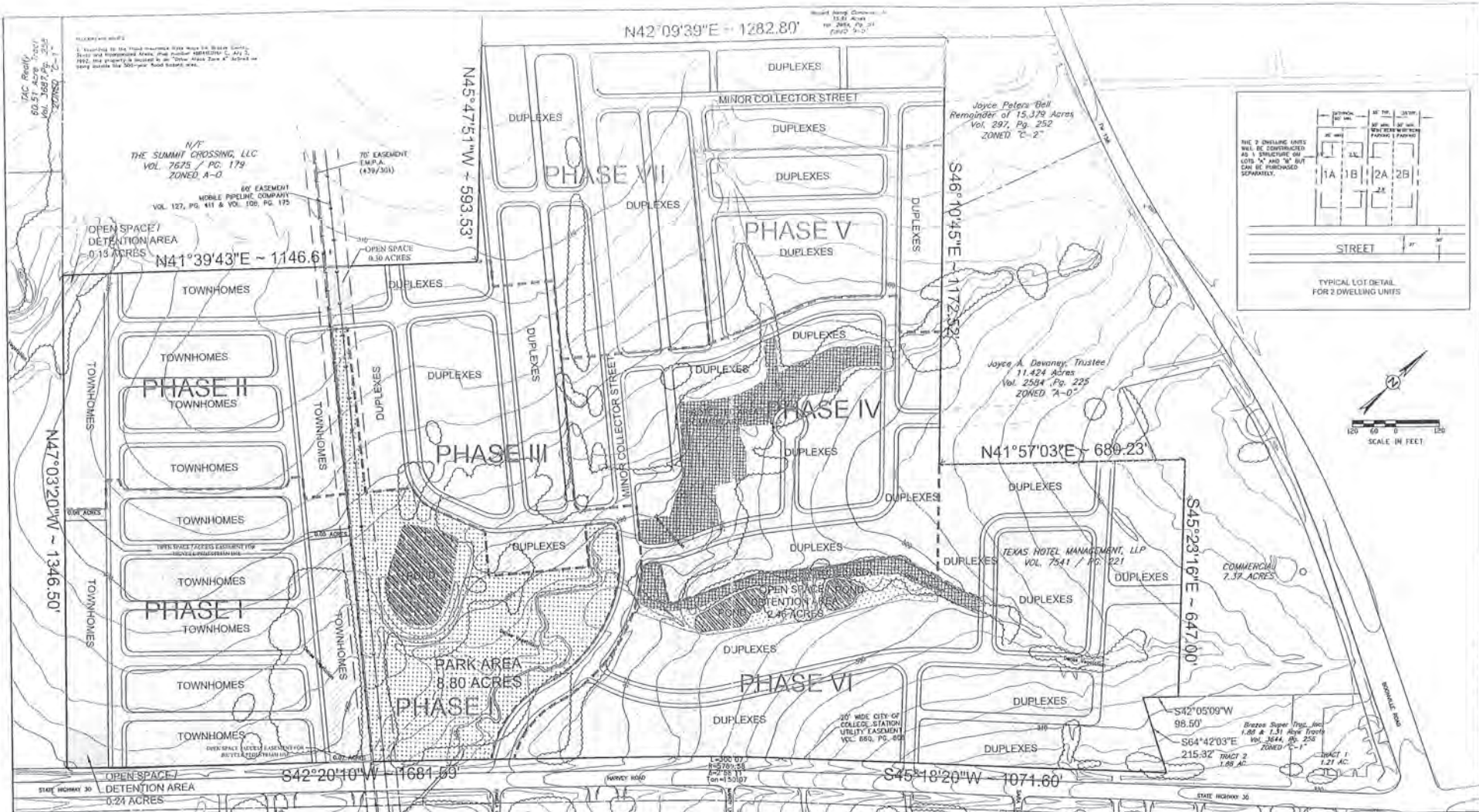
- All city utilities to the property or close by and access from 2 major thoroughfares
- Easy and convenient access to State Highway 6, Harvey Road, FM 158 and University Dr
- Situated in close proximity to a number of established and new developed high density and single family residential projects
- PDD zoning allowing for general commercial and duplex/townhome residential uses





15 Acres SH 30 // LOCATION MAP





1. Purpose and Intent:
The purpose and intent of this Planned Development District is to provide a high density residential community with amenities that provide for an enhanced quality of life. The development is intended to comply with the Comprehensive Plan, 30.760, of the City of College Station.

2. Proposed Land Use:
The land use for this development is high density residential with 2-unit attached dwellings on individual lots. Townhomes are also allowed on the 2nd story to the west of the system/easement easement. Parking areas will be located on lot(s); their parking will be provided for units on lots which have steps. Lots without steps will have their parking areas on lots which are adjacent to the lot(s) that have their access to their parking, which may vary in some cases. Currently, there is a requirement for garages to be constructed with any houses.

Additional land uses include a neighborhood park, open areas, and landscaped areas, which may be located to preserve existing vegetation. These areas will be owned by the City of College Station pursuant to subdivision requirements. Additional amenities will include a decorative street entrance to the subdivision and/or water features along the entrance, as well as landscaping to help create a sense of place along Highway 30. The District will be implemented within 1/2 of the Harvey Road right-of-way. Other restrictions will be defined by the various building codes, zoning, and subdivision standards and/or Home Owners' Association as an enforcement mechanism.

General Development Information

3. A large report has been submitted to include single permits, zoning, subdivision, final site plan, and address. The single lot's drawings will have an abutment of building height from 25 to 35 feet.

4. A storm sewer system will be constructed to collect the drainage from the development and route it through detention ponds and then discharge the runoff into a branch of College Canal. A retention report will be provided to verify the proposed development is in compliance with the City of College Station Drainage Ordinance.

5. Potential resources such as storm channels, base vegetation or wooded areas will be protected where practical.

6. Signage will be protected in accordance with City of College Station requirements.

7. Where applicable, it is anticipated that boundary adjoining wooded areas will remain mostly wooded.

8. Frontage space to be dedicated only as necessary for utility lines, stormwater detention storage and drainage, security of vegetation, utility and water. Stormwater drainage structure and drainage storage structure may also be constructed in protected areas, but construction in the protected area will be limited to less than 15% of the protected area.

PROPOSED LAND USE	ACRES	%
PARK	8.80 ACRES	8.34
OPEN SPACE / ACCESS EASEMENTS	0.87 ACRES	0.83
OPEN SPACE / DETENTION AREAS	2.46 ACRES	2.33
RESIDENTIAL	127.76 ACRES	11.98
COLLECTOR STREET RIGHT-OF-WAY	1.99 ACRES	1.89
RESIDENTIAL - HIGH DENSITY AREA	88 ACRES	84.22
TOTAL	148.47 ACRES	140.00



CONCEPT PLAN
SUMMIT CROSSING SUBDIVISION

SCALE: 1" = 120'

105.84 ACRES

OWNER/DEVELOPER: THE SUMMIT CROSSING, LLC
1002 ALBANY, COLLEGE STATION, TX 77801

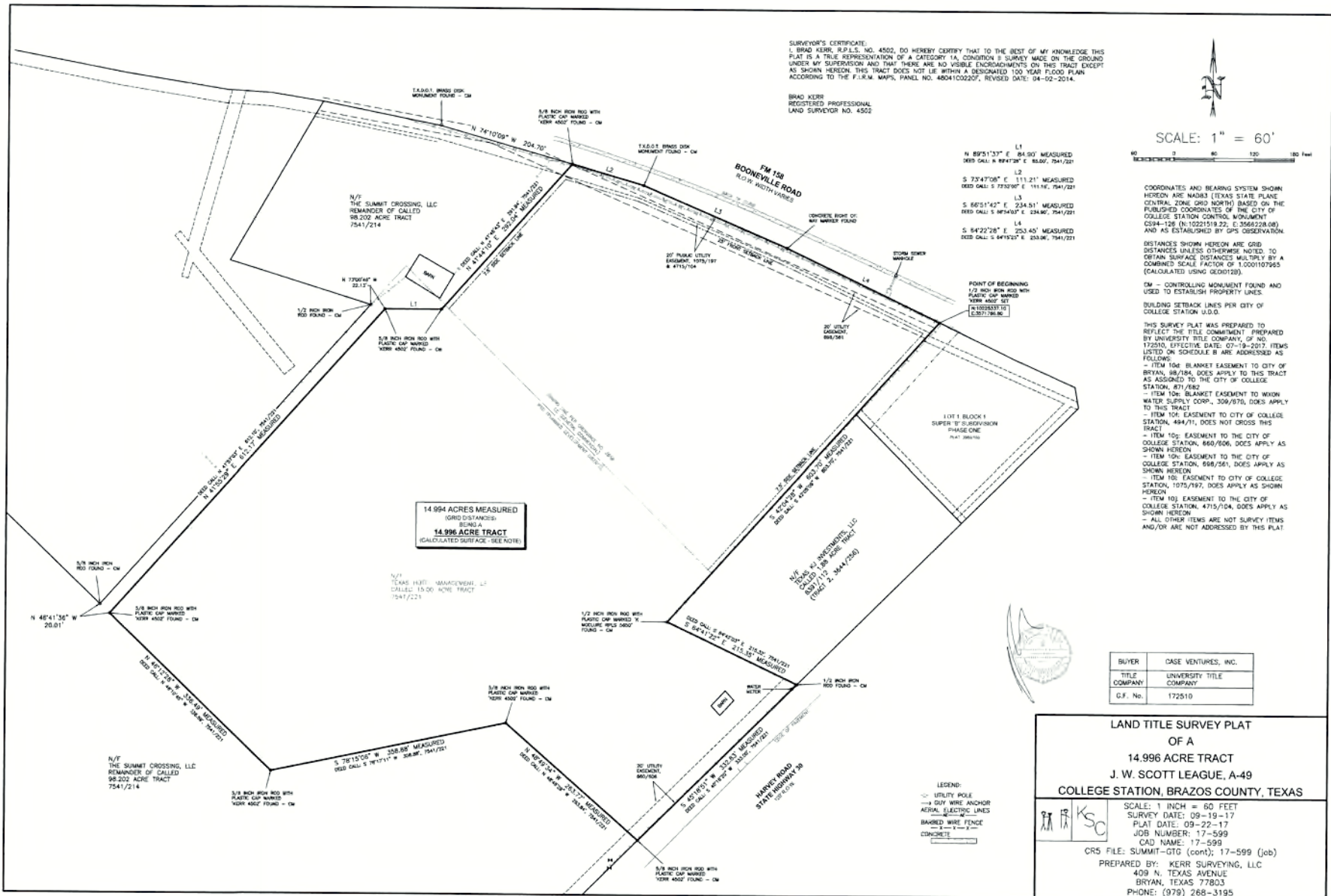
ZONED PDD (PLANNED DEVELOPMENT DISTRICT)

SURVEYOR: J.W. SCOTT LEAGUE
BRASOS COUNTY, TEXAS

REVISED SEPTEMBER, 2007 (REV. 3)
REVISED NOVEMBER, 2007

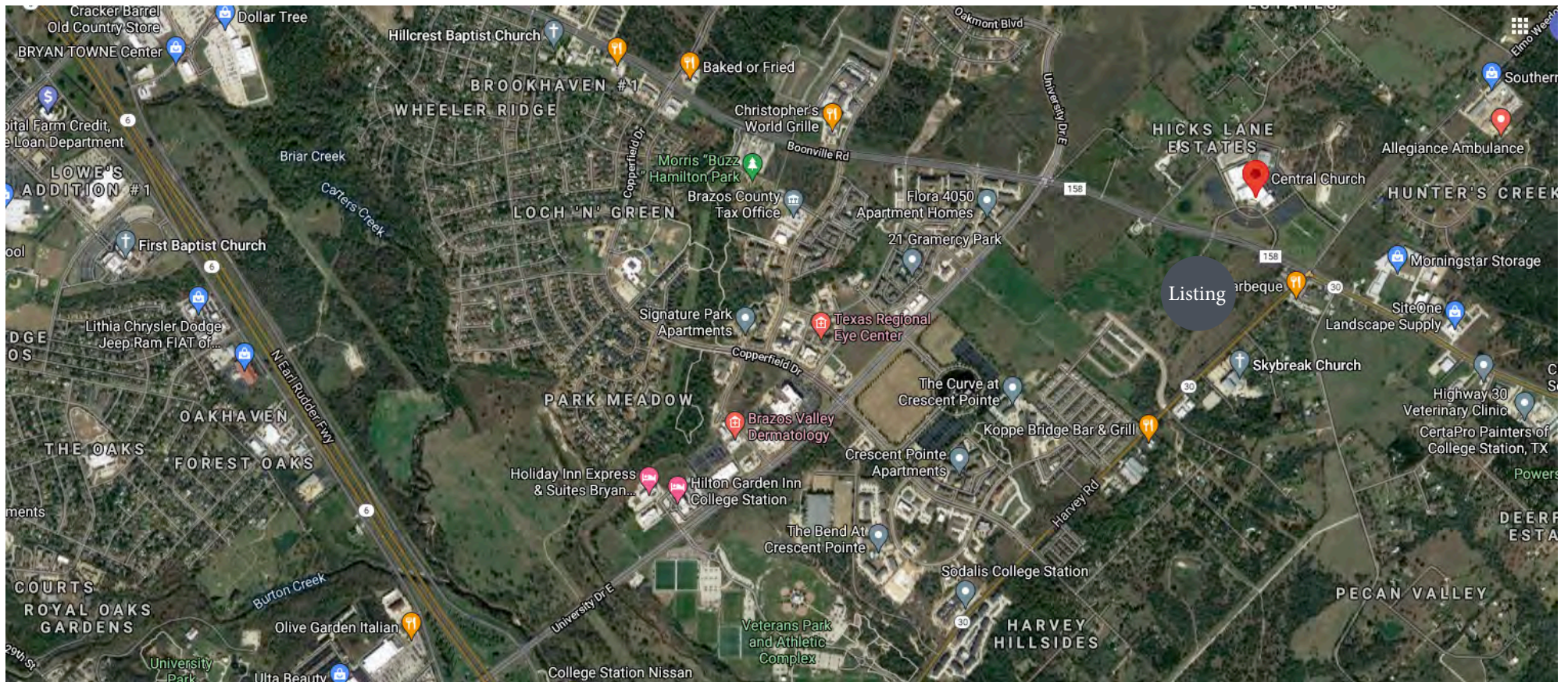
BRASOS SUPER TRACT, INC.
1.68 & 1.51 Acre Tracts
VOL. 3644, PG. 255
ZONED P-1
TRACT 2 1.88 AC
TRACT 1 1.21 AC

01-300 12-4-07 3:45 AC



15 Acres SH 30 // PLAT





CONTACT INFORMATION

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Caprock Development

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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 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 _____