



COLLEGE STATION, TEXAS

2.77 Acres Turkey Creek

OFFERING MEMORANDUM

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

979.777.4641 | CAPROCKTX.COM

2.77 ACRES TURKEY CREEK

Well positioned tract located at the corner of F&B Road and Turkey Creek Road in College Station, TX. Currently zoned R-Rural per the City of College Station and planned for Business Park per the city of College Station Comprehensive Land Use Plan. Permitted uses within the Business Park district include: Office, Light Industrial, Wholesale Services, Scientific Testing, Research/Lab Space, and educational uses.

The tract is adjacent to the Lake Walk Town Center development, the Texas A&M Health Science Center/bio-corridor, and Traditions Club golf and residential development. Due to its location on a corner, the increased traffic on F&B/Health Science Center Parkway, and increasing residential density, the tract could lend itself to a future retail/commercial use with successful rezoning.

LOCATION

8355 Turkey Creek Rd
College Station, TX
77845

COUNTY

Brazos

LAND AREA

2.77 AC

PRICING

Call for Pricing

UTILITIES

Major city utilities in close proximity to the property

LAND USE

Owner User

ZONING

Currently zoned R-Rural per the City of College Station and planned for Business Park per the city of College Station Comprehensive Land Use Plan.



2.77 ACRES TURKEY CREEK

- Located within the Bryan/College Station Bio-Corridor
- Less than 5 minute drive times to Texas A&M University and TAMU Health Science Center campuses
- Directly adjacent to the Lake Walk Town Center development
- Major city utilities in close proximity to the property
- Zoned R-Rural and planned Business Park
- Potential for a number of future uses including professional office, light manufacturing, and some retail applications
- Quick and easy access to State Highway 47, FM 2818, and University Dr./Easterwood Airport





2.77 ACRES TURKEY CREEK // **LOCATION MAP**





2.77 ACRES TURKEY CREEK // **AREA USERS**





CONTACT INFORMATION

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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 _____