

COLLEGE STATION, TEXAS

12.5 Acres University Dr. E

OFFERING Memorandum

CAPROCK DEVELOPMENT
1551 GREENS PRAIRIE RD
COLLEGE STATION, TX 77845

979.777.4641 | CAPROCKTX.COM

12.5 ACRES UNIVERSITY DR. E

This convenient property is located adjacent to the established Crescent Pointe commercial development. The property is also situated in close proximity to Veterans Park and the University Drive retail and restaurant corridor with quick and easy access to State Highway 6.

LOCATION

4000 University Dr E
College Station, Texas
77845

COUNTY

Brazos

LAND AREA

12.55 AC

PRICING

Call for Pricing

UTILITIES

None to Site

LAND USE

Owner User

ZONING

General Commercial



12.5 ACRES UNIVERSITY DRIVE E.

- All city utilities to the property or in close proximity
- Easy and convenient access to State Highway 6 and University Dr
- Situated in close proximity to a number of established and new developed high density and single family residential projects
- General Commercial Zoning



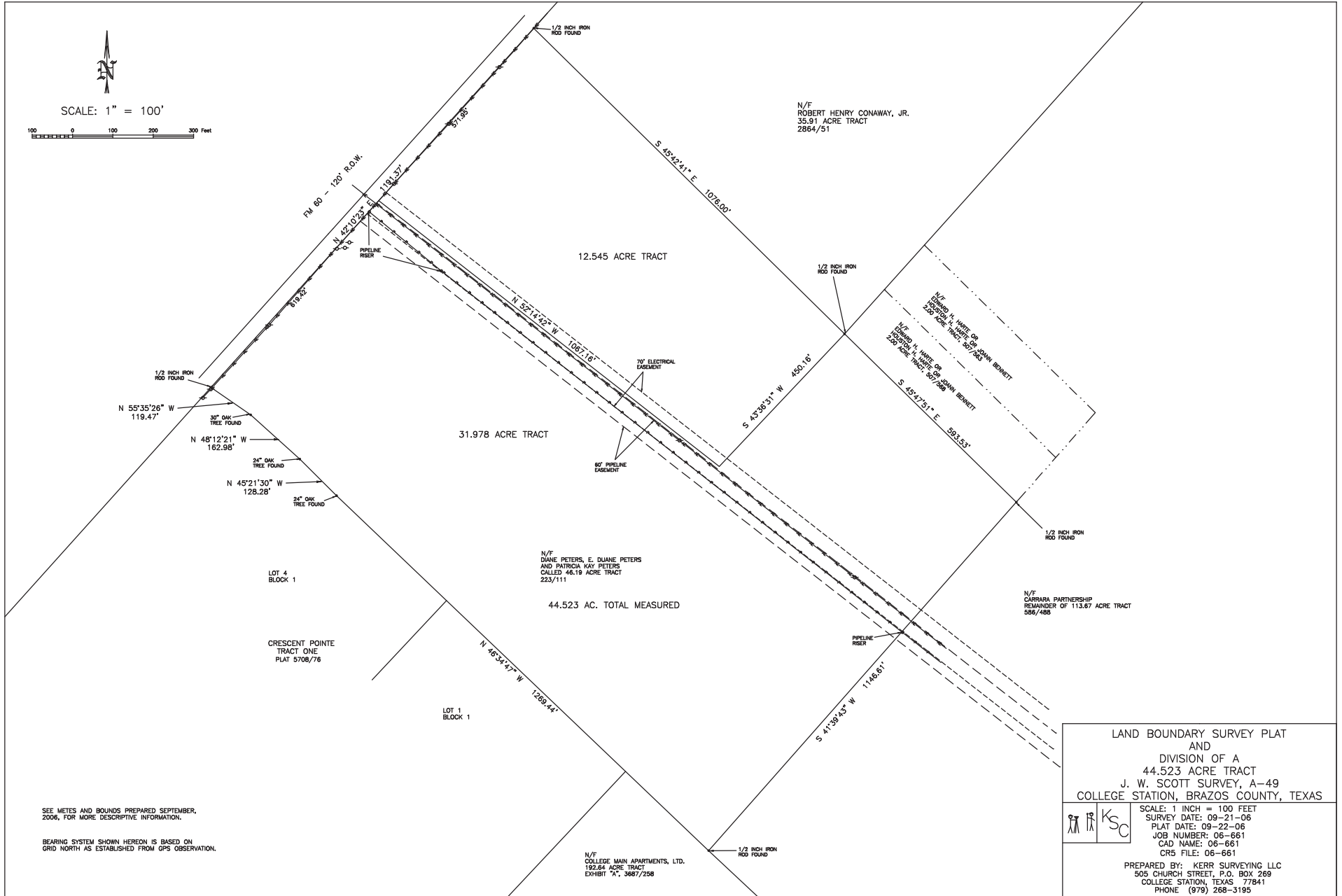
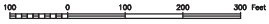


12.5 University Drive E. // **LOCATION MAP**





SCALE: 1" = 100'



SEE METES AND BOUNDS PREPARED SEPTEMBER, 2006, FOR MORE DESCRIPTIVE INFORMATION.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LAND BOUNDARY SURVEY PLAT
AND
DIVISION OF A
44.523 ACRE TRACT
J. W. SCOTT SURVEY, A-49
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 09-21-06
PLAT DATE: 09-22-06
JOB NUMBER: 06-661
CAD NAME: 06-661
CRS FILE: 06-661

PREPARED BY: KERR SURVEYING LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195





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 _____