



**Oldham
Goodwin**

**~29 AC ON CLAY PIT ROAD
UNIMPROVED LAND | FOR SALE**

Terminus of Clay Pit Road | College Station, TX 77845
Brazos County



PROPERTY HIGHLIGHTS

- Rare unimproved tract in South College Station
- Heavily Wooded with great seclusion
- Wellborn water meter on site, electricity in close proximity



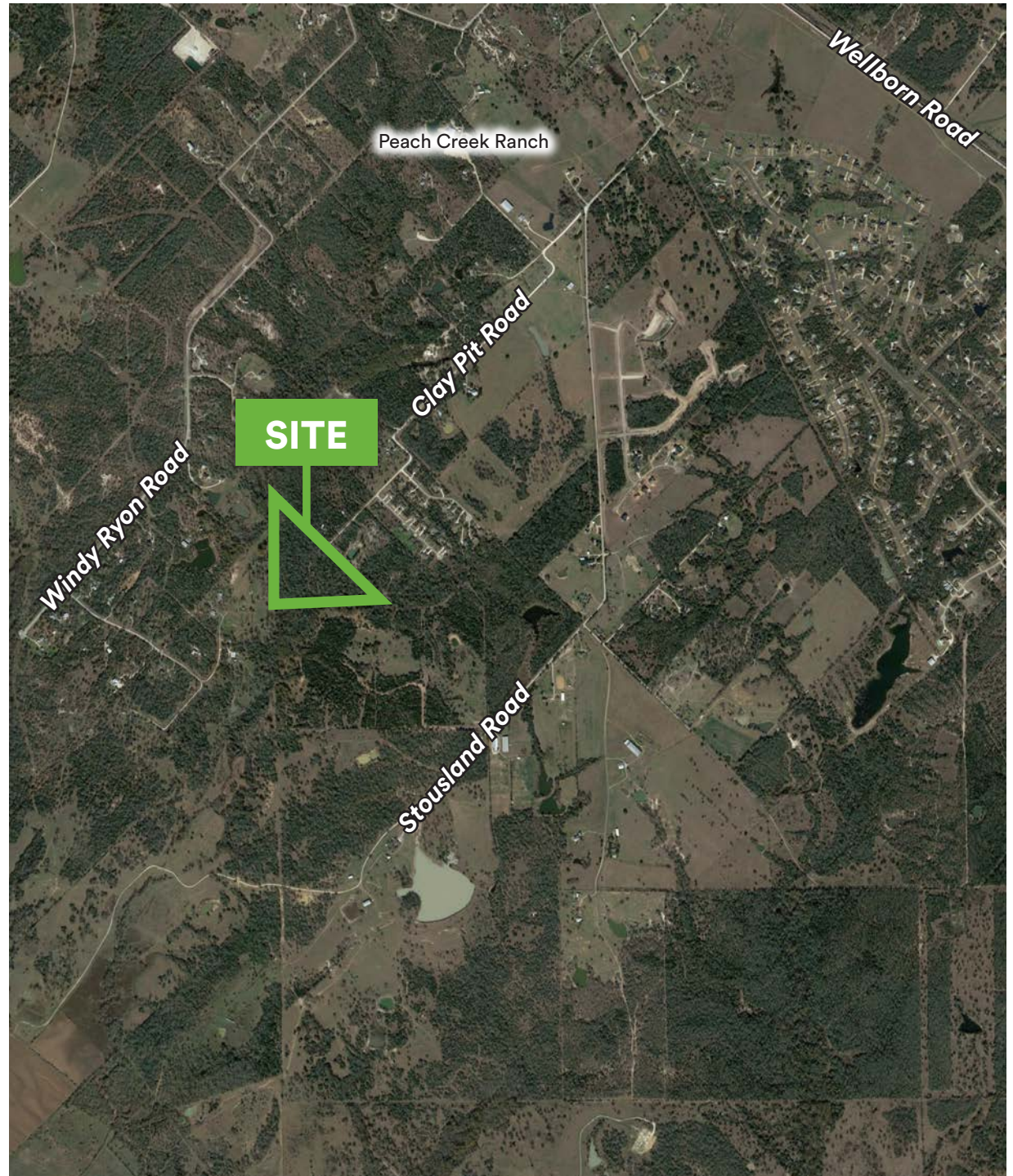
ASKING PRICE

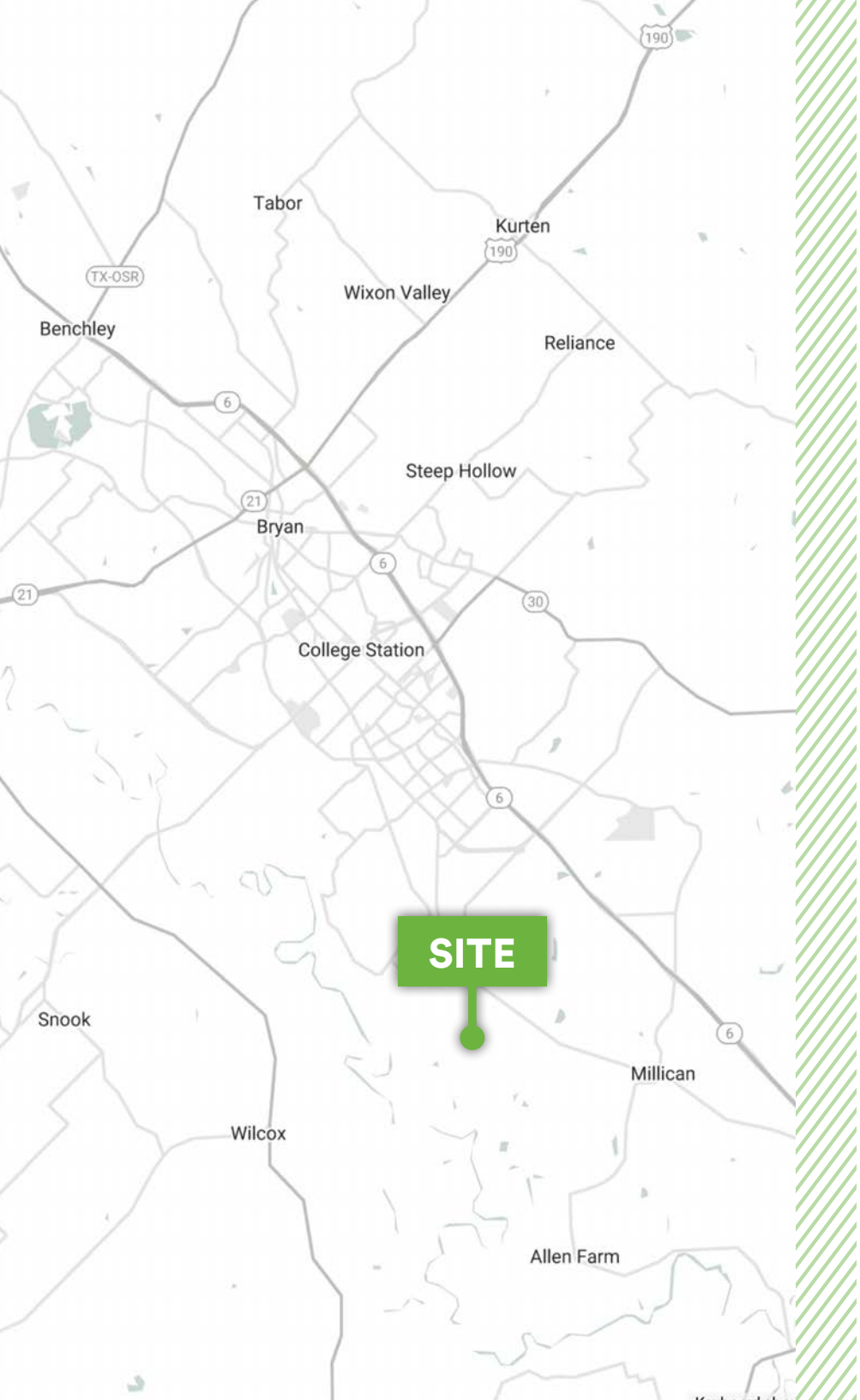
\$995,000



LAND SIZE

29.499 AC





PROPERTY INFORMATION

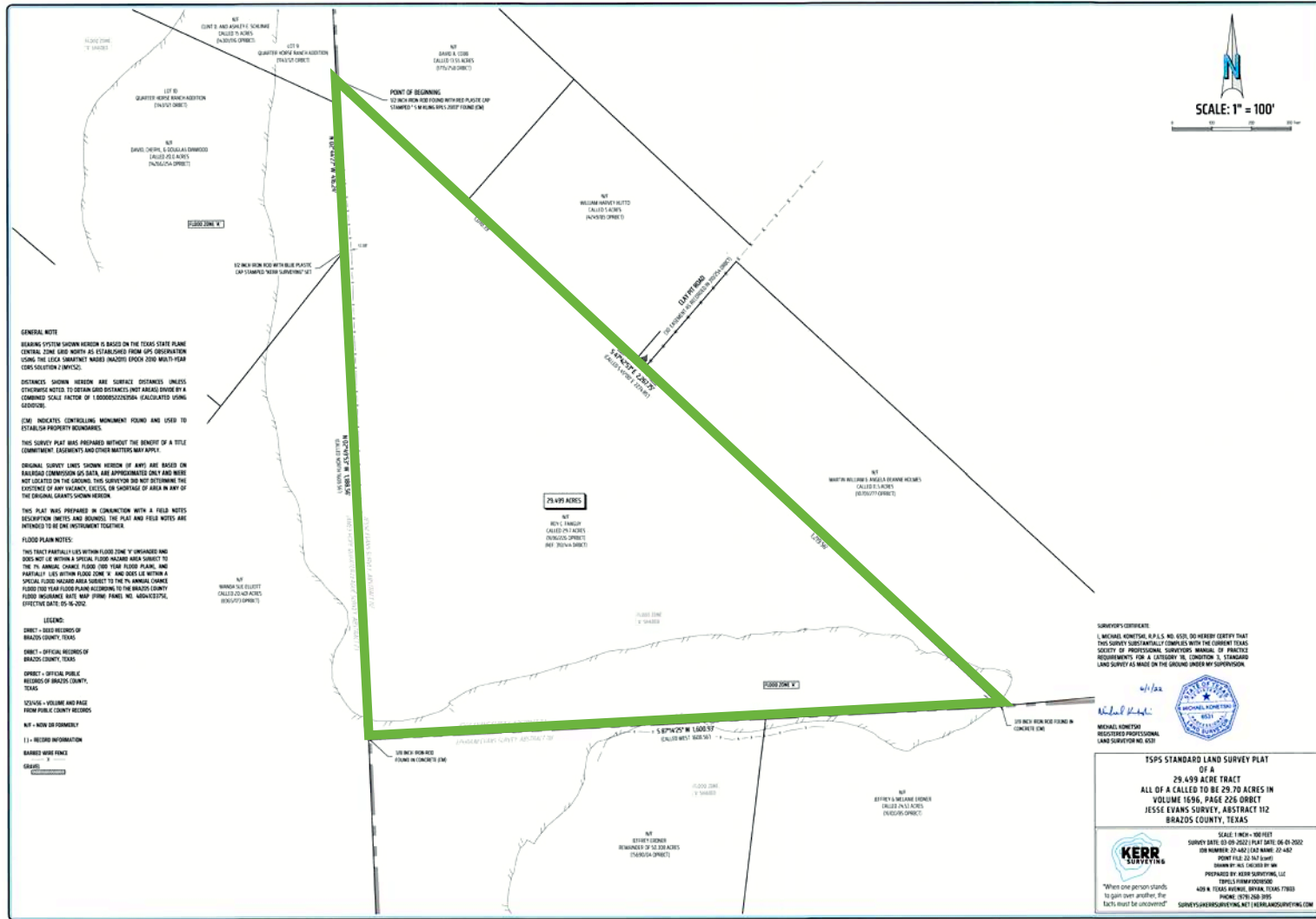
Size	29.499 Acres
Legal Description	+/- 29 Acres being tract 1, Jessie Evans Survey, Abstract 112
ID Number	15033
Location	Terminus of Clay Pit Rd College Station, TX 77845
Improvements	None
Frontage/Access	30' of frontage at the end of Clay Pit Road/ Access via Clay Pit Rd
Topography/Water Features	Slightly rolling, approximately 10% in floodplain
Wildlife	Deer, varmints
Utilities	Electric: On Clay Pit Rd Water: Wellborn SUD water-meter on property Sewer: None
Flood Plain	Approx. 3 AC on the South line within the floodplain
Minerals	Owner to reserve any owned minerals
Other	Recently completed survey, currently not ag exempt, unrestricted







SURVEY



GENERAL NOTE
 BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE. LONG DISTANCES ARE ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SURVEINER WAB050 (EPOCH 2000) MULTI-YEAR CORRECTION (IMPASC).

DISTANCES SHOWN HEREON ARE SURVEY DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES (NET AREAS) BRIDGE BY A CORRECTED SCALE FACTOR OF 1.0000000000000000 (CALCULATED USING GEODESY).

CEM INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND OTHER MATTERS THAT APPLY.

ORIGINAL SURVEY LINES SHOWN HEREON IF ANY ARE BASED ON RAILROAD COMMISSION (R.C.) DATA ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY EASEMENTS, EJECTA, OR PORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

THIS PLAT WAS PREPARED IN CONNECTION WITH A FIELD NOTES DESCRIPTION (NOTES AND RECORDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

FLOOD PLAIN NOTES:
 THIS TRACT PARTIALLY LIES WITHIN FLOOD ZONE 'Y' UNDESIGNED AND SOME MAY BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN), AND PARTIALLY LIES WITHIN FLOOD ZONE 'X' AND SOME LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) FRAME NO. 48044C0212L, EFFECTIVE DATE: 05-16-2016.

LEGEND:
 DASH - EASEMENT RECORDS OF BRAZOS COUNTY, TEXAS
 DASH - OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 DASH - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 SCHEM - VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 NF - NOW OR FORMERLY
 () - RECORD INFORMATION
 BARBED WIRE FENCE
 CEMENT

SURVEYOR'S CERTIFICATE
 I, MICHAEL KOWITZKY, R.P.L.S. NO. 4521, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMplies WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 'B' (CONVEY) STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

Michael Kowitzky
 MICHAEL KOWITZKY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4521

TSPS STANDARD LAND SURVEY PLAT
 OF A
29,499 ACRE TRACT
 ALL OF A CALLED TO BE 29,70 ACRES IN
 VOLUME 1696, PAGE 226 ORCT
 JESSE EVANS SURVEY, ABSTRACT 112
 BRAZOS COUNTY, TEXAS

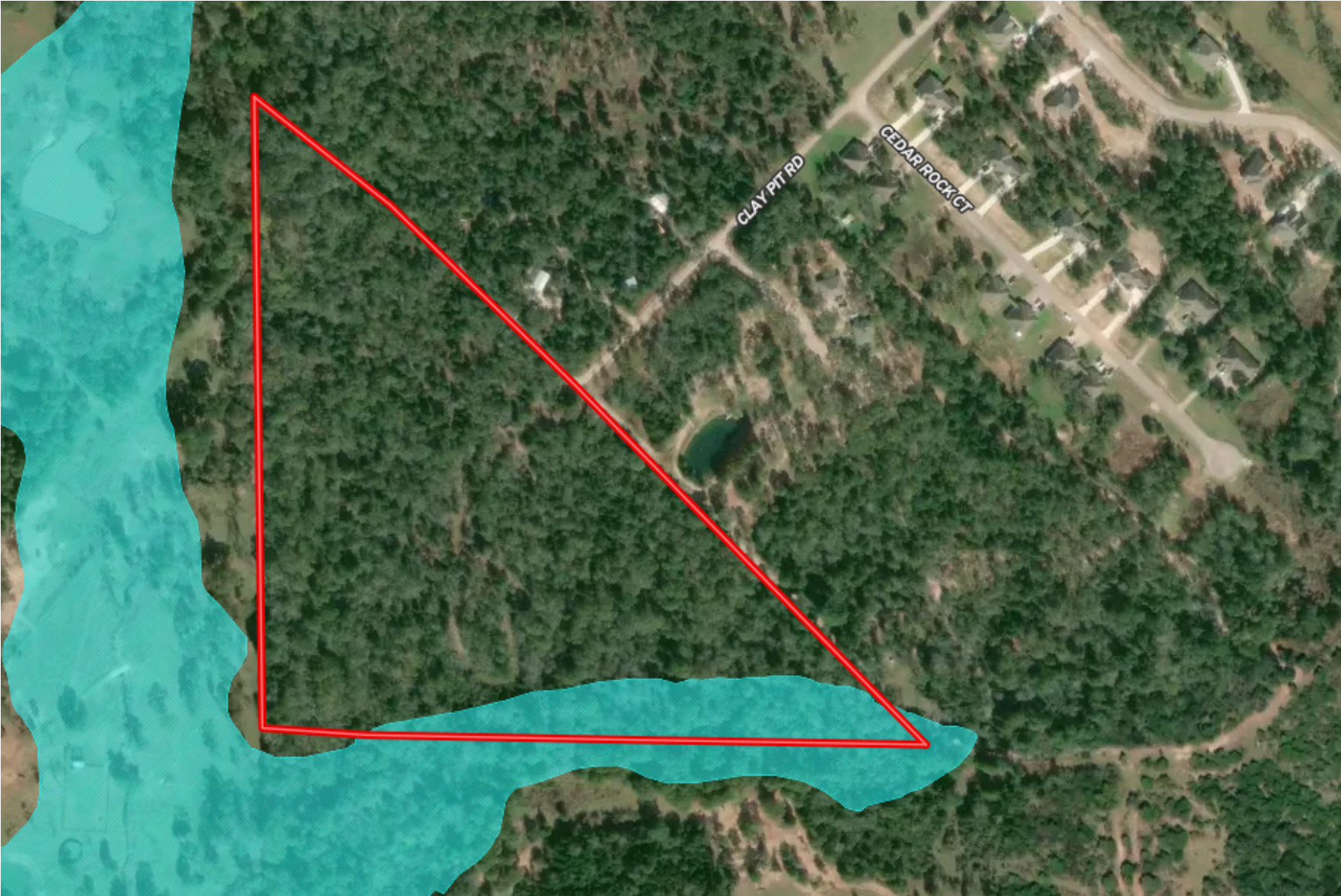
SCALE: 1 INCH = 100 FEET
 SURVEY DATE: 03-09-2022 PLAT DATE: 06-09-2022
 OR NUMBER: 20-042 (20 AME) 21-042
 POINT FILE: 22-042 (20 AME)
 DRAWN BY: NOT LOCATED BY ME

PREPARED BY: KERR SURVEYING, LLC
 TABLES: FORM 000000000
 408 N TEXAS AVENUE, DRYDEN, TEXAS 77820
 PHONE: 979-280-3910
 SURVEYS@KERRSURVEYING.NET | THEKERRSURVEYING.COM

KERR SURVEYING

When one person stands to sign over another, the facts must be uncovered

FLOODPLAIN



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



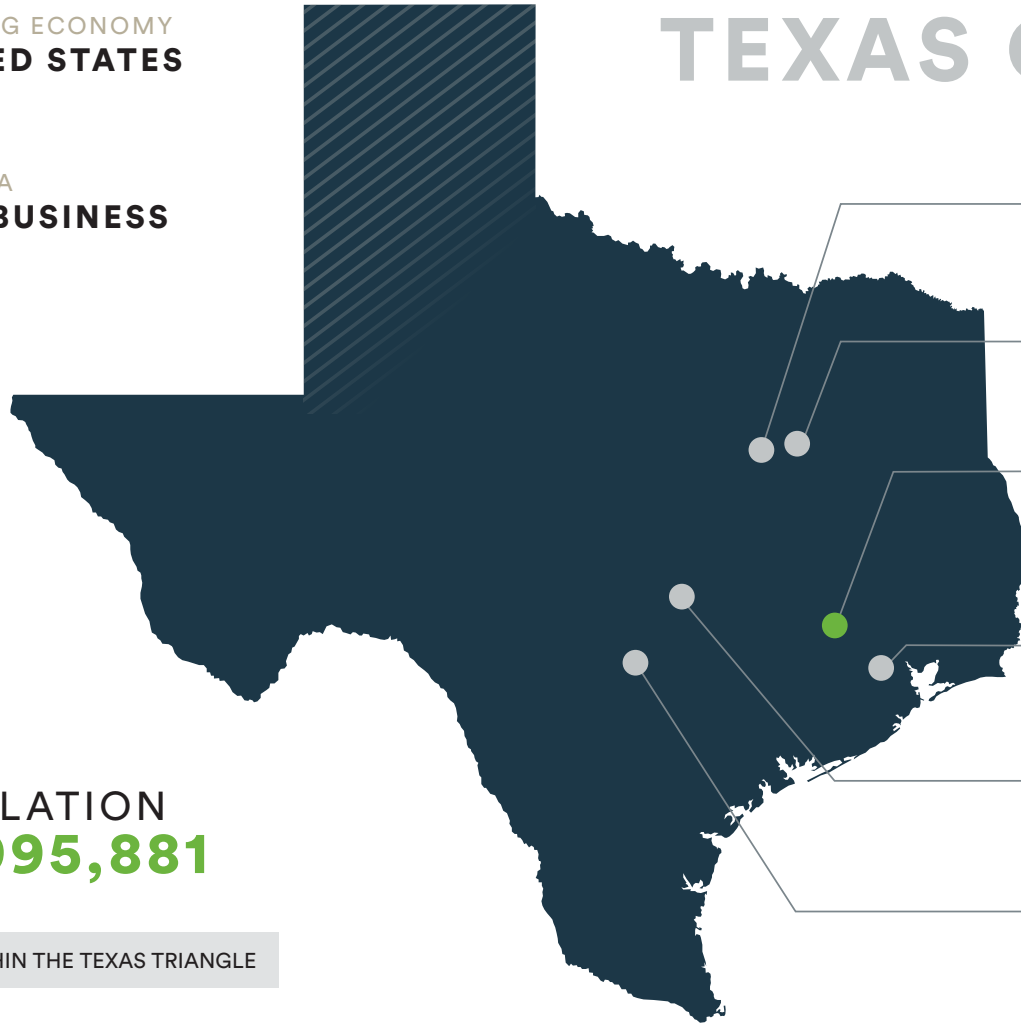
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

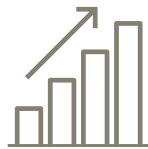
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



BRAZOS VALLEY
POPULATION
412,681

#1 BEST SMALL PLACES
FOR BUSINESS AND
CAREERS IN TEXAS

#1 FASTEST JOB GROWTH
RATE IN TEXAS IN
MID-SIZED METRO
AREAS



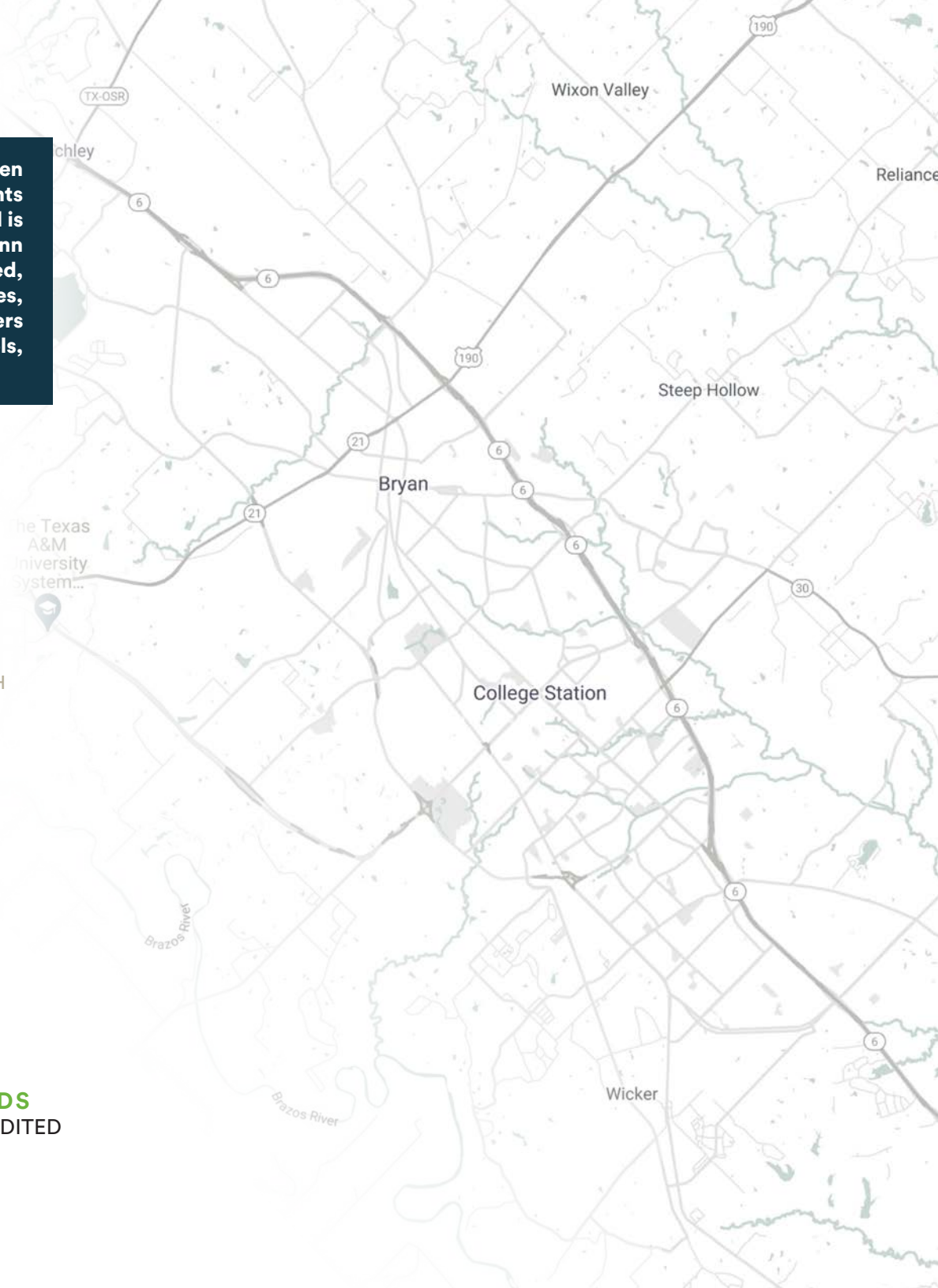
HOME TO TEXAS A&M UNIVERSITY

1ST IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S
OF FORTUNE 500 COMPANIES
4TH IN THE NATION AMONG PUBLIC UNIVERSITIES

12% LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE



610+ HOSPITAL BEDS
NATIONALLY ACCREDITED
MEDICAL CENTERS



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:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Jay Tjoelker
Associate | Land Services
D: 979.977.6094 C: 281.750.5776
Jay.Tjoelker@OldhamGoodwin.com

Bryan

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
O: 254.255.1111



OLDHAMGOODWIN.COM