

Keystone Plaza

1630, 1640, 1650 Briarcrest Drive
Bryan, Texas | 77802

Professional Office/Medical Space For Lease



Property Highlights

- Accessibility On The Highly Trafficked Briarcrest Drive
- Between Texas Avenue & Highway 6 South
- Less Than One Mile From St. Joseph Regional Health Center & Blinn College
- Convenient To The Tejas Center, An H-E-B Anchored Shopping Center On Villa Maria Drive That Offers A Variety Of Retail & Restaurants
- Excellent Visibility
- Situated Within The Dynamic Medical Corridor Of Bryan

Bryan/College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas | 77802
Phone: 979.268.2000
Fax: 979.846.7020

Houston

25222 Northwest Freeway, Suite 1-185
Cypress, Texas | 77429
Phone: 281.256.2300
Fax: 281.213.2095

San Antonio

1100 NW Loop 410, Suite 700
San Antonio, Texas | 78213
Phone: 210.366.8791
Fax: 210.366.0198

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Property Attributes

Total Rentable Area:	~42,000 SF
Site Size:	~187,395 SF or ~4.3020 AC
Year Built/Remodeled:	1995/2001/2003
Zoning:	Commercial
Parking:	175 Surface Parking Spaces

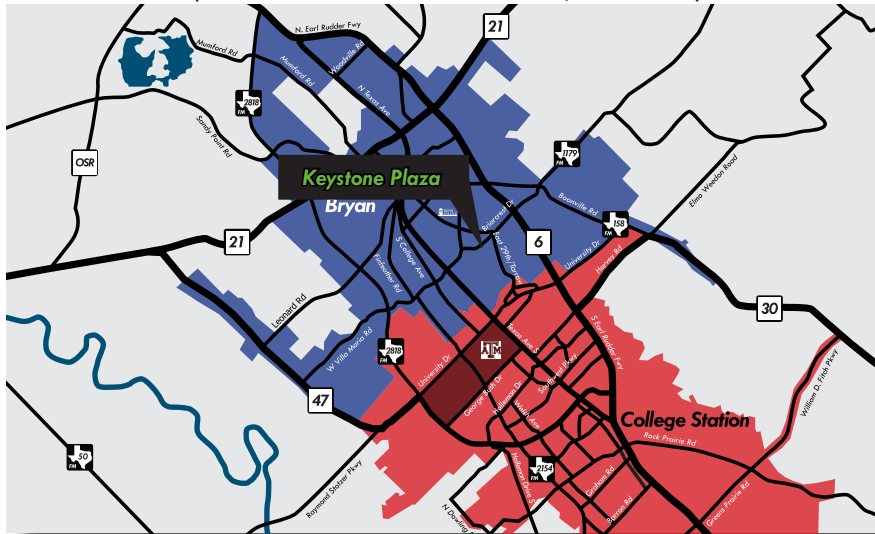
Traffic Counts

On Briarcrest Drive: (per TXDOT) ~21,000 vehicles per day

2013 Market Demographics

	1 Mile	3 Mile	5 Mile
Population:	10,768	84,251	143,582
Total Households	4,974	30,330	54,023
Average HH Income	\$69,265	\$51,117	\$49,885
Average Home Value	\$178,584	\$158,414	\$169,569

(Most Information From Brazos CAD, GIS & ESRI)



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**OLDHAM
GOODWIN GROUP LLC**
BROKERAGE | DEVELOPMENT | MANAGEMENT | INVESTMENTS

Bryan/College Station | Houston | San Antonio

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Property Aerial



Property Overview

Keystone Plaza is a ~42,000 SF office complex offering three free standing buildings located on Briarcrest Drive the City of Bryan's largest East/West commuter corridor. Built in 2003 this single story ornately appointed structure is well situated on ~4.3 impeccably manicured acres with pathways and roadways that are lined with crepe myrtles and hard woods. Offering a blend of modern architecture and old school charm these office buildings are a welcome addition to the cold steel and glass structures that line this thoroughfare. Keystone Plaza is located in very close proximity to The Galleria Building, Village Foods, Star Furniture, St. Joseph Regional Hospital, and Bryan High School. In addition, the Briarcrest Drive and East 29th Street intersection is a central location for national, regional, and local retailers and restaurants including AT&T, Subway, Walgreens, Taco Bell, Chik Fil A, Super Walmart and Lowes. The easy access, central location, and heavy day time traffic make Keystone Plaza the perfect location for a thriving business.

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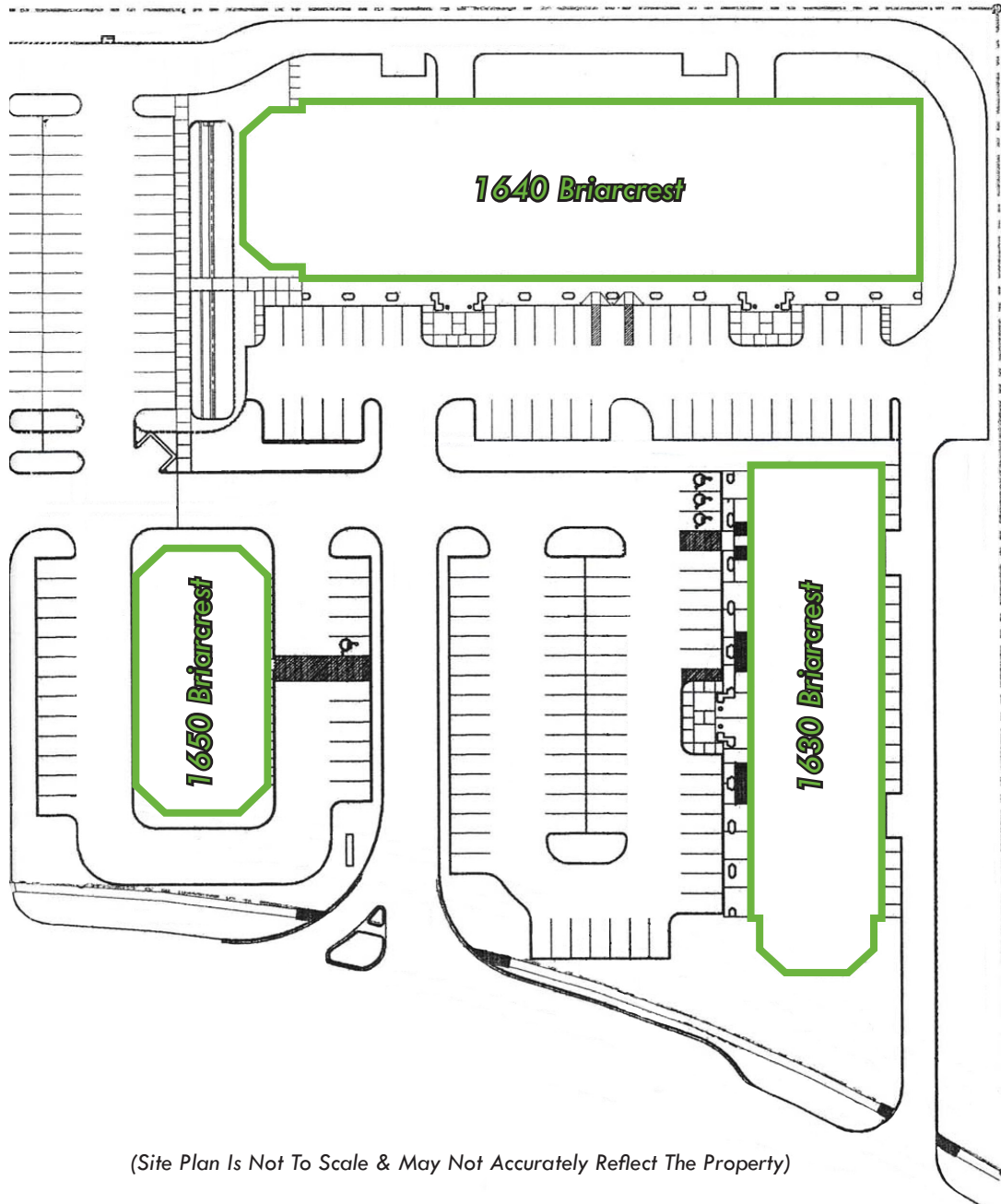
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Site Plan

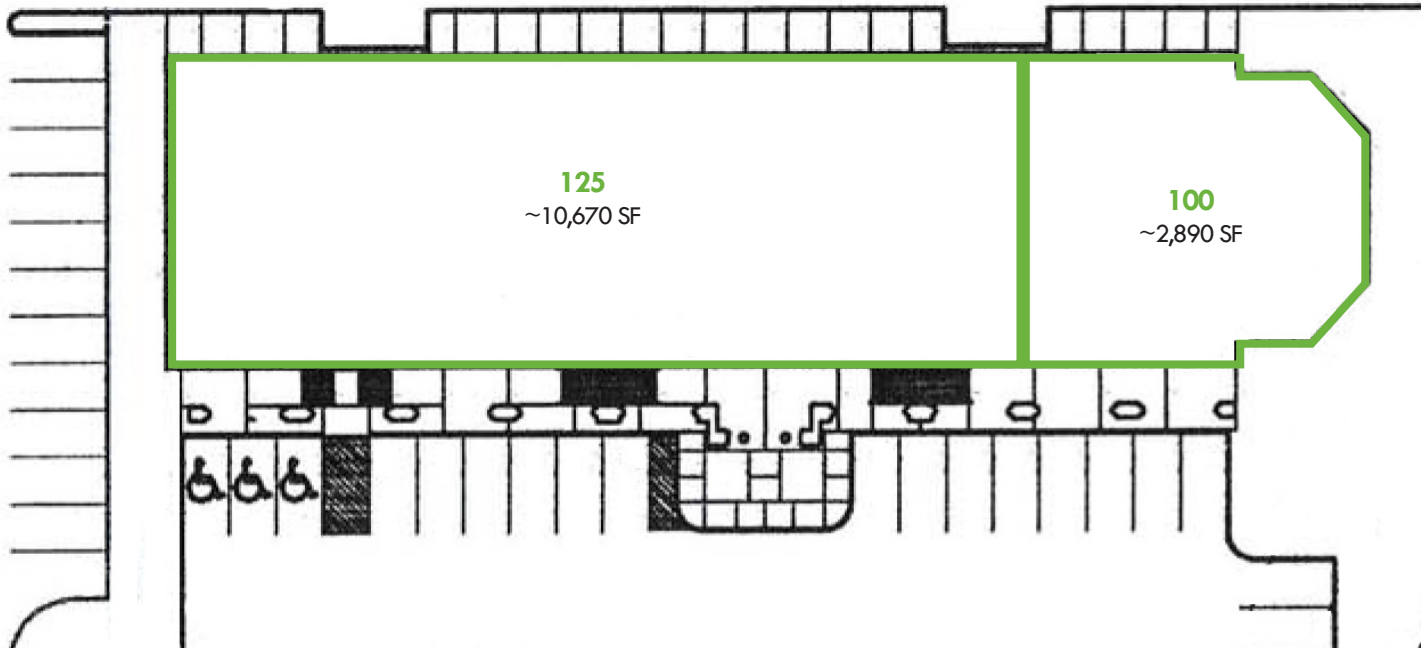


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Site Plan | 1630 Briarcrest



(Site Plan Is Not To Scale & May Not Accurately Reflect The Property)

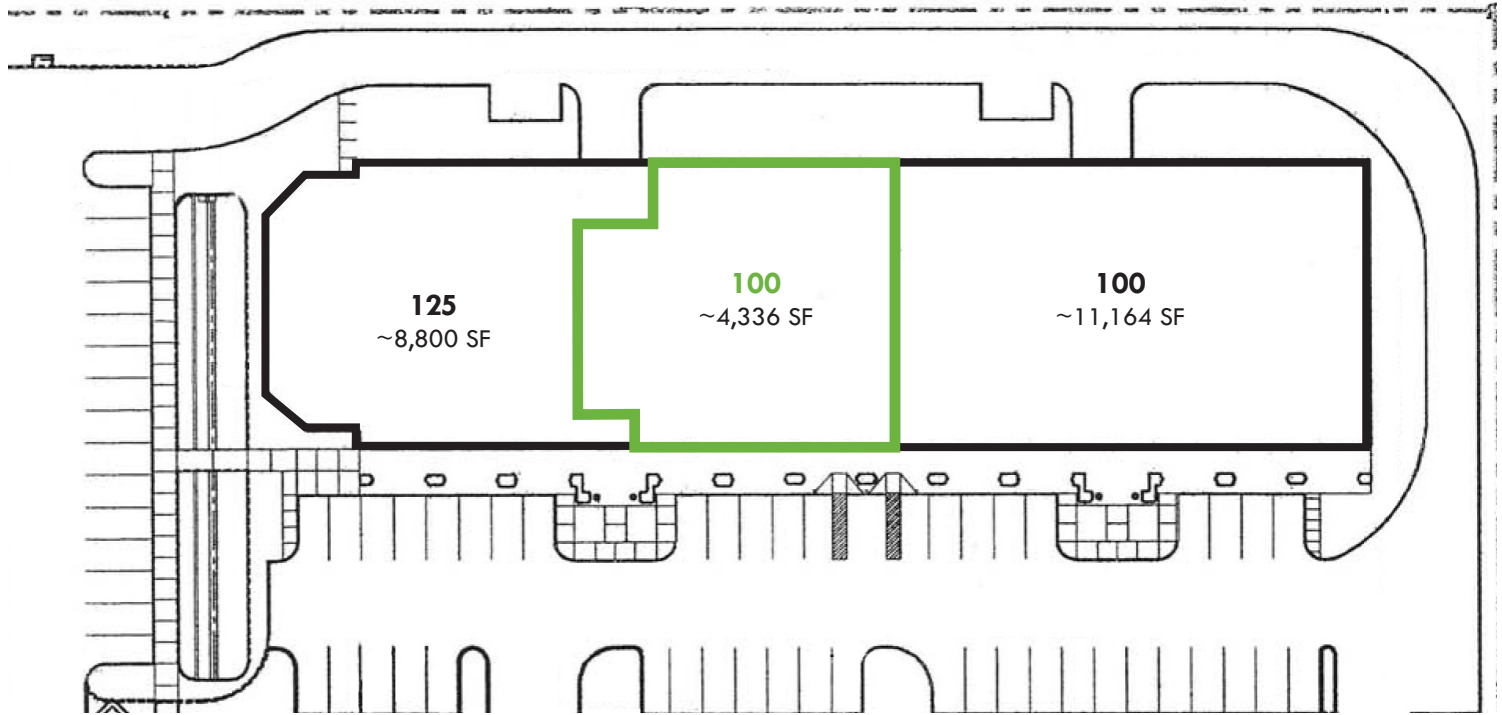
Suite/Pad	Tenant	SF/AC
100	Available - Second Generation Office Space	~2,890
125	Available - Divisible Professional Office Space	~10,670

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Site Plan | 1640 Briarcrest



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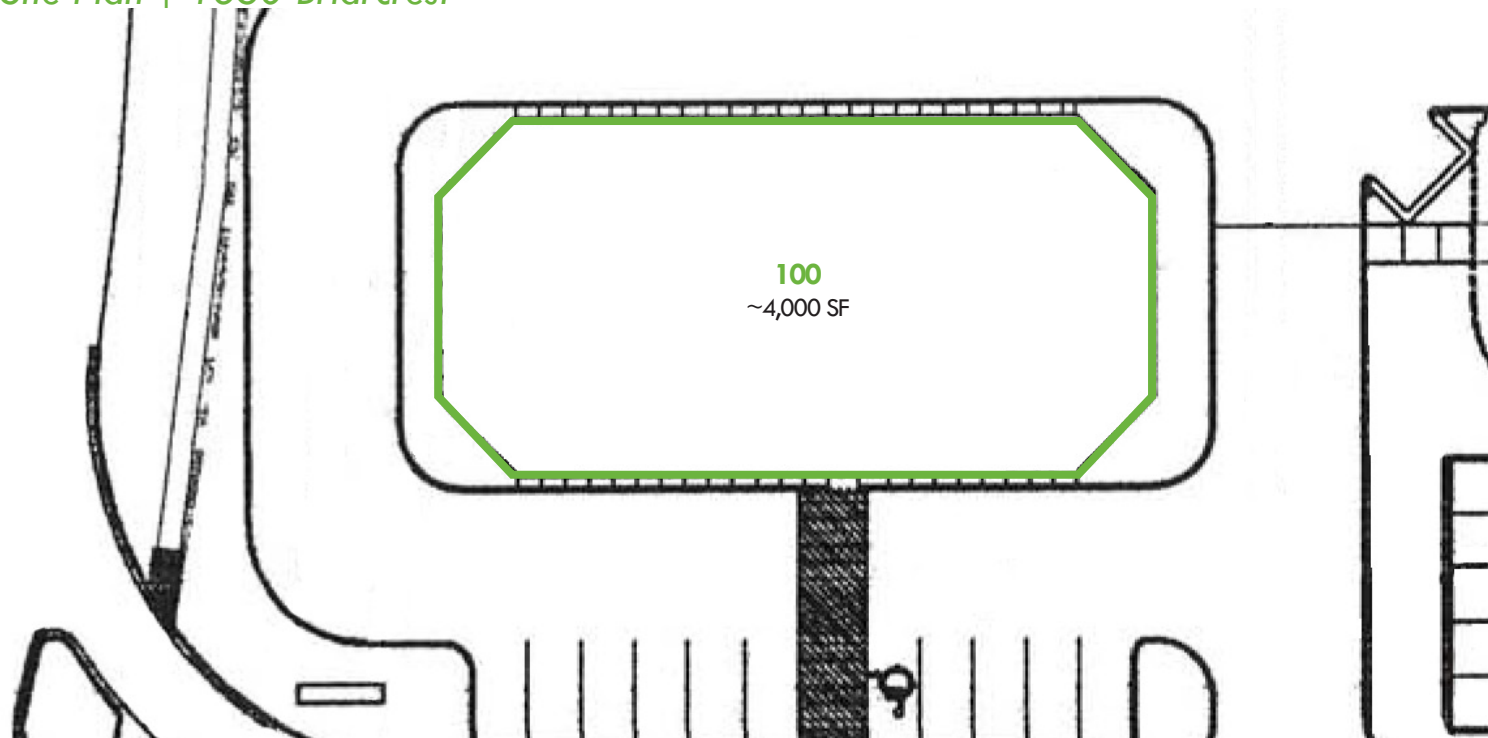
Suite/Pad	Tenant	SF/AC
100	Available - Divisible Professional Office Space	~4,336
100	Leased	~11,164
125	Leased	~8,800

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Suite/Pad	Tenant	SF/AC
100	Available - Divisible Professional Office Space	~4,000

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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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