

HIGHWAY CORNER PAD SITE COLLEGE STATION, TX



COLLEGE STATION
HIGH SCHOOL

WILLIAM D. FITCH PKWY



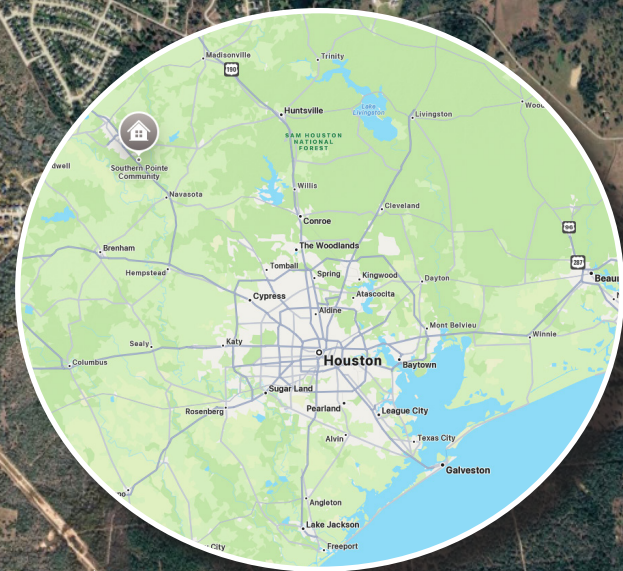
FedEx

6
TEXAS

SITE

SOUTHERN POINTE
COMMUNITY

6
TEXAS



LAND FOR SALE ±3.45 ACRES

SE CORNER OF SH 6 SOUTH @ SOUTHERN POINTE PKWY
COLLEGE STATION, BRAZOS COUNTY, TX 77845

CBRE



SOUTHERN POINTE ENTRY



DR HORTON SALES OFFICE



DRAINAGE OUTFALL

DRAINAGE OUTFALL

LAND FOR SALE | COLLEGE STATION, TX

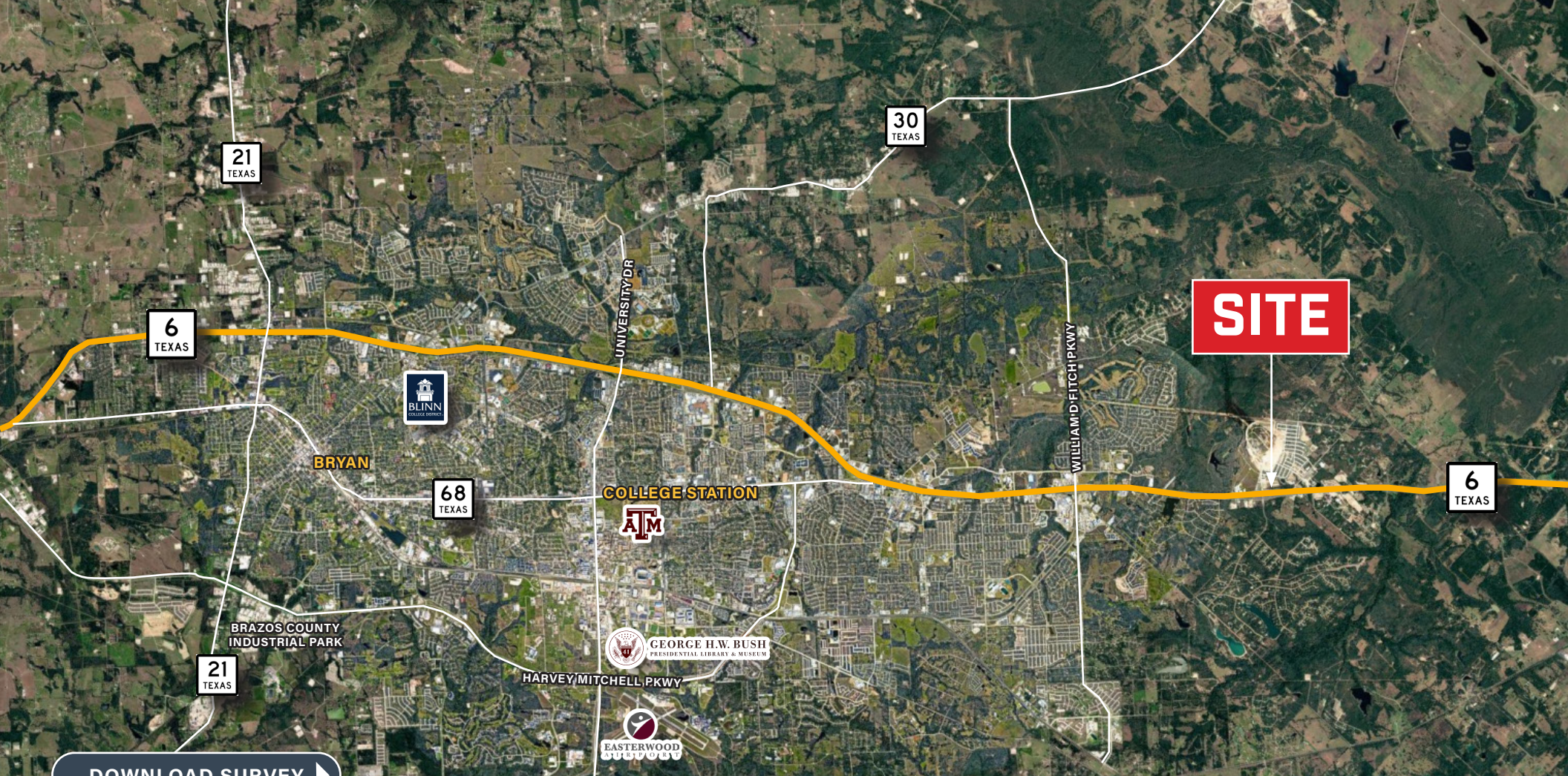
CALL BROKER FOR PRICING

CBRE is pleased to present the opportunity to acquire ±3.45 acres in College Station, TX. This highly desirable hard corner pad site, located at the southeast corner of SH 6 and Southern Pointe Parkway, offers unparalleled visibility and accessibility, with a forthcoming signalized intersection. Benefiting from highway frontage and proximity to major traffic arteries, the site is ideal for a variety of uses.

This parcel is ideally suited for QSRs, townhomes, retail, hospitality, education, religious, and entertainment venues. Situated within College Station ISD, the site is part of a master-planned community with a monument entrance. With proximity to employment, healthcare, and retail, and featuring wet utilities and irrigated landscape buffers, this divisible site represents a rare opportunity.

PROPERTY HIGHLIGHTS

Highway Hard Corner/Frontage	Signalized Intersection forthcoming
Exceptional Visibility	Adjacent to Major Traffic Arteries
Good Access/Walkability	Master-Planned Community
Well-Rated College Station ISD	Monument Entrance
Proximity to Employment Centers	Minutes from Major Healthcare
Minutes from Anchored Retail	Wet Utilities in Place
Larger, Divisible Site	Irrigated Landscape Buffers



Site Access:

Eastbound traffic on Southern Pointe Parkway
Westbound traffic on Southern Way Drive

Master Planned Subdivision of ±2,000 Planned Homes:

Multi-phased, moderately affordable
Clubhouse and park amenities
National, regional and local builders (D.R. Horton, DRB
(formerly Brightland Homes, Kaleo Homes, Omega Builders,
Stylecraft Builders)

Potential Uses:

QSR (Restaurant), Townhome, Retail, Fast Food, Hospitality,
Educational, Religious, Entertainment

Utilities:

Wet utilities (water, sewer, drainage) through BCMUD NO. 1 in
place at property boundry. Off-Site detention in place.
Dry utilities (electric, cable/fiber, gas) in place at property
boundary (Verizon, Frontier Communications, Atmos Energy)

LAND FOR SALE ±3.45 ACRES

ENTRANCE TO SOUTHERN POINTE SUBDIVISION
COLLEGE STATION, BRAZOS COUNTY, TX 77845



Demographics

2025	3-MILES	5-MILES
Population	11,866	39,934
Daytime Population	11,832	33,750
Average HH Income	\$217,694	\$167,147

AD Valorem Taxes (Proposed 2025)

BCMUD No.1	\$1.00
College Station I.S.D	0.98
Brazos County	0.42
EMG Services District No. 1	0.07
Total	\$2.47

For more information:

Darin Gosda

Senior Vice President
+1 713 577 1819
darin.gosda@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

_____ 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