



Oldham
Goodwin

MIXED-USE DEVELOPMENT TRACT | FOR SALE WELLBORN SETTLEMENT SUBDIVISION

Royder Road & Wellborn Road | College Station, Texas 77845



PROPERTY HIGHLIGHTS

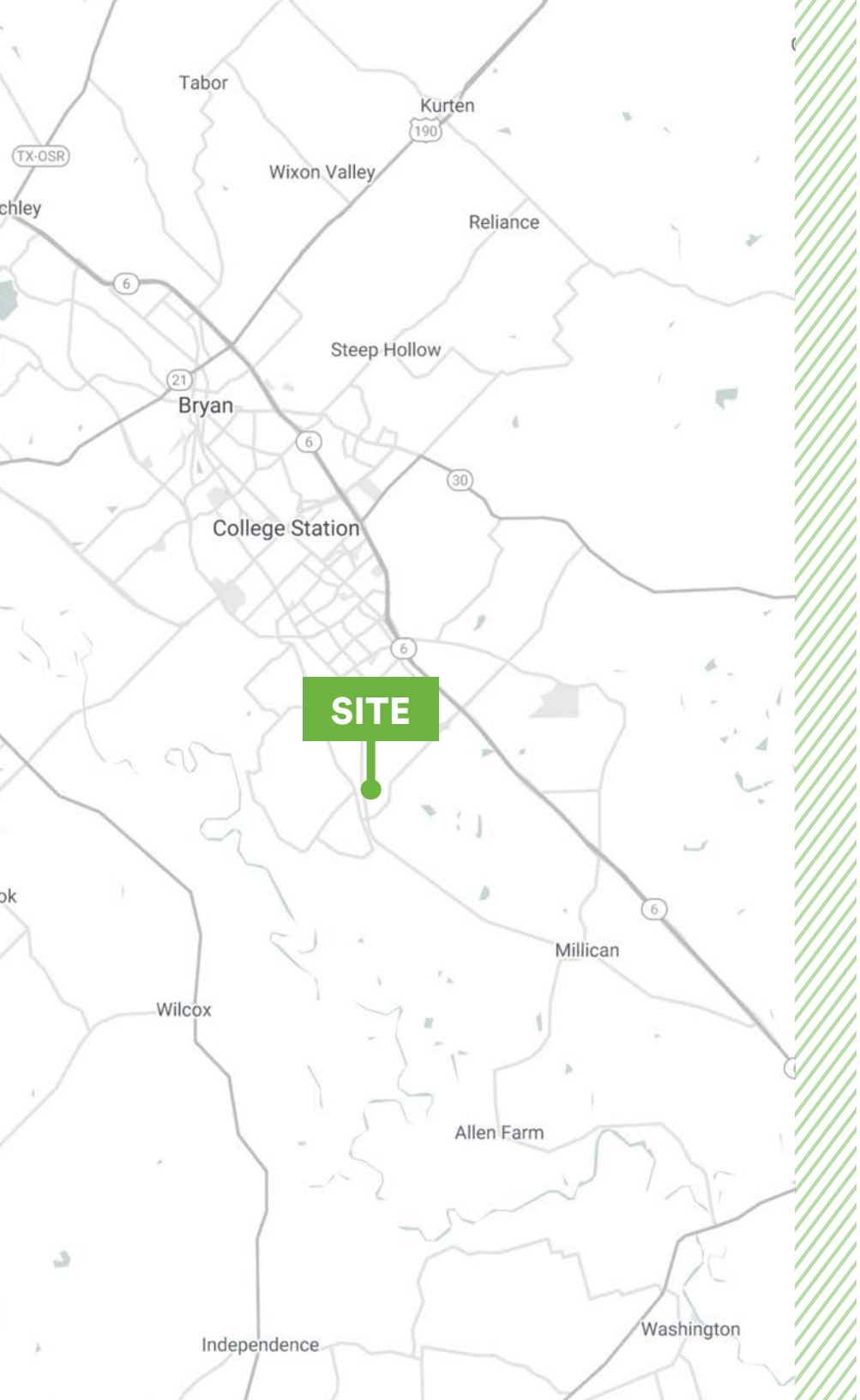
- Preliminary approval for 115 single-family residential lots. Average lot size is 65'x125'
- 9 commercial lots totaling 12 acres. Each lot has Wellborn Road frontage
- Development plan includes 13 acres of common area for drainage, neighborhood garden, detention basin, sidewalks, and pool area
- First phase of development already completed
- Public water and sanitary sewer line along Royder Road. Sanitary sewer already installed within interior of project towards Wellborn Middle School
- Pavement, drainage, and utility construction plans will soon be approved by the city
- Opportunity to acquire an existing multi-use development project pre-construction. Near three highly ranked College Station ISD campuses: Greens Prairie Elementary, Pecan Trails Intermediate, and Wellborn Middle School
- Commercial lots available separately



SALES PRICE

**Call Broker
for Pricing**





PROPERTY INFORMATION

Size	70.17 AC
Legal Description	Samuel Davidson League, A-13
ID Number	Brazos CAD 11084, 394624, 409335
Access	Wellborn Road, Royder Road
Frontage	1,725' on Wellborn Road, 2,540' on Royder Road
Zoning	Wellborn Commercial: 8.37 AC, Suburban Commercial 3.95 AC, and Wellborn Restricted Suburban 54.70 AC
Utilities	Electric, Water, Sewer, Telephone, and Gas
Flood Plain	None
Traffic Counts	Wellborn Road: 7,164 AADT



PRELIMINARY PLAN 1

PRELIMINARY PLAN NOT FOR RECORD WELLBORN SETTLEMENT SUBDIVISION

70.171 ACRE TRACT
SAMUEL DAVIDSON LEAGUE, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE 1"=100' DECEMBER, 2019

SURVEYOR
BRAD KERRY, P.L.L.C.
KERR SURVEYING COMPANY
TBPLES FIRM NO. 10018500
409 N. TEXAS AVENUE BRYAN, TEXAS 77803
979-268-8403

PREPARED BY:
MICHAEL C. HESTER, P.E.
HESTER ENGINEERING COMPANY #F-3476
2900 BROTHERS BOULEVARD
COLLEGE STATION, TEXAS 77845
979-695-1100 mhester@hester-engr.com

OWNER & DEVELOPER
ALTON E. OFCZARZAK II, MANAGING MEMBER
TDC MANAGEMENT, LP 4060 SH6 SOUTH
COLLEGE STATION, TEXAS 77845
979-690-1504

GENERAL NOTES

- BASE OF BEARINGS & GSD NORTH FROM CITY OF COLLEGE STATION.
- THE BUILDING SETBACK REQUIREMENTS ARE ESTABLISHED BY THE CITY OF COLLEGE STATION DEVELOPMENT ORDINANCE NO. 2015. MINIMUM SETBACK STANDARDS OF THE BASE ZONING DISTRICT APPLY ALONG THE PERIMETER OF THE CLUSTER DEVELOPMENT. ALL DETACHED STRUCTURES WITHIN A CLUSTER DEVELOPMENT MUST BE SEPARATED BY A MINIMUM OF 10 FEET.
- ACCORDING TO FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREA MAP NUMBER 080420030E, EFFECTIVE MAY 16, 2012, THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARDOUS AREA.
- THE SUBDIVISION IS A CLUSTER DEVELOPMENT.
 - 115 RESIDENTIAL LOTS AVERAGE LOT SIZE: 69 X129 (8000 SF, MINIMUM COMMON AREAS
 - #1 1.22 ACRES DRAINAGE AREA (NOT COUNTED AS OPEN SPACE)
 - #2 0.56 ACRES 80' ACCESS WAY, 0' SIDEWALK TO PUBLIC PARK
 - #3 0.20 ACRES 20' ACCESS WAY, 0' SIDEWALK TO PUBLIC PARK
 - #4 10.65 ACRES PLANTING GARDENS, DETENTION BASIN, SIDEWALK
 - #5 0.215 ACRES 30' OPEN SPACE
 - #6 1.88 ACRES PHASE 2 POOL AREA
 - TOTAL 15.38 ACRES / 70.171 TOTAL ACRES = 18.5% PERCENT OPEN SPACE (12,838 ACRES COMMERCIAL LOTS 60)
- COMMON AREAS & OPEN SPACES TO BE OWNED AND MAINTAINED BY THE FUTURE HOMEOWNERS ASSOCIATION. OPEN SPACE CANNOT BE DELEGATED AS PUBLIC PARKING.
- NO RESIDENTIAL DRIVEWAY ACCESS TO ROYDER ROAD WILL BE ALLOWED.
- ALL CURVES ALONG CURVES ARE CHORD BEHINDS.

EASEMENTS:

- E1 20' WIDE CITY OF BRYAN EASEMENT 13441 / 43
- E2 20' WIDE CITY OF BRYAN EASEMENT 13441 / 37
- E3 20' WIDE CITY OF BRYAN EASEMENT 14191 / 25
- E4 20' WIDE CITY OF BRYAN EASEMENT 14191 / 20
- E5 BLANKET EASEMENT TO CITY OF BRYAN 14191 / 168
- E6 15' PUBLIC UTILITY EASEMENT 02881 ACRES 14193 / 180
- BLANKET EASEMENT TO WELLBORN WATER SUPPLY COORP. 254 / 295 APPLIES TO THE TRACT.
- WATER SERVICE WILL BE PROVIDED BY THE WELLBORN SUC.
- ELECTRICAL SERVICE WILL BE PROVIDED BY THE BRYAN TEXAS UTILITIES (BTU).
- DEVELOPER WILL FURNISH AND INSTALL ALL STREET LIGHTING, OPEN ACCESSIBLE, ELECTRIC SERVICE AND STREET LIGHTING FOR THE SUBDIVISION WILL BE OWNED AND MAINTAINED BY BTU.
- SINGLE FAMILY RESIDENTIAL PARKING OPTION: STANDARD STREET SECTION, OPTION C2 REMOVE PARKING FROM ONE SIDE. NO PARKING AREAS WILL BE PROVIDED ON THE SIDE OF THE STREET WITH THE WATER LINES.
- FENCES, GRADING, STRUCTURES, LANDSCAPE, ETC. CANNOT INFRINGE THE FLOW OF THE PUBLIC OR PRIVATE DRAINAGE EASEMENTS.
- A SOLID WOOD FENCE SHALL BE PROVIDED AS A BUFFER TO THE HATTAWAY PROPERTY TO THE WEST. FENCE MUST BE 6 TO 8 FEET IN HEIGHT AND MUST BE INSTALLED PRIOR TO BUILDING PERMIT.
- SIDEWALK FEE IN LOTS SHALL BE PROVIDED FOR THE PORTION OF SIDEWALK REQUIRED ALONG WELLBORN ROAD. THIS FEE IN LOTS SHALL BE COLLECTED AT THE TIME OF FINAL PLAT.
- 1.88 AC COMMON AREA MAINTAINED BY THE HOME OWNERS ASSOCIATION

LEGEND	
	WATER LINE
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	STORM SEWER
	STORM SEWER APPURTENANCE
	EROSION CONTROL
	BOUNDARY LINE
	BOUNDARY CORNER
	EASEMENT LINE
	LOT LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	COMMON AREA
	CONTOUR
	OVERHEAD POWER LINE
	PRIVATE DRAINAGE EASEMENT
	PUBLIC UTILITY EASEMENT
	PROPOSED TREE
	FIRE HYDRANT
	EXISTING TREES

ZONING BREAKDOWN

WELLBORN COMMERCIAL SUBURBAN (COMMERCIAL)
WELLBORN RESTRICTED SUBURBAN
BLK 5 LOT 1, BLK 2 LOTS 65, 66, 71 & 72 8.57 AC
BLK 5 LOT 68-70 5.05 AC
BLK 2 LOT 1-115, 5 AC PARK 54.70 AC

DETENTION FOR COMMERCIAL LOTS:

1.656 AC LOT - BLOCK THREE LOT 1 - DETAINED ON SITE
2.491 AC LOT - BLOCK TWO LOT 68 - DETAINED ON SITE
5.938 & 4.415 AC LOTS - BLOCK TWO LOTS 68-72 DETAINED IN DEVELOPMENT BASIN AT SOUTH OF PROPERTY.

CALLED 2.2675 ACRE COUNTY OF BRAZOS, TEXAS GENERAL WARRANTY DEED 7888 / 290

0.1211 AC RIGHT OF WAY DELEGATION 13960 / 26

NOT PLATTED ZONED RURAL

NOT PLATTED ZONED RURAL

NOT PLATTED ZONED RURAL

NOT PLATTED ZONED RURAL

NOT PLATTED ZONED RURAL

NOT PLATTED ZONED RURAL

NOT PLATTED ZONED RURAL

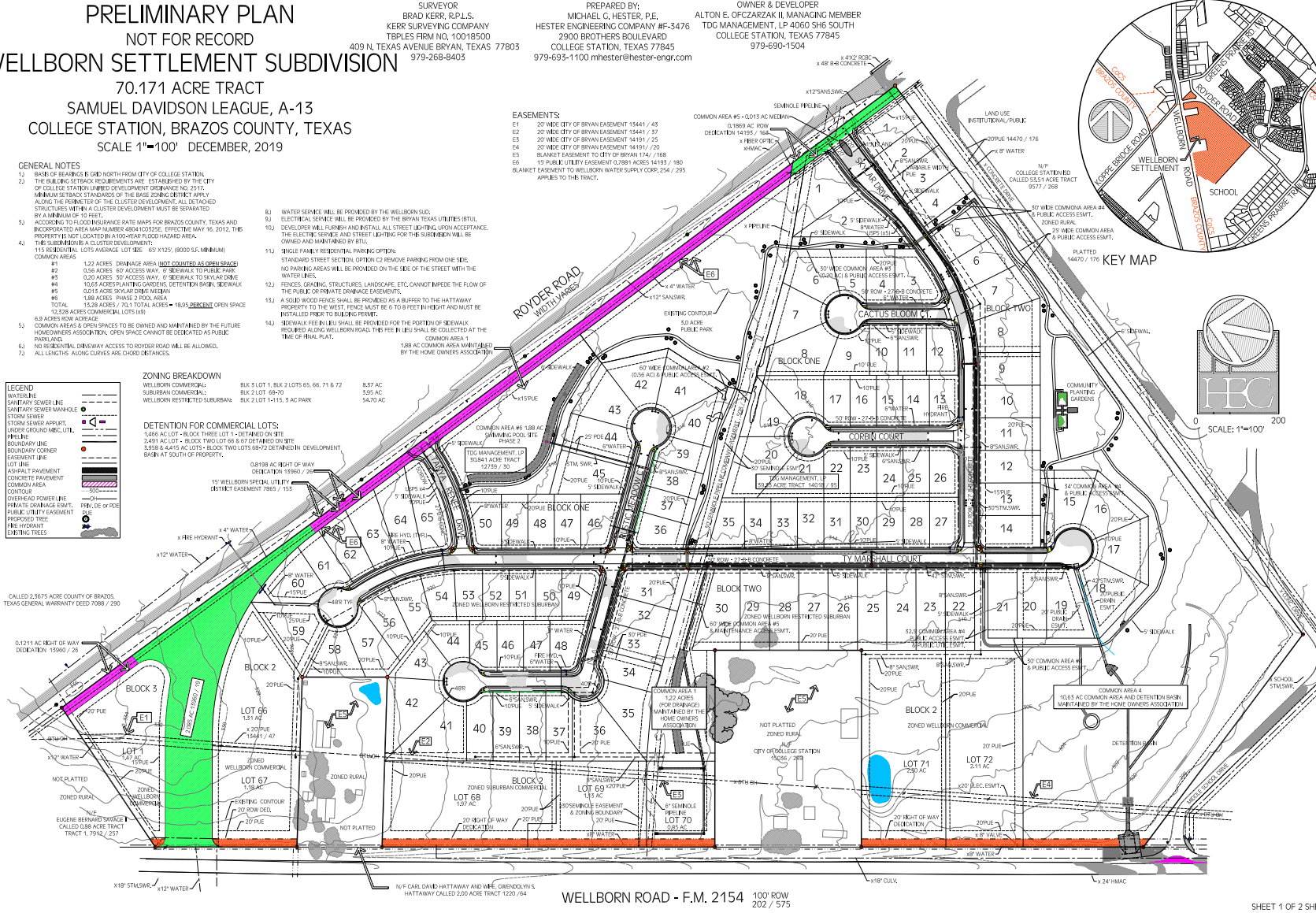
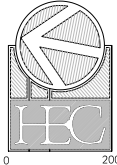
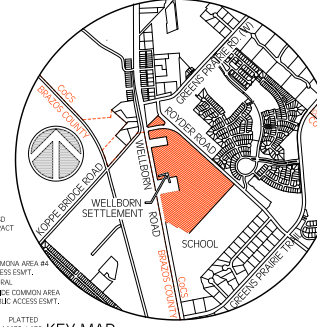
NOT PLATTED ZONED RURAL

NOT PLATTED ZONED RURAL

NOT PLATTED ZONED RURAL

WELLBORN ROAD - F.M. 2154 100' ROW 202 / 575

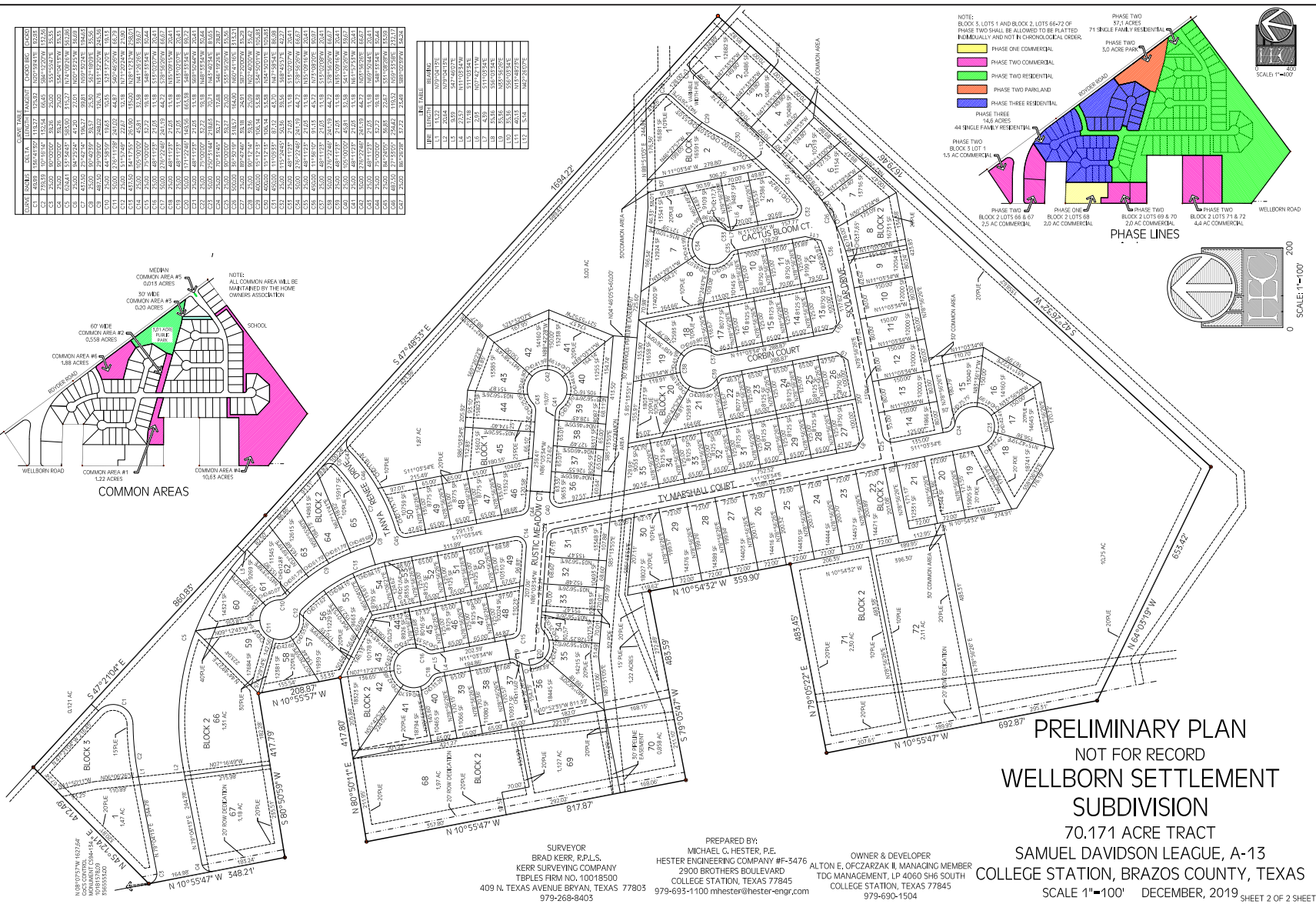
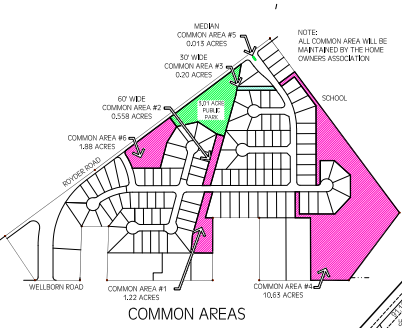
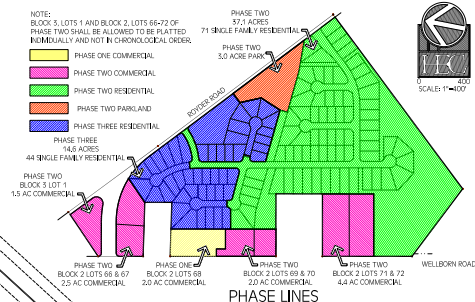
SHEET 1 OF 2 SHEETS



PRELIMINARY PLAN 2

BLK	LOT	AREA	ACRES	BLK AREA	ACRES
1	1	1.00	0.023	1.00	0.023
1	2	1.00	0.023	1.00	0.023
1	3	1.00	0.023	1.00	0.023
1	4	1.00	0.023	1.00	0.023
1	5	1.00	0.023	1.00	0.023
1	6	1.00	0.023	1.00	0.023
1	7	1.00	0.023	1.00	0.023
1	8	1.00	0.023	1.00	0.023
1	9	1.00	0.023	1.00	0.023
1	10	1.00	0.023	1.00	0.023
1	11	1.00	0.023	1.00	0.023
1	12	1.00	0.023	1.00	0.023
1	13	1.00	0.023	1.00	0.023
1	14	1.00	0.023	1.00	0.023
1	15	1.00	0.023	1.00	0.023
1	16	1.00	0.023	1.00	0.023
1	17	1.00	0.023	1.00	0.023
1	18	1.00	0.023	1.00	0.023
1	19	1.00	0.023	1.00	0.023
1	20	1.00	0.023	1.00	0.023
1	21	1.00	0.023	1.00	0.023
1	22	1.00	0.023	1.00	0.023
1	23	1.00	0.023	1.00	0.023
1	24	1.00	0.023	1.00	0.023
1	25	1.00	0.023	1.00	0.023
1	26	1.00	0.023	1.00	0.023
1	27	1.00	0.023	1.00	0.023
1	28	1.00	0.023	1.00	0.023
1	29	1.00	0.023	1.00	0.023
1	30	1.00	0.023	1.00	0.023
1	31	1.00	0.023	1.00	0.023
1	32	1.00	0.023	1.00	0.023
1	33	1.00	0.023	1.00	0.023
1	34	1.00	0.023	1.00	0.023
1	35	1.00	0.023	1.00	0.023
1	36	1.00	0.023	1.00	0.023
1	37	1.00	0.023	1.00	0.023
1	38	1.00	0.023	1.00	0.023
1	39	1.00	0.023	1.00	0.023
1	40	1.00	0.023	1.00	0.023
1	41	1.00	0.023	1.00	0.023
1	42	1.00	0.023	1.00	0.023
1	43	1.00	0.023	1.00	0.023
1	44	1.00	0.023	1.00	0.023
1	45	1.00	0.023	1.00	0.023
1	46	1.00	0.023	1.00	0.023
1	47	1.00	0.023	1.00	0.023
1	48	1.00	0.023	1.00	0.023
1	49	1.00	0.023	1.00	0.023
1	50	1.00	0.023	1.00	0.023
1	51	1.00	0.023	1.00	0.023
1	52	1.00	0.023	1.00	0.023
1	53	1.00	0.023	1.00	0.023
1	54	1.00	0.023	1.00	0.023
1	55	1.00	0.023	1.00	0.023
1	56	1.00	0.023	1.00	0.023
1	57	1.00	0.023	1.00	0.023
1	58	1.00	0.023	1.00	0.023
1	59	1.00	0.023	1.00	0.023
1	60	1.00	0.023	1.00	0.023
1	61	1.00	0.023	1.00	0.023
1	62	1.00	0.023	1.00	0.023
1	63	1.00	0.023	1.00	0.023
1	64	1.00	0.023	1.00	0.023
1	65	1.00	0.023	1.00	0.023
1	66	1.00	0.023	1.00	0.023
1	67	1.00	0.023	1.00	0.023
1	68	1.00	0.023	1.00	0.023
1	69	1.00	0.023	1.00	0.023
1	70	1.00	0.023	1.00	0.023
1	71	1.00	0.023	1.00	0.023
1	72	1.00	0.023	1.00	0.023
1	73	1.00	0.023	1.00	0.023
1	74	1.00	0.023	1.00	0.023
1	75	1.00	0.023	1.00	0.023
1	76	1.00	0.023	1.00	0.023
1	77	1.00	0.023	1.00	0.023
1	78	1.00	0.023	1.00	0.023
1	79	1.00	0.023	1.00	0.023
1	80	1.00	0.023	1.00	0.023
1	81	1.00	0.023	1.00	0.023
1	82	1.00	0.023	1.00	0.023
1	83	1.00	0.023	1.00	0.023
1	84	1.00	0.023	1.00	0.023
1	85	1.00	0.023	1.00	0.023
1	86	1.00	0.023	1.00	0.023
1	87	1.00	0.023	1.00	0.023
1	88	1.00	0.023	1.00	0.023
1	89	1.00	0.023	1.00	0.023
1	90	1.00	0.023	1.00	0.023
1	91	1.00	0.023	1.00	0.023
1	92	1.00	0.023	1.00	0.023
1	93	1.00	0.023	1.00	0.023
1	94	1.00	0.023	1.00	0.023
1	95	1.00	0.023	1.00	0.023
1	96	1.00	0.023	1.00	0.023
1	97	1.00	0.023	1.00	0.023
1	98	1.00	0.023	1.00	0.023
1	99	1.00	0.023	1.00	0.023
1	100	1.00	0.023	1.00	0.023

LINE	LENGTH	BEARING
1	100.00	N 0° 00' 00" E
2	100.00	N 90° 00' 00" E
3	100.00	N 0° 00' 00" E
4	100.00	N 90° 00' 00" E
5	100.00	N 0° 00' 00" E
6	100.00	N 90° 00' 00" E
7	100.00	N 0° 00' 00" E
8	100.00	N 90° 00' 00" E
9	100.00	N 0° 00' 00" E
10	100.00	N 90° 00' 00" E
11	100.00	N 0° 00' 00" E
12	100.00	N 90° 00' 00" E
13	100.00	N 0° 00' 00" E
14	100.00	N 90° 00' 00" E
15	100.00	N 0° 00' 00" E
16	100.00	N 90° 00' 00" E
17	100.00	N 0° 00' 00" E
18	100.00	N 90° 00' 00" E
19	100.00	N 0° 00' 00" E
20	100.00	N 90° 00' 00" E
21	100.00	N 0° 00' 00" E
22	100.00	N 90° 00' 00" E
23	100.00	N 0° 00' 00" E
24	100.00	N 90° 00' 00" E
25	100.00	N 0° 00' 00" E
26	100.00	N 90° 00' 00" E
27	100.00	N 0° 00' 00" E
28	100.00	N 90° 00' 00" E
29	100.00	N 0° 00' 00" E
30	100.00	N 90° 00' 00" E
31	100.00	N 0° 00' 00" E
32	100.00	N 90° 00' 00" E
33	100.00	N 0° 00' 00" E
34	100.00	N 90° 00' 00" E
35	100.00	N 0° 00' 00" E
36	100.00	N 90° 00' 00" E
37	100.00	N 0° 00' 00" E
38	100.00	N 90° 00' 00" E
39	100.00	N 0° 00' 00" E
40	100.00	N 90° 00' 00" E
41	100.00	N 0° 00' 00" E
42	100.00	N 90° 00' 00" E
43	100.00	N 0° 00' 00" E
44	100.00	N 90° 00' 00" E
45	100.00	N 0° 00' 00" E
46	100.00	N 90° 00' 00" E
47	100.00	N 0° 00' 00" E
48	100.00	N 90° 00' 00" E
49	100.00	N 0° 00' 00" E
50	100.00	N 90° 00' 00" E
51	100.00	N 0° 00' 00" E
52	100.00	N 90° 00' 00" E
53	100.00	N 0° 00' 00" E
54	100.00	N 90° 00' 00" E
55	100.00	N 0° 00' 00" E
56	100.00	N 90° 00' 00" E
57	100.00	N 0° 00' 00" E
58	100.00	N 90° 00' 00" E
59	100.00	N 0° 00' 00" E
60	100.00	N 90° 00' 00" E
61	100.00	N 0° 00' 00" E
62	100.00	N 90° 00' 00" E
63	100.00	N 0° 00' 00" E
64	100.00	N 90° 00' 00" E
65	100.00	N 0° 00' 00" E
66	100.00	N 90° 00' 00" E
67	100.00	N 0° 00' 00" E
68	100.00	N 90° 00' 00" E
69	100.00	N 0° 00' 00" E
70	100.00	N 90° 00' 00" E
71	100.00	N 0° 00' 00" E
72	100.00	N 90° 00' 00" E
73	100.00	N 0° 00' 00" E
74	100.00	N 90° 00' 00" E
75	100.00	N 0° 00' 00" E
76	100.00	N 90° 00' 00" E
77	100.00	N 0° 00' 00" E
78	100.00	N 90° 00' 00" E
79	100.00	N 0° 00' 00" E
80	100.00	N 90° 00' 00" E
81	100.00	N 0° 00' 00" E
82	100.00	N 90° 00' 00" E
83	100.00	N 0° 00' 00" E
84	100.00	N 90° 00' 00" E
85	100.00	N 0° 00' 00" E
86	100.00	N 90° 00' 00" E
87	100.00	N 0° 00' 00" E
88	100.00	N 90° 00' 00" E
89	100.00	N 0° 00' 00" E
90	100.00	N 90° 00' 00" E
91	100.00	N 0° 00' 00" E
92	100.00	N 90° 00' 00" E
93	100.00	N 0° 00' 00" E
94	100.00	N 90° 00' 00" E
95	100.00	N 0° 00' 00" E
96	100.00	N 90° 00' 00" E
97	100.00	N 0° 00' 00" E
98	100.00	N 90° 00' 00" E
99	100.00	N 0° 00' 00" E
100	100.00	N 90° 00' 00" E



PRELIMINARY PLAN
 NOT FOR RECORD
WELLBORN SETTLEMENT
SUBDIVISION
 70.171 ACRE TRACT
 SAMUEL DAVIDSON LEAGUE, A-13
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SCALE 1"=100' DECEMBER, 2019 SHEET 2 OF 2 SHEETS

SURVEYOR
 BRAD KERR, R.P.L.S.
 KERR SURVEYING COMPANY
 TEXPES FIRM NO. 10018500
 409 N. TEXAS AVENUE BRYAN, TEXAS 77803
 979-268-8403

PREPARED BY:
 MICHAEL G. HESTER, P.E.
 HESTER ENGINEERING COMPANY #F-5476
 2900 BROTHERS BOULEVARD
 COLLEGE STATION, TEXAS 77845
 979-695-1100 mhester@hester-engr.com

OWNER & DEVELOPER
 ALTON E. OFCZARZAK II, MANAGING MEMBER
 TDC MANAGEMENT, L.P. 4050 SH6 SOUTH
 COLLEGE STATION, TEXAS 77845
 979-690-1504

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



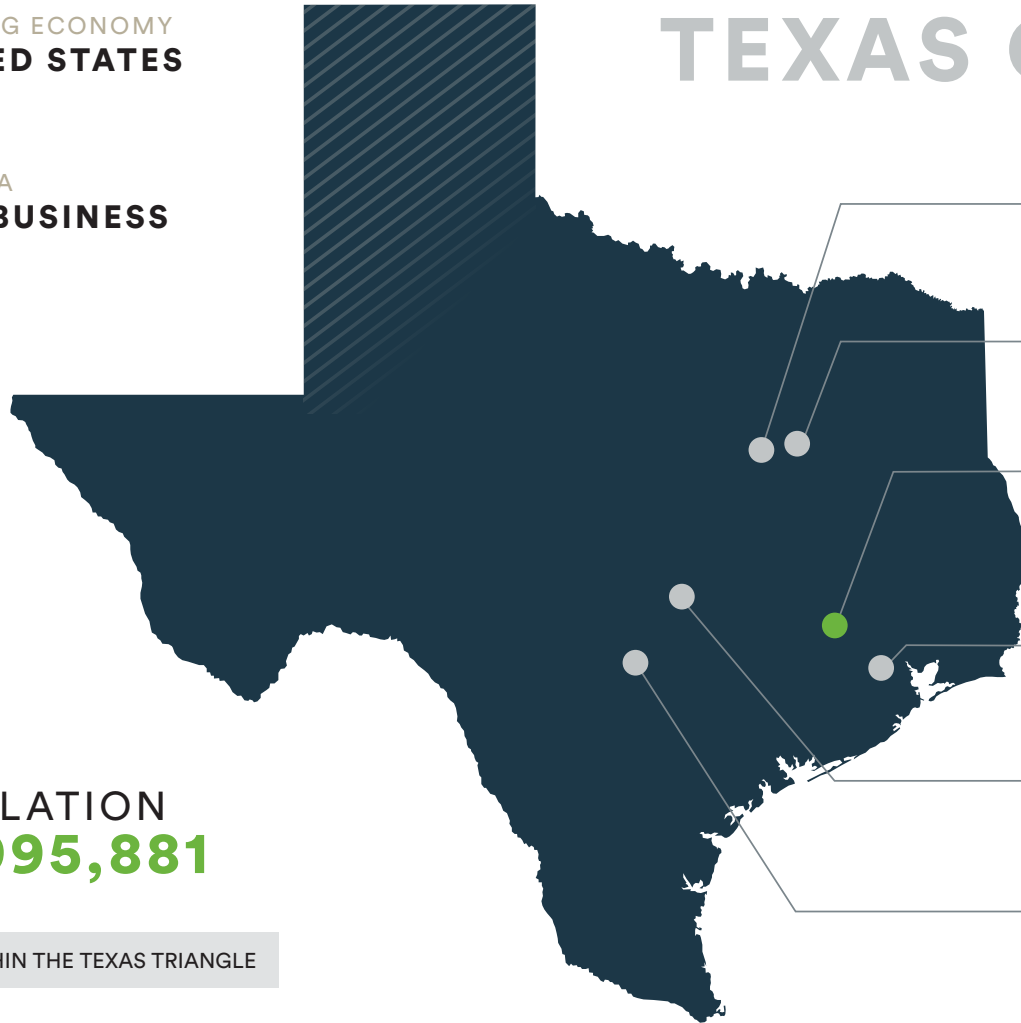
POPULATION
28,995,881

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

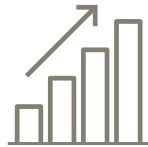
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**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



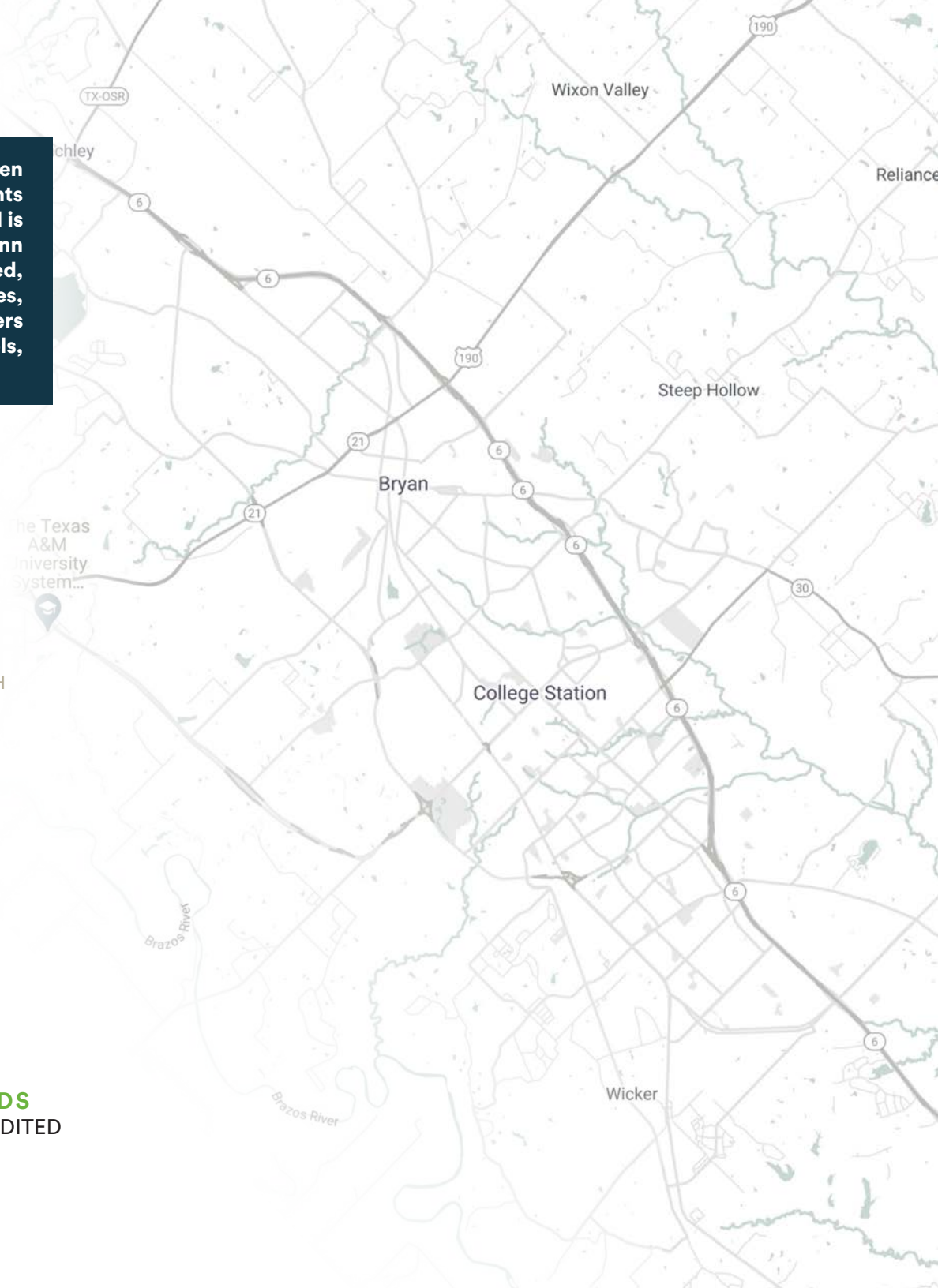
HOME TO TEXAS A&M UNIVERSITY

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



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

4K

HOUSEHOLD
INCOME

\$127K

CONSUMER
SPENDING

\$57M

3 MILE

ESTIMATED
POPULATION

25K

HOUSEHOLD
INCOME

\$115K

CONSUMER
SPENDING

\$349M

5 MILE

ESTIMATED
POPULATION

66K

HOUSEHOLD
INCOME

\$98K

CONSUMER
SPENDING

\$859M

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:



Jeremy Richmond, CCIM
Managing Director | Land Services
D: 979.977.6096 C: 979.777.8176
Jeremy.Richmond@OldhamGoodwin.com



Tyler Bradfield
Senior Associate | Investment Sales
D: 979.977.7656 C: 210.508.0181
Tyler.Bradfield@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

600 Columbus Avenue, Suite 106
Waco, Texas 76701
O: 254.255.1111



OLDHAMGOODWIN.COM