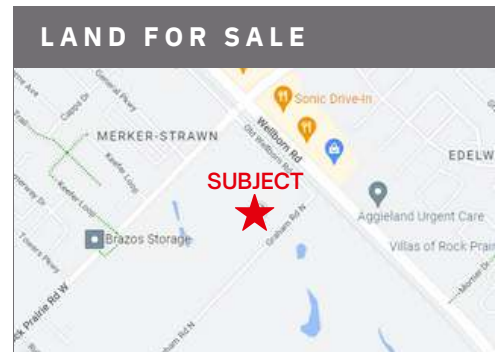




PROPERTY FEATURES

- 7.366 Acres of developable Land in the exciting west corridor development of College Station.
- Very rare BPI zoning which allows for a variety of uses from self storage to industrial.
- Seller has plans for storage/office - warehouse facility engineered by Schultz Engineering



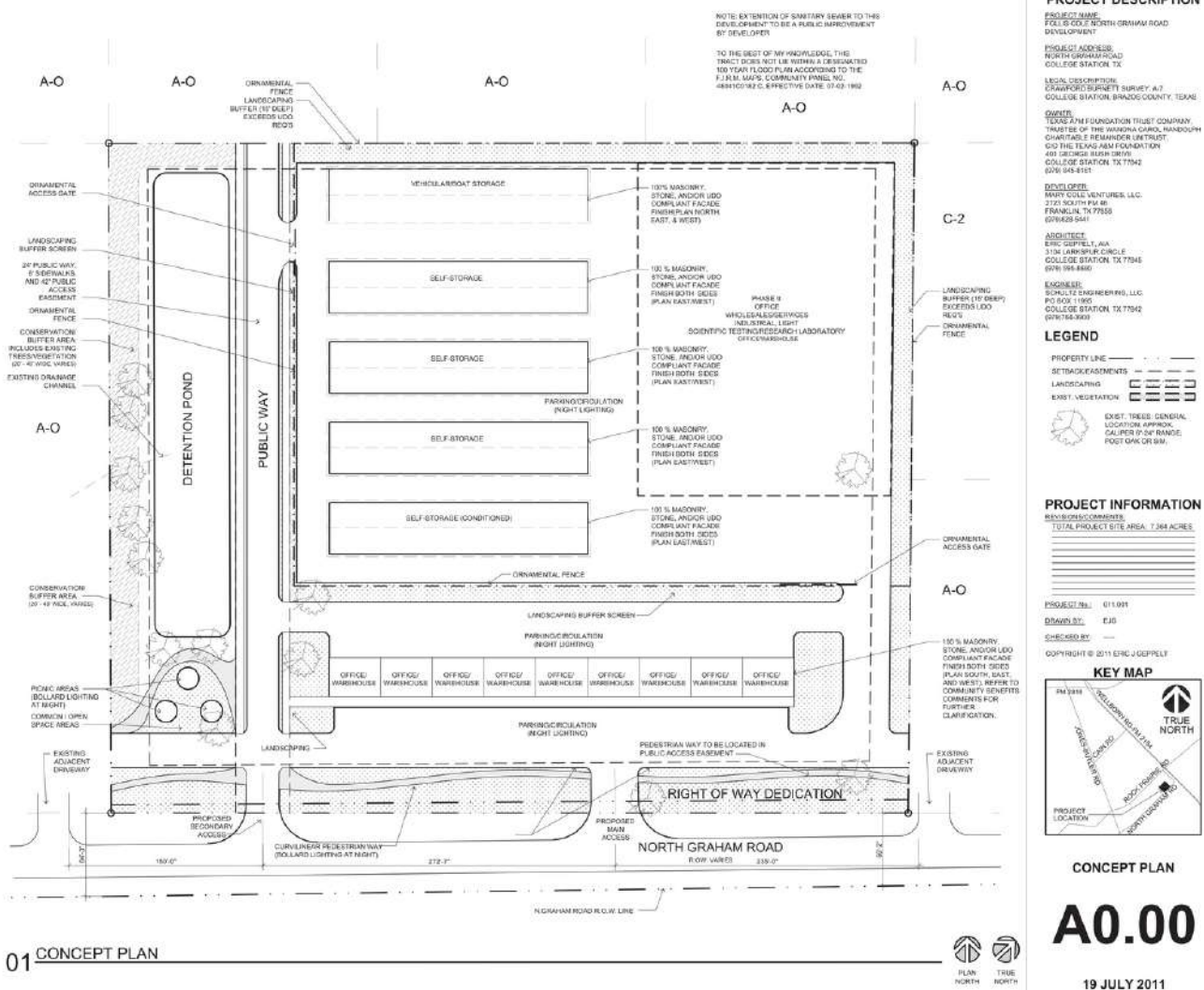
Offered for Sale:
\$1,295,000



PROPERTY PHOTOS



SUBJECT TO CHANGE!
EXAMPLE ONLY





FOR SALE
7.366 Acres N Graham Road
COLLEGE STATION, TEXAS 77845

For more information, please contact:

Josh Isenhour
979.268.6840
josh@clarkisenhour.com

AERIAL PHOTO





USE TABLE

USE TABLE	Residential Districts												Non-Residential Districts										Retired Districts						Design Districts								
Specific Uses	R	W E	E	W R S	R S	G S	T *	D *	M F *	M U *	M H P *	P - M U D *	O	S C	W C	G C	C I	B P	B P I	C U	N A P	R - 1 B	R - 4 *	R - 6 *	C - 3 *	M - 1	M - 2	R & D *	W P C *	N G - 1 *	N G - 2 *	N G - 3 *					
KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards C = Conditional Use; ** = District with Supplemental Standards (refer to Article 5)																																					
RESIDENTIAL																																					
Assisted Living/Residential Care Facility														P	P		P																				
Boarding and Rooming House									P			P												P	P									P			
Extended Care Facility/Convalescent/Nursing Home									P			P		P		P	P							P	P						P						
Dormitory									P	P		P												P	P							P	P	P			
Duplex								P				P												P	P												
Fraternity/Sorority									P															P	P							P	P	P			
Manufactured Home	P*	P*									P*																										
Mixed-Use Structure									P	P		P																				P	P	P	P		
Multi-Family									P	P		P												P	P						C ₁	P	P	P			
Multi-Family built prior to January 2002									P	P														P	P						P	P	P	P			
Northgate High-Density Dwelling Unit																																P	P	P			
Single-Family Detached	P	P	P	P	P	P	P	P				P											P														
Single-Unit Dwelling									P																												
Townhouse							P		P			P												P	P									P			

Product Processing																										
Animal Care Facility, Indoor							P	P		P	P	P	P	P	P			P			P	P	P			
Animal Care Facility, Outdoor	P*												P													
Art Studio/Gallery							P	P		P	P	P	P	P				P				P	P	P	P	
Car Wash													P*													
Commercial Garden/Greenhouse/Landscape Maint.	P*												P*	P*	P*	P*			P*							
Commercial Amusements							P	P		P		C	C	P*	P*				C				P	P	P	
Conference/Convention Center							P	P		P				P	P								P	P	P	
Country Club	P	P	P	P	P	P				P				P	P				P							
Day Care, Commercial							P	P	C	P	P	P	P	P					C	C	P			P	P	P
Drive-in/thru window											P*			P									C		P*	
Dry Cleaners and Laundry							P	P		P*	P*	P	*	P	P				P*				P*	P*	P*	P*
Fraternal Lodge										P				P	P									P	P	P
Fuel Sales										P*				P*					P*		P					
Funeral Homes														P	P	P					P					
Golf Course or Driving Range	P*									P*				P*	P*											
Health Club/Sports Facility, Indoor							P	P		P		P	P	P	P				P				P	P	P	P
Health Club/Sports Facility, Outdoor							P	P*		P				P	P								P	P*	P	
Hotels	C ₂						P	P		P		P		P									P	P	P	
Mobile Food Court							C ₄	C ₄		C ₄				C ₄									C ₄	C ₄	C ₄	

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INDUSTRIAL AND MANUFACTURING

Bulk Storage Tanks/Cold Storage Plant																P	P								P				
Micro- Industrial																P*	P*	P										P*	P*
Industrial, Light																P	P	P							P	P	P		
Industrial, Heavy																		P							P				
Recycling Facility - Large																P*		P							P				
Salvage Yard																		P*							P*				
Scientific Testing/Resear ch Laboratory																P	P	P							P		P		
Storage, Outdoor - Equipment or Materials																P	P*	P							P	P			
Truck Stop/Freight or Trucking Terminal																		P							P				
Utility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Warehousing/D istribution																	P	C	P						P	P			
Waste Services																		P							P				
Wireless Telecommunic ation Facilities - Intermediate	P*												P*	P*			P*	P*	P*	P		P*			P*	P*	P*	P*	P*
Wireless Telecommunic ation Facilities -Major	C								P*				C			C	C	C	P		C				C	C	P*	C	
Wireless Telecommunica tion Facilities -Unregulated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P

-

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.



ORDINANCE DOCUMENT

ORDINANCE NO. 2013-3536

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A 7.364 ACRE TRACT OF LAND IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY DEED TO TEXAS A&M FOUNDATION TRUST COMPANY, TRUSTEE OF THE WANONA CAROL RANDOLPH CHARITABLE REMAINDER UNITRUST RECORDED IN VOLUME 9361, PAGE 87 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

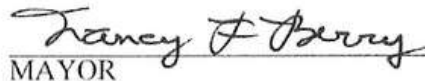
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", and as shown graphically in Exhibit "B", attached hereto and made a part of this ordinance for all purposes.

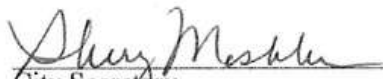
PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 14th day of November, 2013


APPROVED:


MAYOR

ATTEST:


City Secretary

APPROVED:


City Attorney



ORDINANCE NO. 2013-3536

Page 2

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from PDD Planned Development District to BPI Business Park Industrial:

**METES AND BOUNDS DESCRIPTION
OF A
7.364 ACRE TRACT
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO TEXAS A&M FOUNDATION TRUST COMPANY, TRUSTEE OF THE WANONA CAROL RANDOLPH CHARITABLE REMAINDER UNITRUST RECORDED IN VOLUME 9361, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF GRAHAM ROAD MARKING THE SOUTH CORNER OF LOT 10, BLOCK 1, ROCK PRAIRIE WEST BUSINESS PARK, PHASE 1 ACCORDING TO THE PLAT RECORDED IN VOLUME 4966, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 10 BEARS: N 42° 48' 07" E FOR A DISTANCE OF 399.47 FEET;

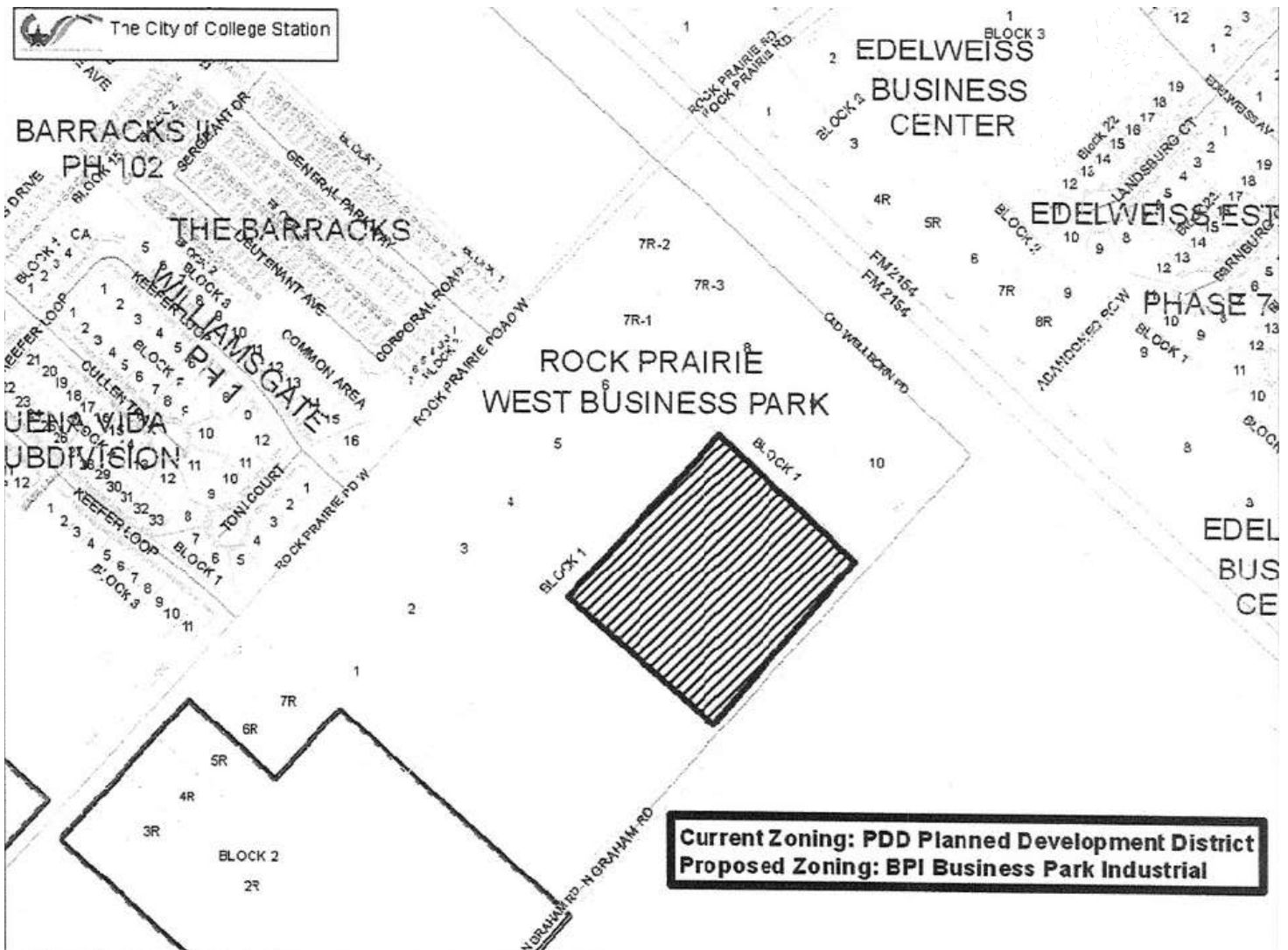
THENCE: S 42° 27' 46" W ALONG GRAHAM ROAD FOR A DISTANCE OF 616.65 FEET (DEED CALL DISTANCE - 617.67 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT AND THE EAST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ROBERT D. STRAWN AND CARIL L. STRAWN RECORDED IN VOLUME 3720, PAGE 257 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, CITY OF COLLEGE STATION GPS MON. #116 BEARS: S 34° 01' 11" W FOR A DISTANCE OF 7657.90 FEET;

THENCE: N 47° 44' 43" W ALONG THE NORTHEAST LINE OF SAID 5.00 ACRE TRACT FOR A DISTANCE OF 517.24 FEET (DEED CALL DISTANCE - 517.10 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 5.00 ACRE TRACT, THE EAST CORNER OF LOT 3 OF SAID BLOCK 1 AND THE SOUTH CORNER OF LOT 4 OF SAID BLOCK 1;

THENCE: N 42° 25' 59" E ALONG THE SOUTHEAST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 623.38 FEET (PLAT CALL AND MEASURED DISTANCE, 4966-66) TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF LOT 6 OF SAID BLOCK 1, THE SOUTH CORNER OF LOT 8 OF SAID BLOCK 1 AND THE WEST CORNER OF LOT 9 OF SAID BLOCK 1;

THENCE: S 47° 00' 02" E ALONG THE SOUTHWEST LINE OF SAID LOTS 9 AND 10 FOR A DISTANCE OF 517.58 FEET (PLAT CALL DISTANCE - 517.73 FEET) TO THE **POINT OF BEGINNING** CONTAINING 7.364 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY, 2011. SEE PLAT PREPARED MAY, 2011 FOR MORE DESCRIPTIVE INFORMATION.

EXHIBIT "B"





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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:
 - 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.

CLARK ISENHOUR REAL ESTATE SERVICES, LLC	8999919	INFO@CLARKISENHOUR.COM	(979)268-6840
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
JOHN R CLARK	358293	JOHN@CLARKISENHOUR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
JOSH ISENHOUR	506325	JOSH@CLARKISENHOUR.COM	(979)268-6840
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801
Ryan Lovett

Produced with zipForm® by zipLogix 16070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (979)268-6840 Fax:

IABS 1-0 Date
IABS