

- 2.099 Acre platted lot available on Eagle Avenue just west of State Highway 6
- Great location for professional office building or retail/service use
- Easy access and good visibility with approximately 228' of frontage along Eagle Avenue
- Zoned "C-1 - General Commercial" with all available utilities
- Offered For Sale: ~~-\$550,000~~ **-\$490,000 - PRICE REDUCTION!** Bring all offers. Seller Financing available with 20% down



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.





**2.099 Acres**

1815 Eagle Avenue  
College Station, Texas 77845







**2.099 Acres**

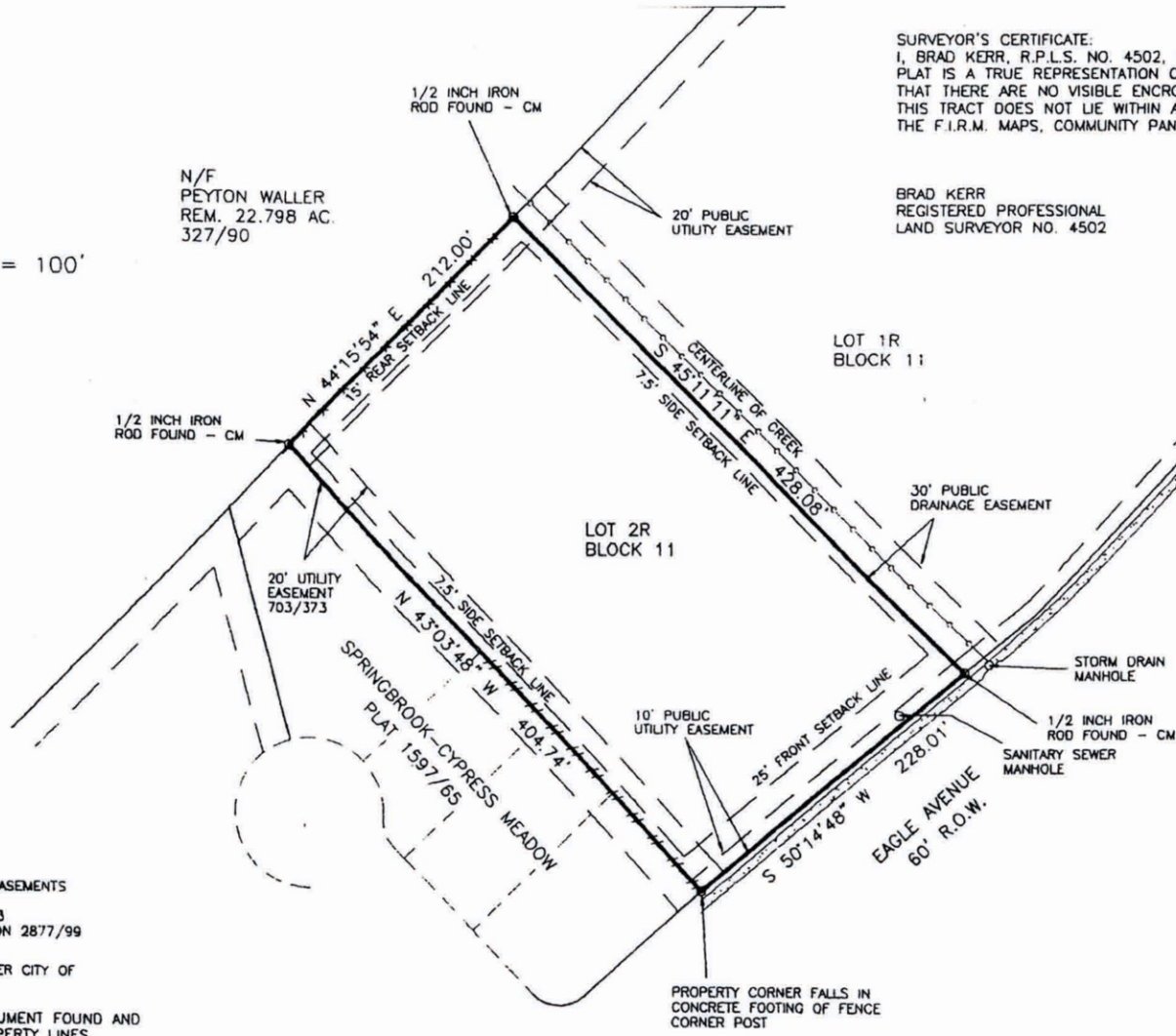
1815 Eagle Avenue

College Station, Texas 77845



SCALE: 1" = 100'

LEGEND:  
WOOD FENCE  
BARBED WIRE FENCE  
CONCRETE



SURVEYOR'S CERTIFICATE:  
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0201 D, EFFECTIVE DATE: 02-09-2000.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502



REVISED 07-25-06: ADDED EASEMENT

BUYER	MAJID T. NOORI AND CYNTHIA M. NOORI
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	62386

THE FOLLOWING BLANKET EASEMENTS  
DO APPLY TO THIS TRACT:  
1. CITY OF BRYAN 215/583  
2. CITY OF COLLEGE STATION 2877/99

BUILDING SETBACK LINES PER CITY OF  
COLLEGE STATION U.D.O.

CM - CONTROLLING MONUMENT FOUND AND  
USED TO ESTABLISH PROPERTY LINES.

BEARING SYSTEM SHOWN HEREON IS HONORING  
THE PLAT CALLED BEARINGS AS SHOWN ON THE  
PLAT RECORDED IN VOL. 6654, PG. 71, AND  
AS MONUMENTED ON THE GROUND.

PROPERTY CORNER FALLS IN  
CONCRETE FOOTING OF FENCE  
CORNER POST

LAND TITLE SURVEY PLAT  
OF  
LOT 2R, BLOCK 11  
SPRINGBROOK  
VOLUME 6654, PAGE 71  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: JULY, 2006  
PLAT DATE: 07-24-06  
JOB NUMBER: 06-446  
CAD NAME: 06-446  
CR5 FILE: 04-0481 (cont); 08-446 (job)

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195