

FOR SALE

5.75 AC
\$24/SF or \$6,011,280

**3005
Earl Rudder
Fwy**

College Station, TX



*Blake Baumann
Josh Isenhour*

Boundaries are approximate





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OVERVIEW



3005 Earl Rudder Fwy
College Station, TX

PROPERTY HIGHLIGHTS

- +/- 5.75 acres on Hwy 6
- ± 650ft of frontage along S Earl Rudder Fwy
- Quick and easy access to Bryan and South College Station
- Less than 2.5 miles to Texas A&M University
- Great visibility and access
- Conveniently located at the west end of 2818 and Hwy 6
- High traffic count

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Current Population | 7,493 | 77,958 | 155,544 |
| Average Household Size | 2.4 | 2.4 | 2.4 |
| Average Household Income | \$57,494 | \$43,664 | \$47,009 |

CONTACT

Blake Baumann

blake@clarkisenhour.com

979.268.6840

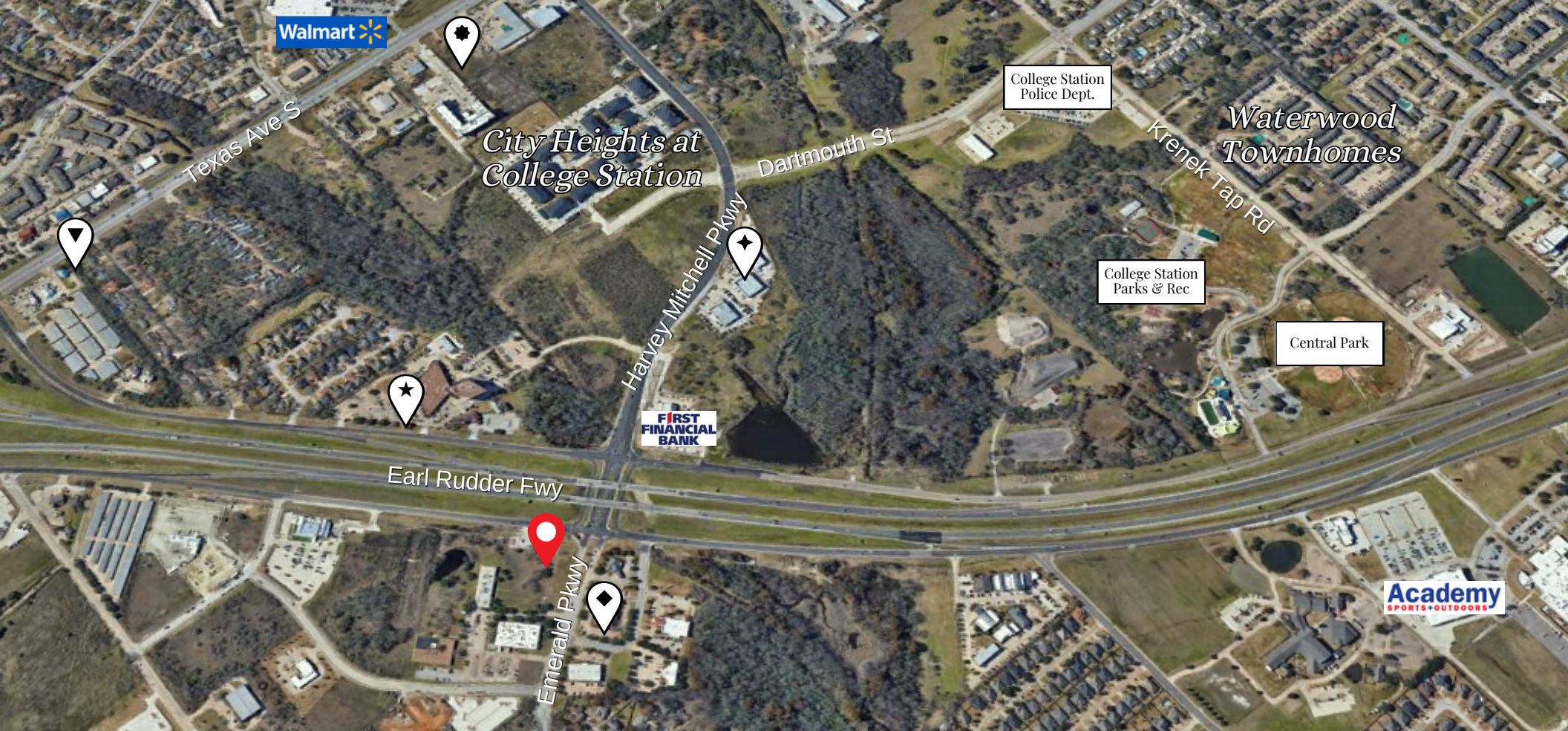
www.clarkisenhour.com

Josh Isenhour

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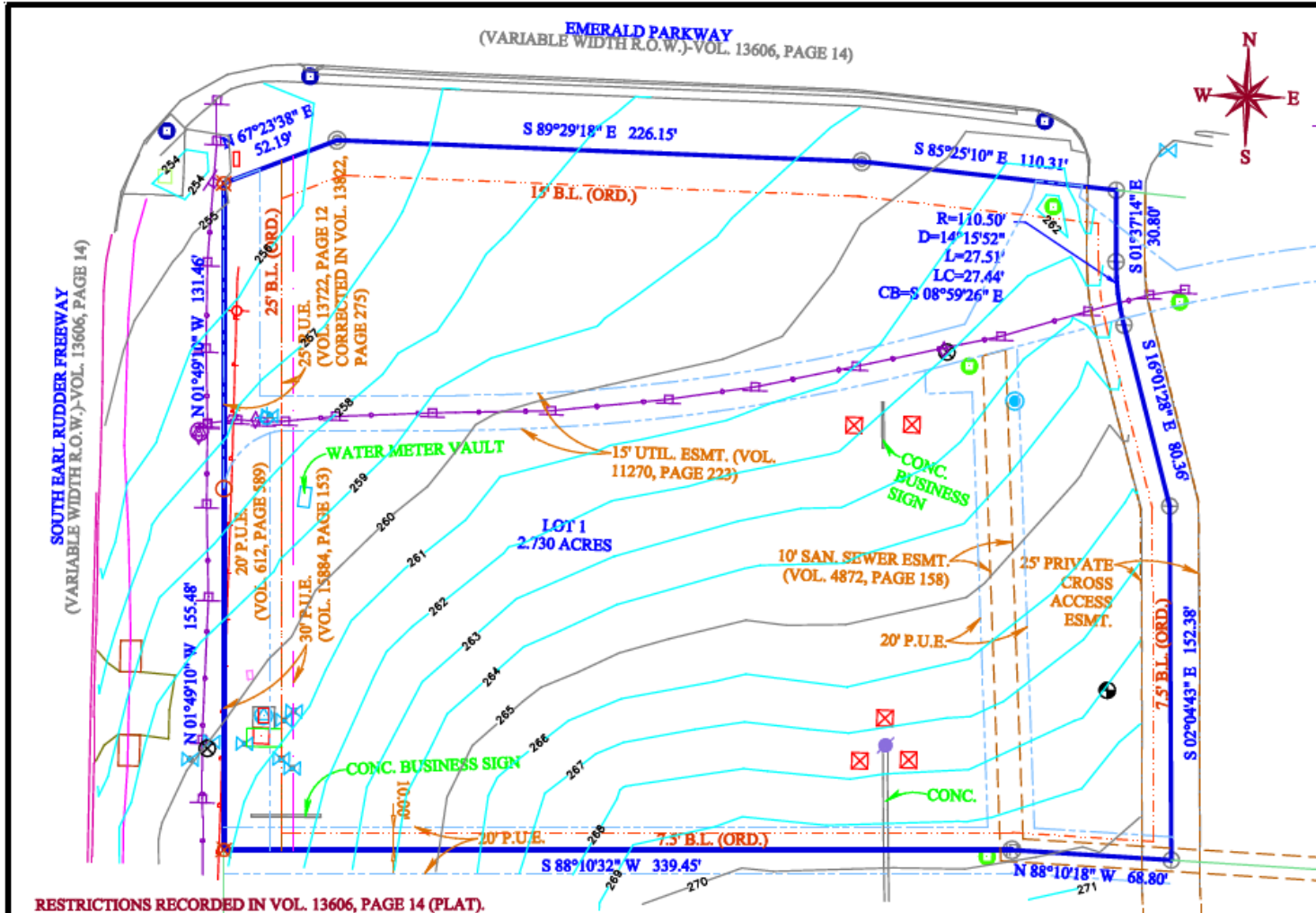
SURROUNDING BUSINESSES



3005 Earl Rudder Fwy
College Station, TX

- ◆ Elms Orthodontics
- ◆ Merrill Lynch Wealth Management
- ◆ Brazos Valley Oral Surgery
- ◆ Williams Family Dentistry
- ◆ West Webb Allbritton & Gentry PC
- ◆ TechBundle
- ◆ Lockard & White
- ◆ Banjaxed solutions
- ◆ H2b, Inc
- ◆ Nift Networks
- ◆ Power DB
- ◆ ChadJones Law
- ◆ Hotel Solutions LLC
- ◆ ENT College Station
- ★ Crystal Park Plaza
- ★ Lewis & Co Salon
- ★ Guaranty Bank & Trust
- ★ Cooper's Pit BBQ
- ★ NuTech
- ★ Texas Pool Supply
- ★ CarMax
- ★ Camp Insurance Agency
- ◆ First Financial Bank
- ◆ NAPA Auto Parts
- ◆ BCS Swim School
- ◆ Gladney Automotive Solutions
- ◆ Truist Bank
- ◆ O'Reilly Auto Parts
- Sonic
- Goodyear Auto Service
- Schlotzsky's
- Blue fin Sushi Fusion
- 1541 Pastries & Coffee
- Kalon Hair Studio
- Brown & Co Insurance
- Swearingen Law Firm
- Brazos Valley Urgent Care
- ▼ Innovative Fitness
- ▼ Sherwin Williams
- ▼ Brazos Valley Pools & Spa
- ▼ Wings N More
- ▼ Burger King

SITE PLAN

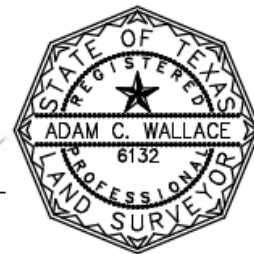


| SURVEY LEGEND | | | |
|---------------|----------------------------------|--|----------------------------------|
| | SUBJECT PROPERTY LINE | | STORM MANHOLE |
| | ADJOINING PROPERTY LINE | | SEWER MANHOLE |
| | UTILITY EASEMENT | | PKV WATER PRESSURE CONTROL VALVE |
| | ORDINANCE BUILDING LINE(B.L.) | | WATER VALVE |
| | PLATTED BUILDING LINE(B.L.) | | SEWER CLEANOUT |
| | RESTRICTIONS BUILDING LINE(B.L.) | | POWER POLE |
| | ELECTRICAL LINE | | ELC. LIGHT FOR FLAGPOLE |
| | UNDERGROUND GAS MARKING ATMOS | | MANHOLE ATMOS |
| | PIPELINE MARKER ATMOS | | PIPELINE MARKER ATMOS |

Survey Notes:

- 1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods called for and found as noted on the previous recorded plat.
- 2). Drawing Scale is 1"=60'
- 3). Drawn by: Adam Wallace
- 4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0310F effective date, 04-02-2014

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 11a, 11b & 14 of Table A thereof. The field work was completed on the ground on December 3rd, 2022.



Adam Wallace
 Adam Wallace
 Texas Registered Professional
 Land Surveyor, Number 6132

ALTA/NSPS LAND TITLE SURVEY

LOT: ONE(1) AREA: 2.730 ACRES
 SUBDIVISION: EMERALD POINT SUBDIVISION
 -VOL. 13606, PAGE 14
 STREET ADDRESS: 3005 S. EARL RUDDER FREEWAY
 CITY: COLLEGE STATION, TEXAS
 COUNTY: BRAZOS
 SURVEYED FOR: MVP EQUITIES FUND V
 TITLE CO: AGGIELAND TITLE GRN 22146681-AGLC

RESTRICTIONS RECORDED IN VOL. 13606, PAGE 14 (PLAT).

BLANKET ESMT. RECORDED IN VOL. 49, PAGE 24 AMENDED IN VOL. 854, PAGE 599 AND FURTHER AMENDED IN VOL. 4828, PAGE 197; VOL. 49, PAGE 31 AMENDED IN VOL. 513, PAGE 156; VOL. 371, PAGE 160; VOL. 614, PAGE 36 APPLY TO THIS TRACT.

File name: 22 - 04709 - S EARL RUDDER FWY - 3005.DWG
 Plot date: 12/02/22

ESMTS. RECORDED IN VOL. 4867, PAGE 190; VOL. 11270, PAGE 223; VOL. 13722, PAGE 12 CORRECTED IN VOL. 13822, PAGE 275; VOL. 15884, PAGE 153 AS SHOWN.

ESMTS. RECORDED IN VOL. 6425, PAGE 35; VOL. 15884, PAGE 145 DO NOT APPLY TO THIS TRACT.

ATM Surveying
 P.O. Box 10313, College Station, TX 77840
 PHONE: (979)209-9291 email: Adam@ATMsurveying.com
 www.ATMsurveying.com - FIRM #101784-00

EXHIBIT OPTION 1 - SAMPLE ONLY, NOT CITY APPROVED

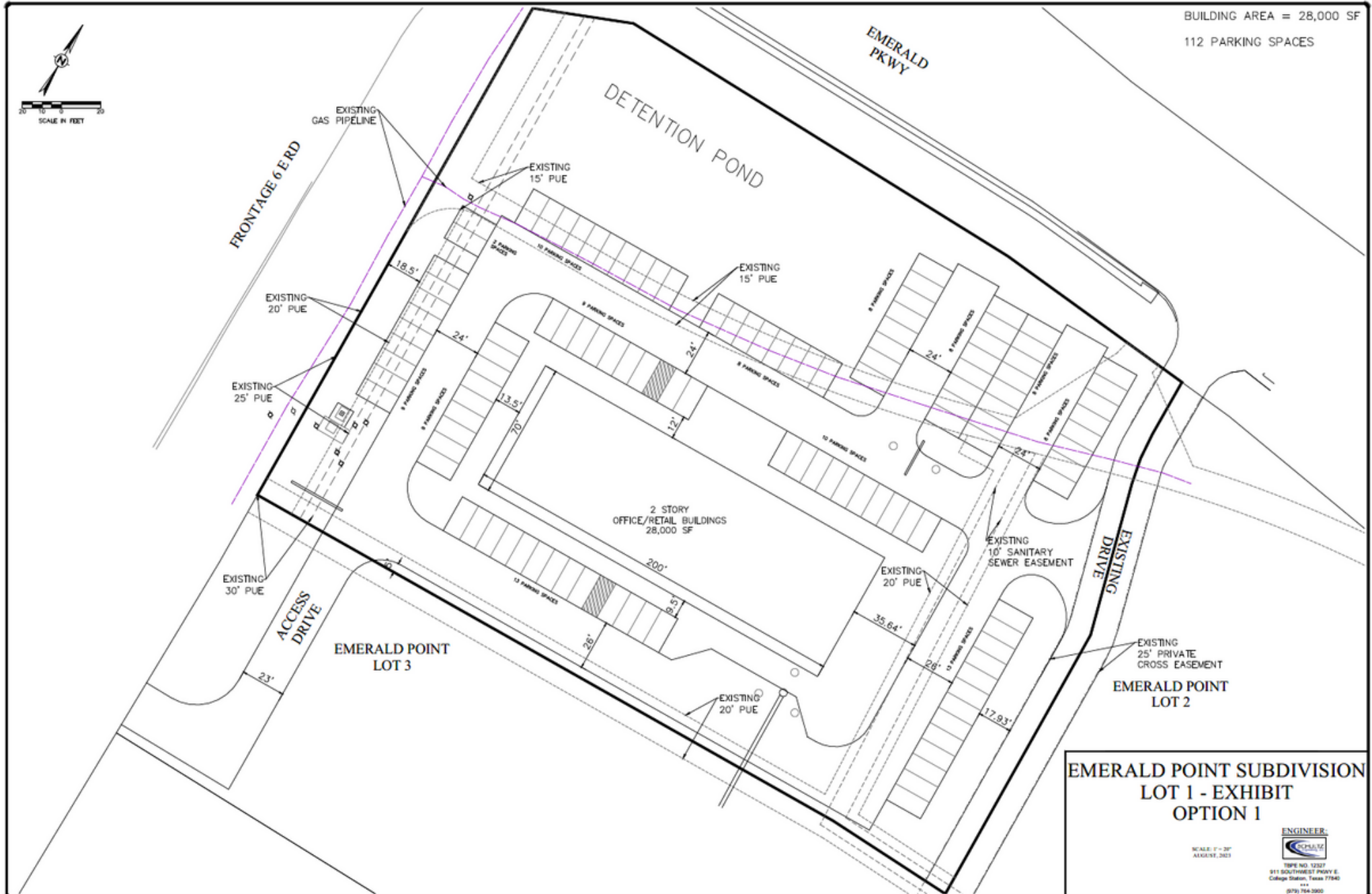
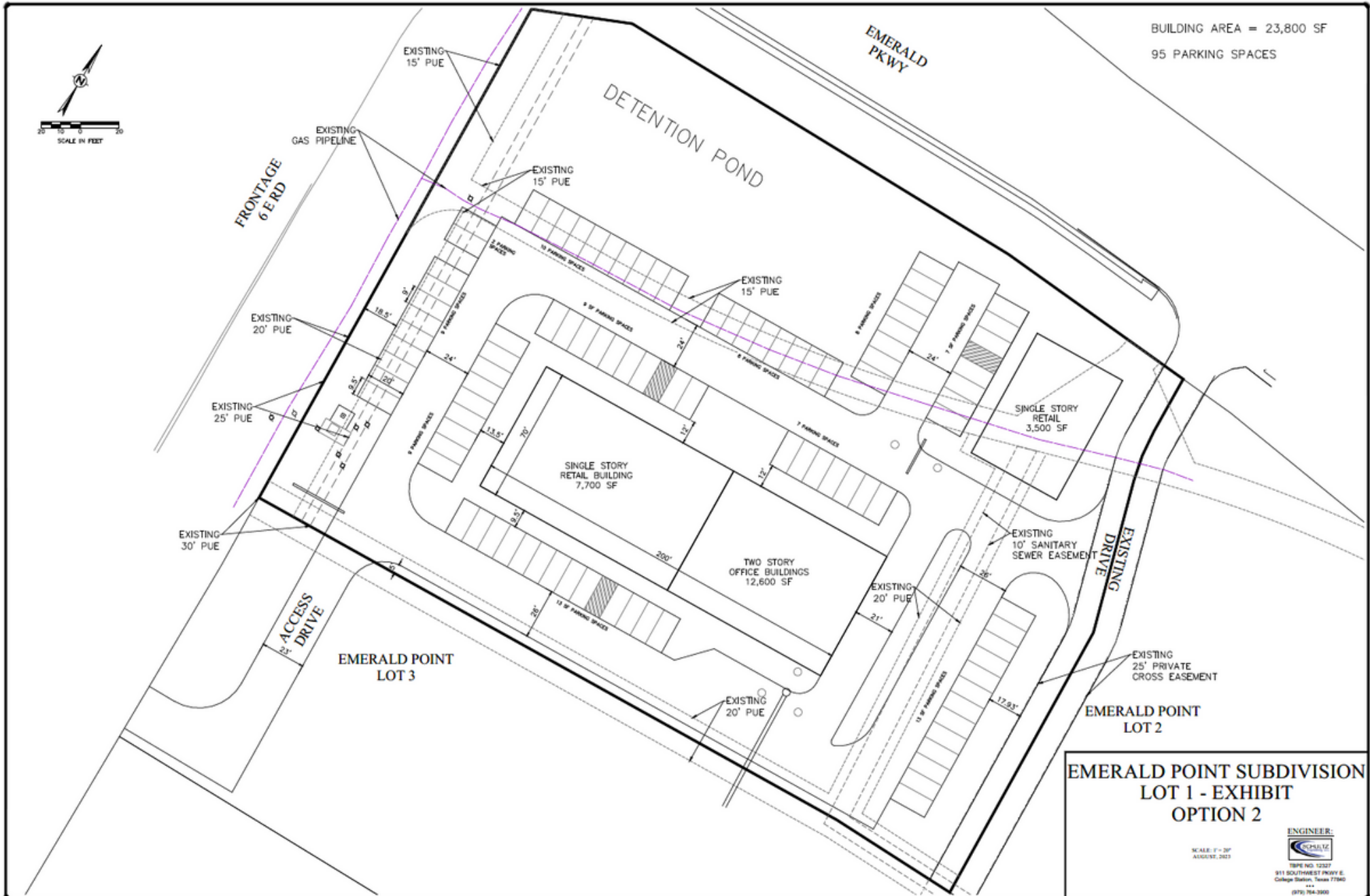


EXHIBIT OPTION 2 - SAMPLE ONLY, NOT CITY APPROVED





*For more information
contact:*

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Boundaries are approximate



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.

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:
 - 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.

| | | | |
|--|-------------|-----------------------------|------------|
| Clark Isenhour Real Estate Services, LLC. | 8999919 | frontdesk@clarkisenhour.com | 9792686840 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Josh Isenhour | 506325 | josh@clarkisenhour.com | 9792686840 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Blake Baumann | 767080 | blake@clarkisenhour.com | 9792686840 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

