



# ±2.7 ACRES - HARVEY MITCHELL S.

IDEAL COMMERCIAL DEVELOPMENT SITE IN BRAZOS COUNTY

LESS THAN 3 MILES FROM TEXAS A&M CAMPUS IN COLLEGE STATION

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# PROPERTY INSIGHTS

## ±2.7 ACRES AVAILABLE FOR SALE IN COLLEGE STATION, TEXAS

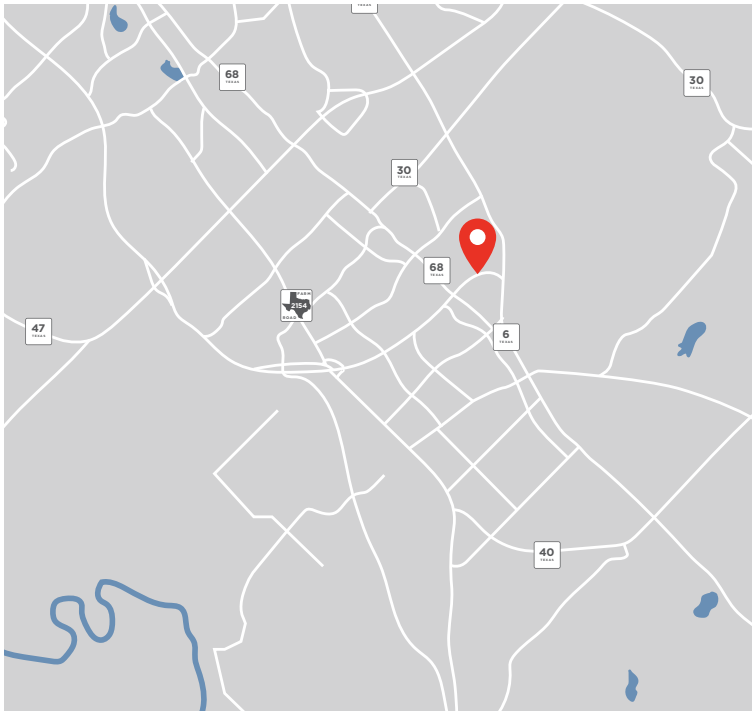
- Located in one of the fastest-growing areas in central East Texas and home to Texas A&M University, this tract is situated a short distance from campus offering ease in access to both Highway 6 (East) and Texas Avenue (West).
- Utilities and zoned as General Commercial offer much flexibility.
- Site is on the west side of Dartmouth Street with hard corner fronting Harvey Mitchell. Dartmouth Street is planned to be extended through to Texas Avenue in the future (IAW Thoroughfare Plan).
- On site detention is required, but underground solution is available per City of College Station.
- Curb cuts can be achieved on Dartmouth at 300'.

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## PROPERTY HIGHLIGHTS

- ▶ **PRICE:**  
\$1,799,000
- ▶ **UTILITIES:**  
Water and sewer onsite
- ▶ **SCHOOL DISTRICT:**  
College Station ISD
- ▶ **FRONTAGE:**  
Approx. +150 ft on Harvey Mitchell Pkwy S  
Approx. +1200 on Dartmouth St



# 147,586

Current Population  
Within a 5-Mile Radius



# 79.62%

Population Growth  
Within a 1-Mile Radius  
from 2020 to 2023



# \$132,626

Average HHI Within  
a 1-Mile Radius



# EXECUTIVE SUMMARY

## About College Station, Texas

College Station, affectionately named "The Heart of Aggieland®," is a top-ranked city listed on "10 Best Texas Cities to Work In" by Best Colleges and on "Best Places to Retire in 2021" by Forbes. It is centrally networked within a short drive-time to 4 of the nation's largest metros and via Easterwood airport, currently undergoing a \$5.9 million expansion due to a 184% increase in passengers since 2020.

## Area Economy

Ranked #11 on "The 25 Fastest-Growing Cities in America" by Business Insider due to its highly educated and skilled population. Together with Bryan and A&M, College Station forms Brazos Valley, a tech and research corridor providing a skilled workforce to major incoming businesses.

## Local Attractions

Texas A&M holds the largest football stadium in Texas and 6th-largest worldwide, Kyle Field, with a seating capacity of 102,733 and a historical visitor count of 710,000 for the 2019 SEC. The University is also developing Aggie Park, a \$35 million, 20-acre green space redevelopment with a 2023 estimated completion.

Century Square is 60-acre mixed use development adjacent to Texas A&M and Brazos Valley's premiere community destination for shopping, dining, and entertainment. The center features premier retail, entertainment venues, 60,000 SF of Class-A offices, hotels, luxury apartment homes, and a central entertainment square.

## Area Points of Interest

### Texas A&M University

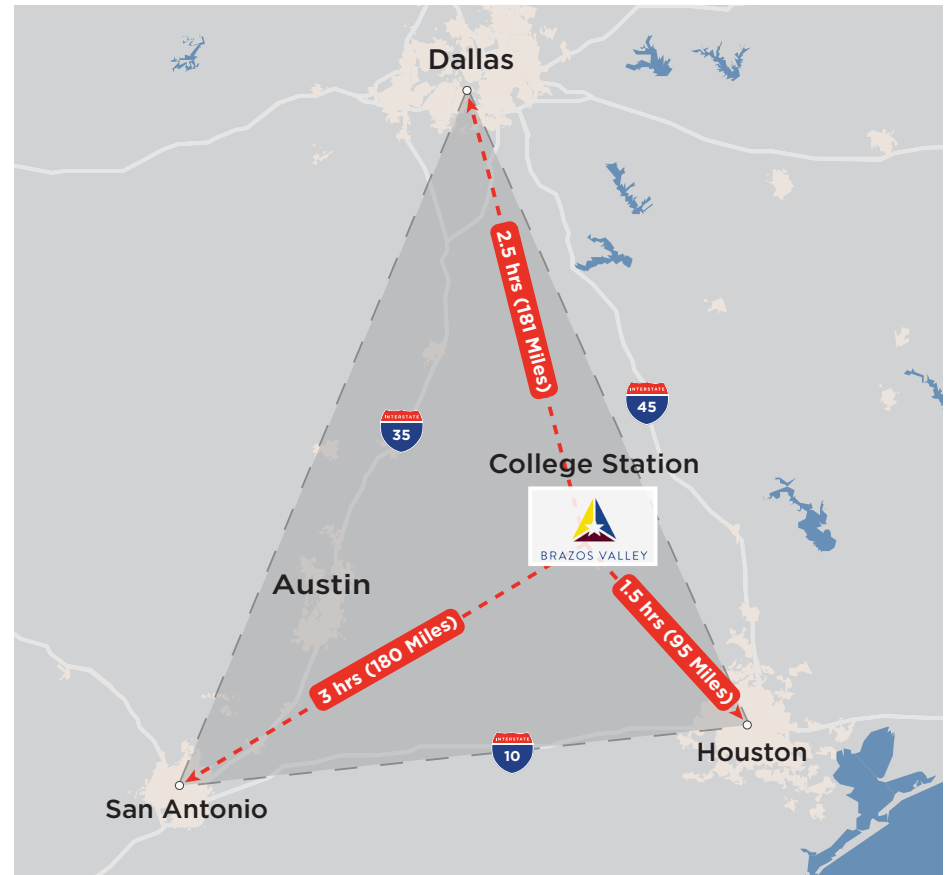
College Station is Texas A&M's flagship campus ranked #2 nationally in the 2019 Forbes "Best Small Places for Businesses and Careers", #26 in "Top Public Schools 2022 by the US News & World Report" and is one of the top 3 Universities nationwide to produce the highest number of Fortune 500 CEO's.

As of Fall 2021, it enrolled more than 73,280 students and accesses 26 million of the state's 28 million residents within a 2-hour drive. Despite a national 4-year stagnation in Research & Development, Texas A&M's expenditures grew 19%, surpassing \$1.1 billion, pulling its NSF ranking to #14 nationally in "Total U.S. Research and Development Expenditures".

### Brazos Valley

Brazos Valley is a concentrated industry hub central to College Station, and triangulated between Dallas, Houston, and San Antonio. Its strategic location accesses 17.4 million residents by local population, major highways, a multi-class rail, airports, and the Port of Houston. By 2050, more than 35 million residents are projected to surround this area. It is an international leader in key industries, such as: applied research and development, engineering, bioscience, agriculture, manufacturing, and IT.

Sources: City of College Station - [cstx.gov](http://cstx.gov), Brazos Valley EDC - [brazosvalleyedc.org](http://brazosvalleyedc.org)



### Rellis Campus

The campus is a 2,000-acre Texas A&M branch specializing in military Research & Development. In a recent \$65 million contract with Army Futures Command, the complex plans a \$130 million development, focusing on hypersonic and laser weaponry. It continues developing technology with corporate, governmental, and education partners.

### Midtown Business Park

College Station's newest business park, consists of 252 ready-to-develop acres next to Highway 6 and Texas A&M University. The site is primed for the next generation of B2B for College Station, focusing on industrial, commercial, research & development, and start-up services.

# DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,375	33,194	62,090
Current Population	11,165	78,826	147,586
2020 Census Average Persons per Household	2,436	28,549	55,326
2020 Census Population	6,216	73,749	149,452
Population Growth 2020 to 2023	79.62%	6.88%	-1.25%

## CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	24.36%	28.84%	29.32%
2 Person Household	34.03%	34.45%	34.39%
3+ Person Household	41.61%	36.71%	36.29%
Owner-Occupied Housing Units	47.43%	30.23%	36.47%
Renter-Occupied Housing Units	52.57%	69.77%	63.53%

## RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2023 Estimated White	63.73%	59.27%	57.71%
2023 Estimated Black or African American	10.87%	10.23%	8.84%
2023 Estimated Asian or Pacific Islander	6.34%	15.96%	19.34%
2023 Estimated Other Races	18.19%	14.07%	13.67%
2023 Estimated Hispanic	23.52%	19.09%	18.49%

## INCOME

	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$132,626	\$81,632	\$86,071
2023 Estimated Median Household Income	\$77,446	\$55,377	\$63,171
2023 Estimated Per Capita Income	\$52,667	\$32,491	\$32,868

## EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2023 Estimated High School Graduate	18.60%	15.99%	16.20%
2023 Estimated Bachelors Degree	26.76%	28.18%	28.38%
2023 Estimated Graduate Degree	23.43%	24.39%	25.16%

## AGE

	1 MILE	3 MILES	5 MILES
2023 Median Age	31.2	26.5	27.9

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
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<b>Robert C. Whitaker</b>	<b>216231</b>	<b>rwhitaker@newquest.com</b>	<b>(281)477-4300</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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