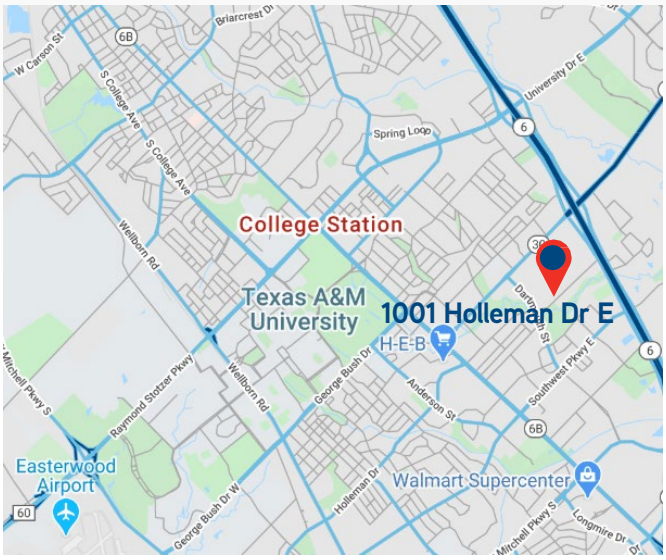
VIEW ONLINE

INTERACTIVE MAP

±13,800 SF Office Building – College Station, TX

FOR SALE / LEASE | 1001 Holleman Drive E, College Station, TX 77840

1001 Holleman Drive E is a ±13,800-SF, one-story office building situated on ±1.63 acres in the rapidly-growing town of College Station, Texas. Built in 2005 to suit the United States Department of Agriculture, the existing office layout is functional enough to accommodate most established businesses, but versatile enough to be customized to a new owner's unique specifications. The building consists of 100% air-conditioned office space and is a short drive away from Texas A&M University, Post Oak Mall, and multiple newer multi-family apartment communities.



Sale Price:

$2,600,000

Lease Rate:

$23.00/SF Gross

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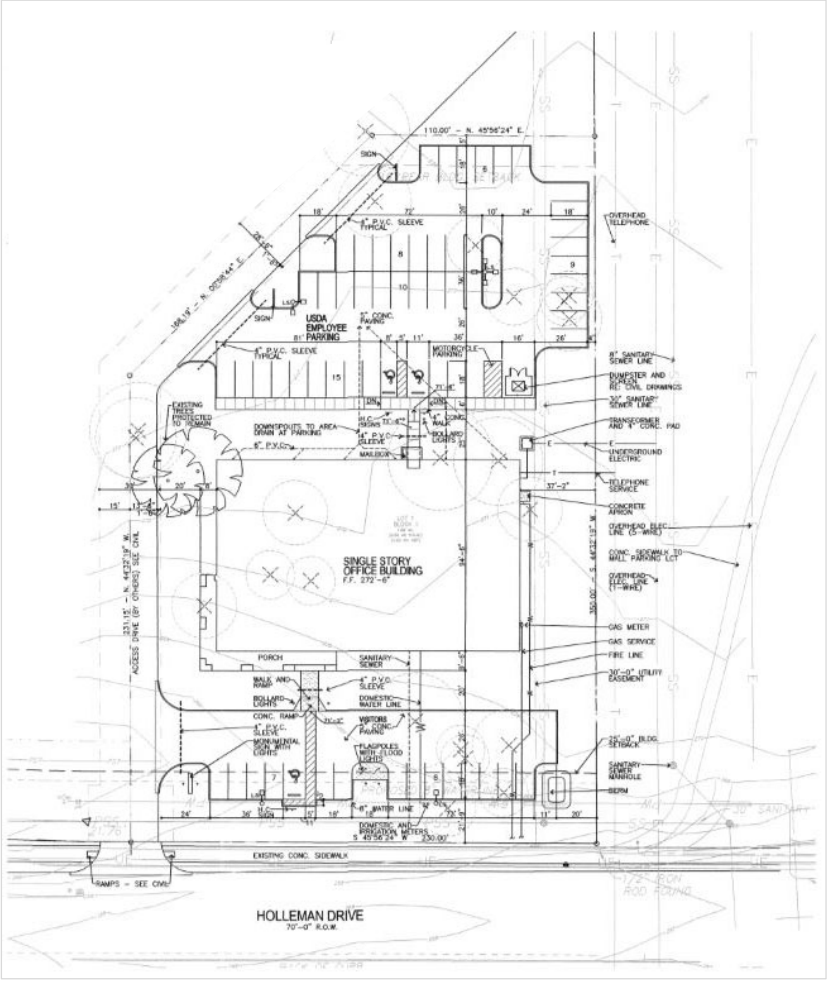
1001 Holleman Dr E, College Station, TX

Property Details

- Year Built: 2005
- Size: ±13,800 SF
- Lot: ±1.63 acres
- 100% air-conditioned office
- Parking ratio: 4/1,000
- Sprinklered
- ±220' frontage on Holleman Drive E



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DRIVING DISTANCES

Destination	Miles
Post Oak Mall	0.2
Highway 6	0.4
Texas A&M University	2.7
George H.W. Bush Library and Museum	4.1

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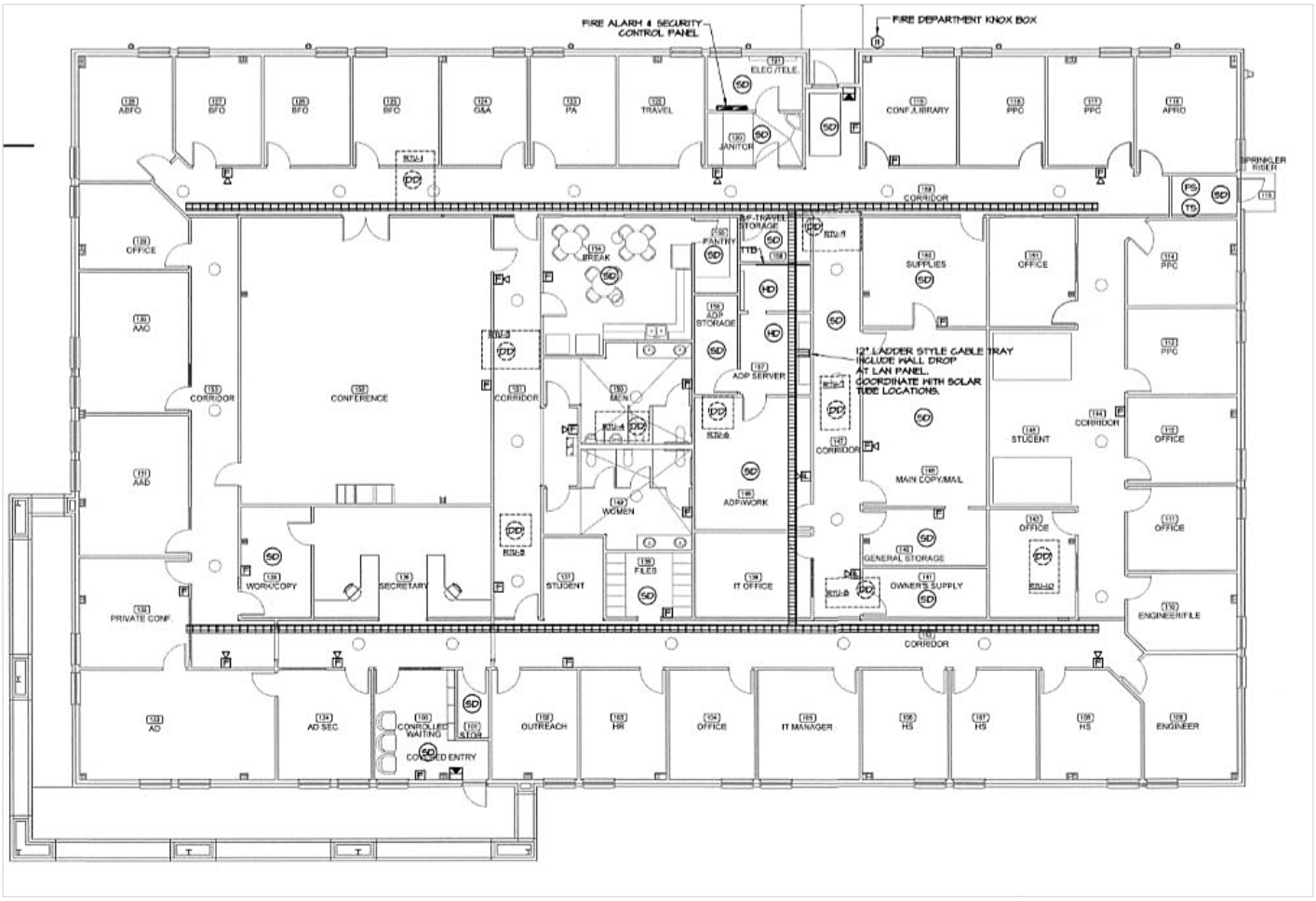


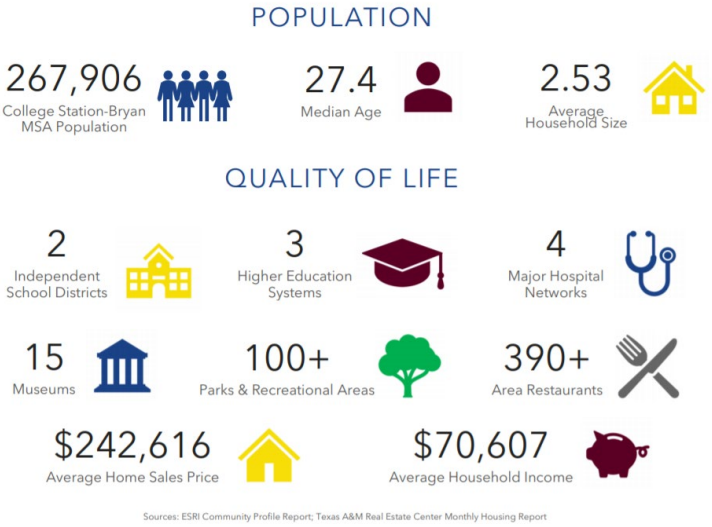
College Station Area Growth

The city of College Station, incorporated in 1938, is located in the Brazos Valley; which, anchored by the cities of Bryan and College Station, is in the center of the Texas Triangle. This is a high-growth area, where, by 2050 approximately 35 million people (or 70% of the population of Texas) will live. As of 2018, the estimated population of the College Station-Bryan MSA was 267,906.[1] As of January 2019, the population of College Station was 122,949.[2] *WalletHub* ranked College Station #11 on their list of the "Fastest-Growing Cities in America" (2019).

College Station has been gaining national attention due to its rapid growth; *SmartAsset* ranked the city #16 in the Top Boomtowns of America", by ranking such variables as population growth, unemployment rate, GDP growth rates, housing growth, and change in household income. In February 2020, *The Eagle* reported that the College Station-Bryan economy experienced 10 consecutive months of growth, and the local unemployment rate was still near historic lows.

According to the Texas A&M Private Enterprise Research Center, the area's economy has doubled since 2001. It boasts the second fastest-growing Gross Domestic Product in the state; it was $13.3 billion in 2018, and is the second leader in the state for GDP growth behind the Austin-Round Rock-Georgetown metro.

With a low cost of living, a plethora of educational, cultural and recreational amenities, affordable housing, exceptional healthcare and plentiful job opportunities, the College Station-Bryan MSA has much to offer those looking for a good quality of life.



The Brazos Valley is home to Texas' 1st public higher education institution, Texas A&M University, in addition to Blinn College and the new Texas A&M RELLIS campus.

Development is alive and well in the College Station-Bryan MSA. Due to its steady growth, existing companies such as G-CON Manufacturing, AI company Nift and Fuji have been expanding their facilities and hiring additional employees. The area is able to provide a highly educated workforce, being in a "commercialization zone" which draws from university, industry and governmental resources. Brazos County saw an increase in more than 400 jobs in 2019.[3]

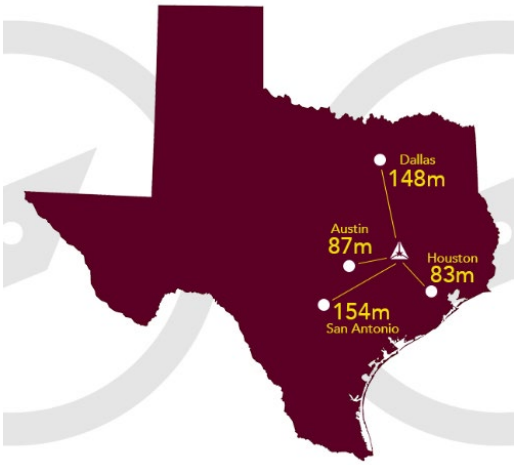
Leading employers include the Texas A&M University System, College Station ISD, Texas A&M Health Science Center, Reynolds & Reynolds and Sanderson Farms.

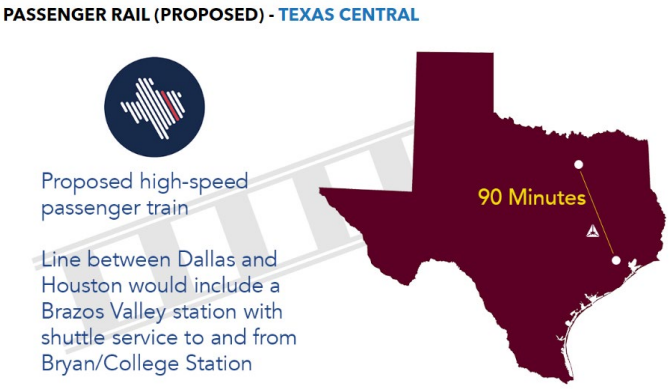
[1] Brazos Valley Economic Development Corporation
[2] City of College Station
[3] ABC 25 News

College Station Area Growth

Housing development has continued at a steady pace in the College Station-Bryan MSA. New single family developments including Brewster Pointe, Greens Prairie Reserve, Millican Reserve, Mission Ranch and Oakmont Development have sprung up to keep pace with increasing demand. Upscale multifamily units such as Caprock Crossing, The Ranch at Arrington and The Ranch at Riverside Parkway are meeting the demands for mature professionals while new apartment developments such as The Stack at Legacy Point, Rise at Northgate, and Park West have targeted college students.

Due to its central location, College Station has direct access to major highways, rail, airports and the Port of Houston. Three of the country's ten largest cities are only about three hours away.[1] Several road projects and improvements are currently underway, including the expansion of Highway 6, which would widen the highway from four lanes to six.[2] Discussions are in the works for a proposed high-speed passenger train to serve those between Dallas and Houston, which would include a Brazos Valley train station and shuttle service.[1] Meanwhile, Easterwood Airport provides daily, non-stop service between Dallas-Fort Worth International and Bush Intercontinental Airport in Houston.





[1] Brazos Valley Economic Development Corporation

[2] KBTX-TV (Dec 2019)

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EQUAL HOUSING OPPORTUNITY

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.

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Jason Scholtz	599659	jason.scholtz@colliers.com	281 269 3444
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**