



FOR SALE DEVELOPMENT LOT ± 3.46 ACRES

3417 & 3423 CAIN ROAD
COLLEGE STATION, TX 77845

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Property Summary



OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: 3.46 Acres

Zoning: GS - General Suburban

PROPERTY OVERVIEW

A great development opportunity presents itself at the corner of Holleman Drive and Cain Road. ±3.46 Acres of vacant land zoned General Suburban with easy access to 2818 & Wellborn. Adjacent to The Barracks Townhomes and within walking distance to Aspen Heights, University Heights, The Junction and The Cottages.

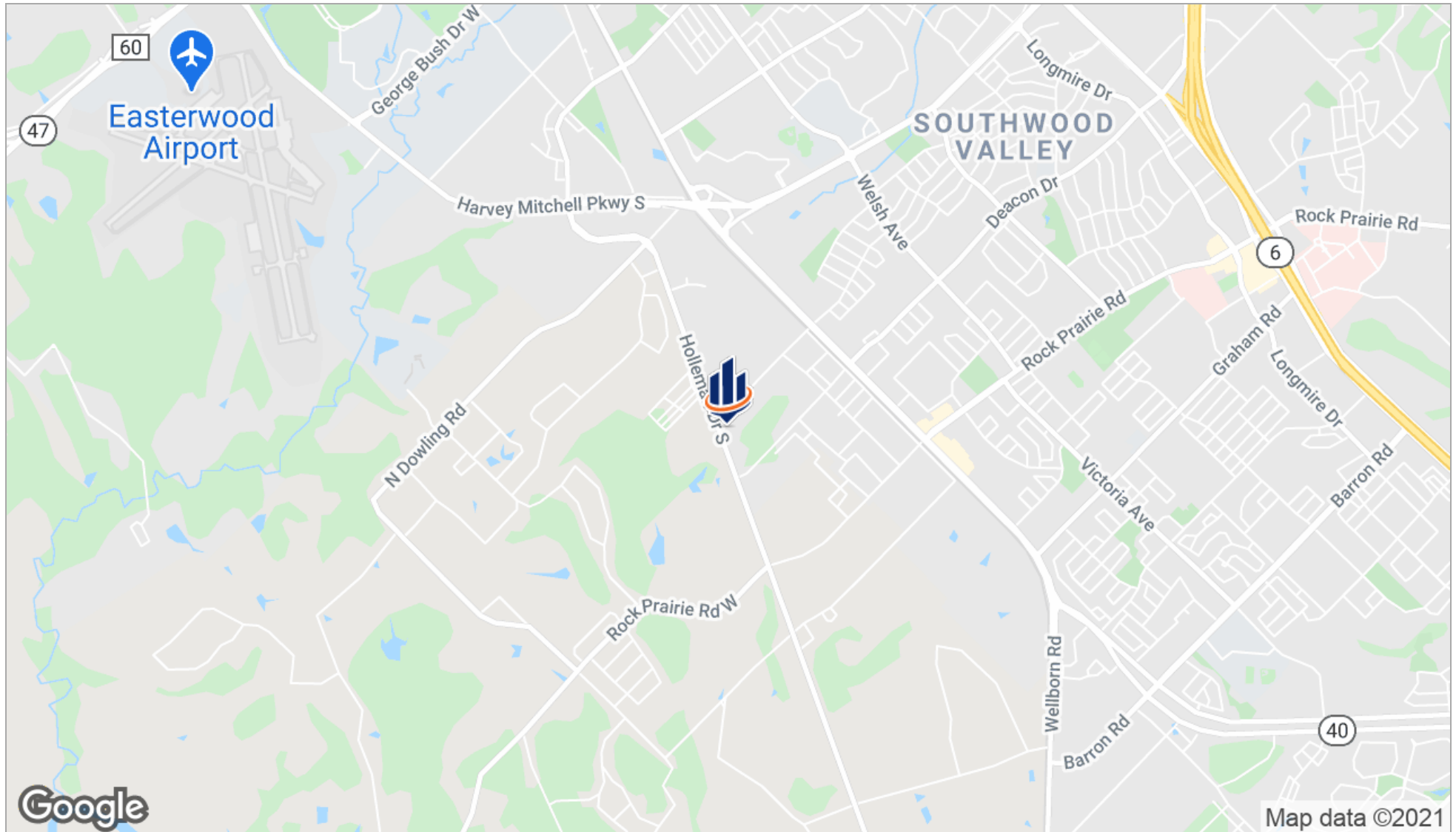
PROPERTY HIGHLIGHTS

- Located on hard corner of Cain Road and Holleman Drive South
- ± 480 feet of frontage on Cain Road
- ± 295 feet of frontage on Holleman Drive South
- ±1.2 Miles from the new HEB & Jones Crossing Development
- River Bend Elementary School opened August 2019
- Less than half a mile from the new Mission Ranch Master Planned Community

Additional Photos



Location Maps



Retailer Map



Site Demographic Summary



Ring of 5 miles

INCOME

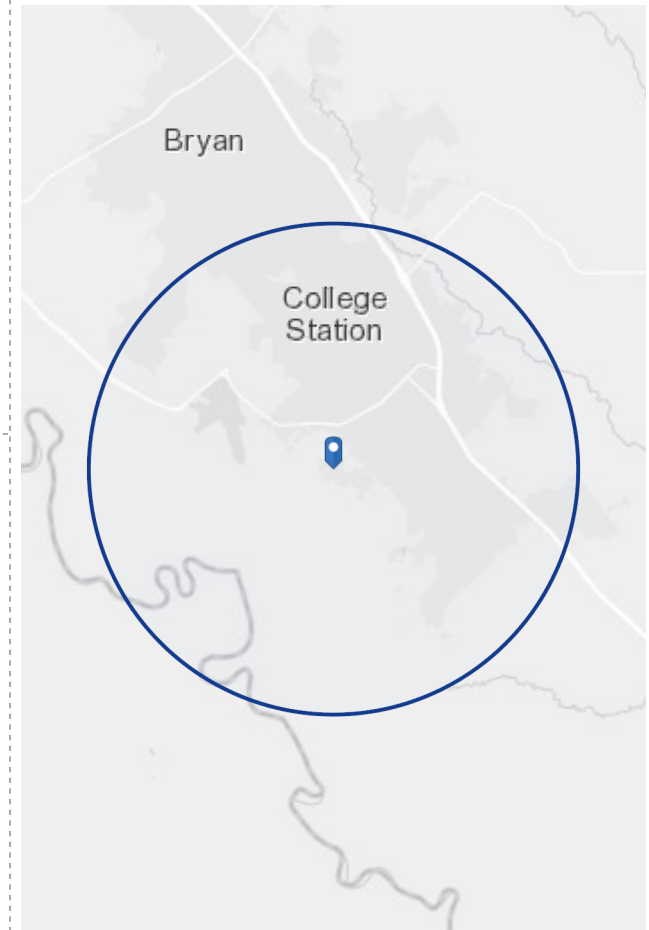

\$60,624
Average Household
Income


\$23,589
Per Capita Income


\$362,185
Average Net Worth


\$265,450
Average Home Value

Cain & Holleman



KEY FACTS

132,642

Population

23.9

Median Age

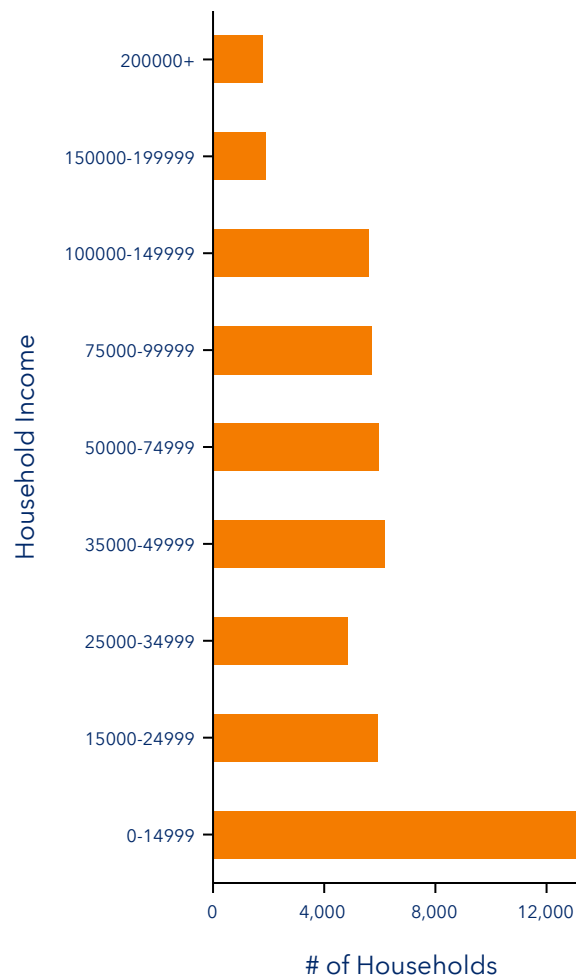


51,192

Households

\$33,602

Median Disposable
Income



EDUCATION

8%

No High
School
Diploma



13%

High School
Graduate



25%

Some
College



54%

College
Graduate

EMPLOYMENT

     **69%**

White Collar



Blue Collar



Services

14%

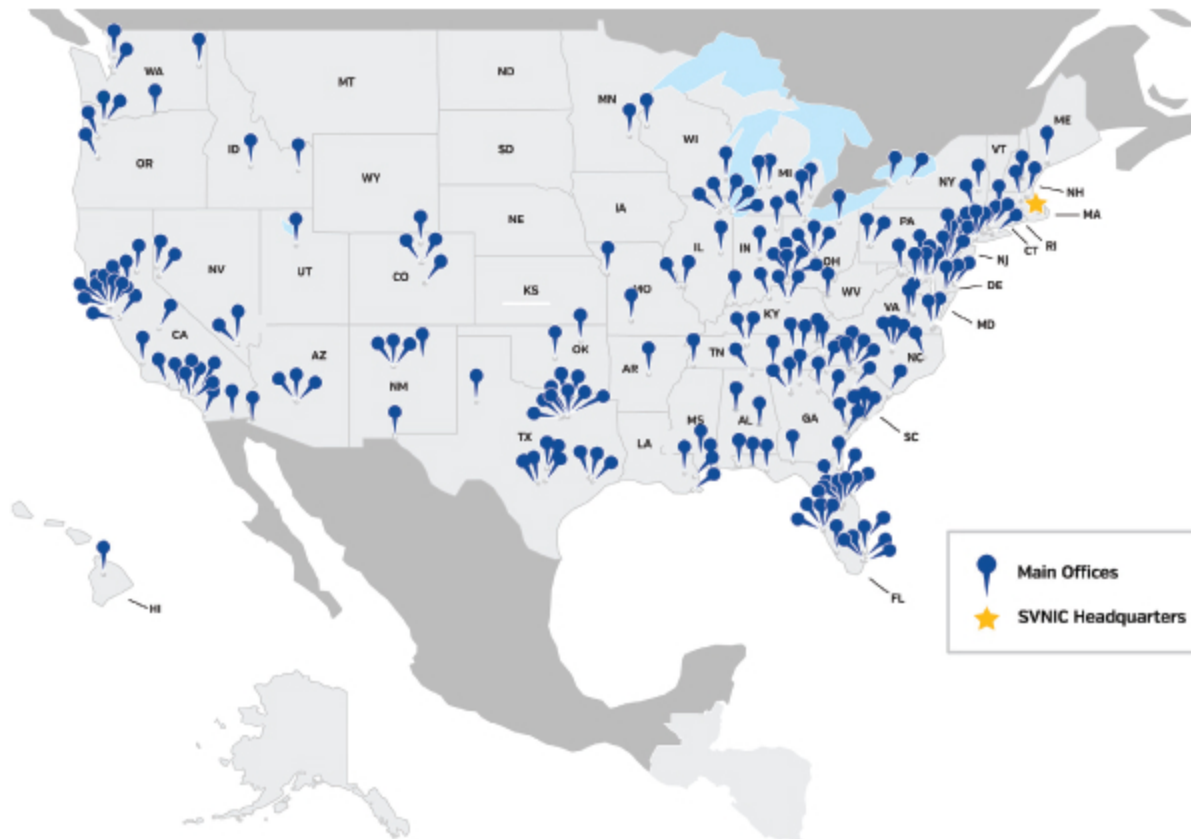
17%

Unemployment
Rate

3.8%

SVN International Corp. Overview

THE SVN® ORGANIZATION is comprised of over 1,600 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographical coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.



1,600+ Advisors and Staff

\$11.1 Billion Total Value of Sales and Lease Transactions

200 Offices Nationwide

2017 Volume
63% Sales | 37% Leasing*

*Leasing includes both Landlord and Tenant Representation.

****DATA BASED ON US SALES**

***The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.

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.

Riverstone C.R.E. Co.

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Designated Broker of Firm

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