

# WOLF PEN CREEK DISTRICT

TRACTS FOR SALE

CLARKE & WYNDHAM  
REAL ESTATE INVESTMENT SERVICES

COLLEGE STATION, TEXAS

CALL FOR PRICING



CLARKE & WYNDHAM, INC.  
3608 EAST 29TH STREET, SUITE 100  
BRYAN, TEXAS  
(979) 846-4384

FOR INFORMATION:  
PAUL CLARKE  
PCLARKE@CLARKEWYNDHAM.COM



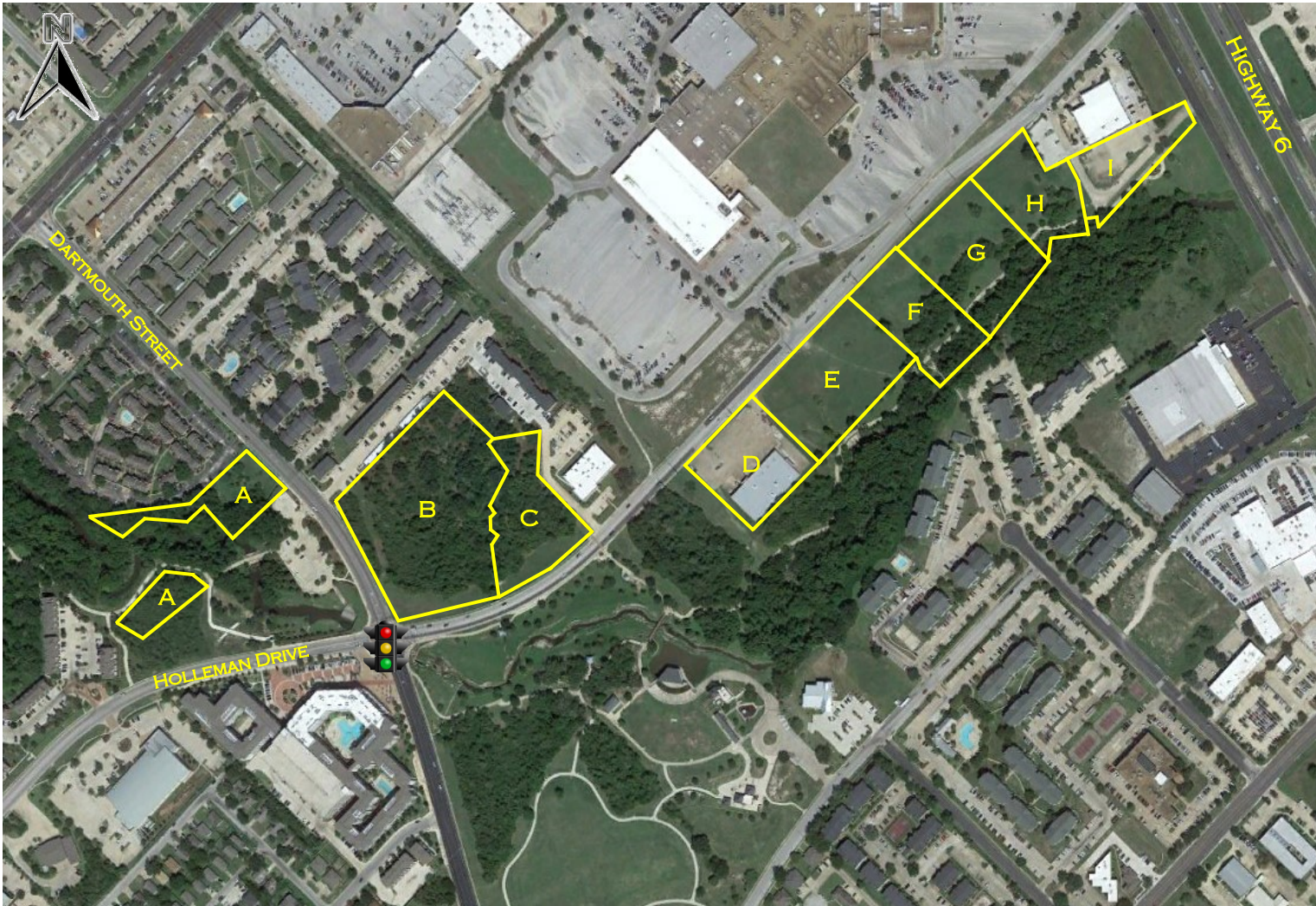
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### A. ± 2.1 ACRES

- +/- 40,000 SF DEVELOPABLE
- BEST USE: OFFICE CONDOMINIUMS OR MIXED USE

### B. & C. ± 8.86 ACRES

- BEST USE: STUDENT APARTMENTS WITH MIXED USE

### D. ± 2 ACRES WITH 23,000 SF BUILDING

- FORMER SEARS SERVICE CENTER

### E-H. ± 9.2 ACRES

- CURRENTLY BEING LAND-PLANNED FOR OFFICE CONDOMINIUMS

### I. ± 1.03 ACRES CONTIGUOUS TO CAVENDERS

- BEST USE: RETAIL OR FOOD

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### PREMIERE STUDENT APARTMENT LAND TRACT CLOSE TO TEXAS A&M UNIVERSITY

LOCATED ONLY A FEW BLOCKS FROM TEXAS A&M UNIVERSITY, THIS APPROXIMATELY 8.86 ACRE TRACT IS SITUATED IN A CITY PARK DISTRICT. THE DISTRICT CURRENTLY REQUIRES SOME MIX OF USE OTHER THAN ONLY APARTMENTS ON A PORTION OF THE GROUND FLOOR. THE COLLEGE STATION CITY COUNCIL HAS SUPPORTED ONLY A VERY SMALL PORTION OF GROUND FLOOR SPACE BE USED FOR NON-STUDENT APARTMENTS.



WOLF PEN CREEK  
AMPHITHEATRE

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## WOLF PEN CREEK DISTRICT

THE WOLF PEN CREEK DISTRICT (WPC) IS LOCATED IN CENTRAL COLLEGE STATION A FEW BLOCKS FROM THE TEXAS A&M UNIVERSITY CAMPUS. THE DISTRICT ALLOWS SEVERAL LAND USES INCLUDING MULTI-FAMILY, ENTERTAINMENT, RESTAURANT, HOTEL AND OFFICE. IN THE HEART OF WPC SITS AN OUTDOOR AMPHITHEATER WITH A SEATING CAPACITY OF APPROXIMATELY 7,500. ADDITIONAL FEATURES INCLUDE, BUT ARE NOT LIMITED TO, OUTDOOR PAVILIONS, AN OPEN AREA FESTIVAL SITE, INDOOR VENUE SPACE, A GREENWAY WITH TRAILS, A SMALL LAKE, THE SPIRIT ICE ARENA, THE ARTS COUNCIL OF THE BRAZOS VALLEY AND OVER 2 MILES OF WALKING & JOGGING TRAILS.

WPC IS ADJACENT TO POST OAK MALL, A SUPER REGIONAL SHOPPING MALL WHOSE TRADE AREA ENCOMPASSES 13 COUNTIES, BOASTS 120 STORES, AND HAS OVER 750,000 SF OF TOTAL RETAIL FLOOR AREA.

5,500 MULTI-FAMILY UNITS AND A POPULATION OF APPROXIMATELY 16,475 ARE WITHIN A 1 MILE RADIUS. THE UNIQUE PROXIMITY TO TEXAS A&M UNIVERSITY, STATE HIGHWAY 6 AND POST OAK MALL MAKES WPC A DESIRED DESTINATION.



WOLF PEN CREEK AMPHITHEATRE



TEXAS A&M UNIVERSITY

## BRYAN/COLLEGE STATION

BRYAN/COLLEGE STATION IS HOME TO TEXAS A&M UNIVERSITY, THE LARGEST PUBLIC UNIVERSITY BY ENROLLMENT IN THE STATE OF TEXAS. THE CURRENT STUDENT BODY CONSISTS OF A STEADILY GROWING 62,802, A NUMBER WHICH SHOWS NO SIGN OF WAVERING IN THE NEAR FUTURE. THE TEXAS PUBLIC INSTITUTIONS OF HIGHER EDUCATION FORECASTS A STUDENT BODY OF 70,000 BY THE YEAR 2025.

THE AREA IS WITHIN 100 MILES OF BOTH HOUSTON AND AUSTIN, AND LESS THAN 200 MILES FROM DALLAS AND SAN ANTONIO.

COLLEGE STATION WAS NAMED THE FASTEST GROWING NON-SUBURB IN TEXAS IN 2016 (U.S. CENSUS BUREAU). A ROBUST MIXTURE OF YOUTHS AND ADULTS HAS FUELED THE RAPID GROWTH IN THE RESIDENTIAL, RETAIL AND MULTI-FAMILY MARKETS.

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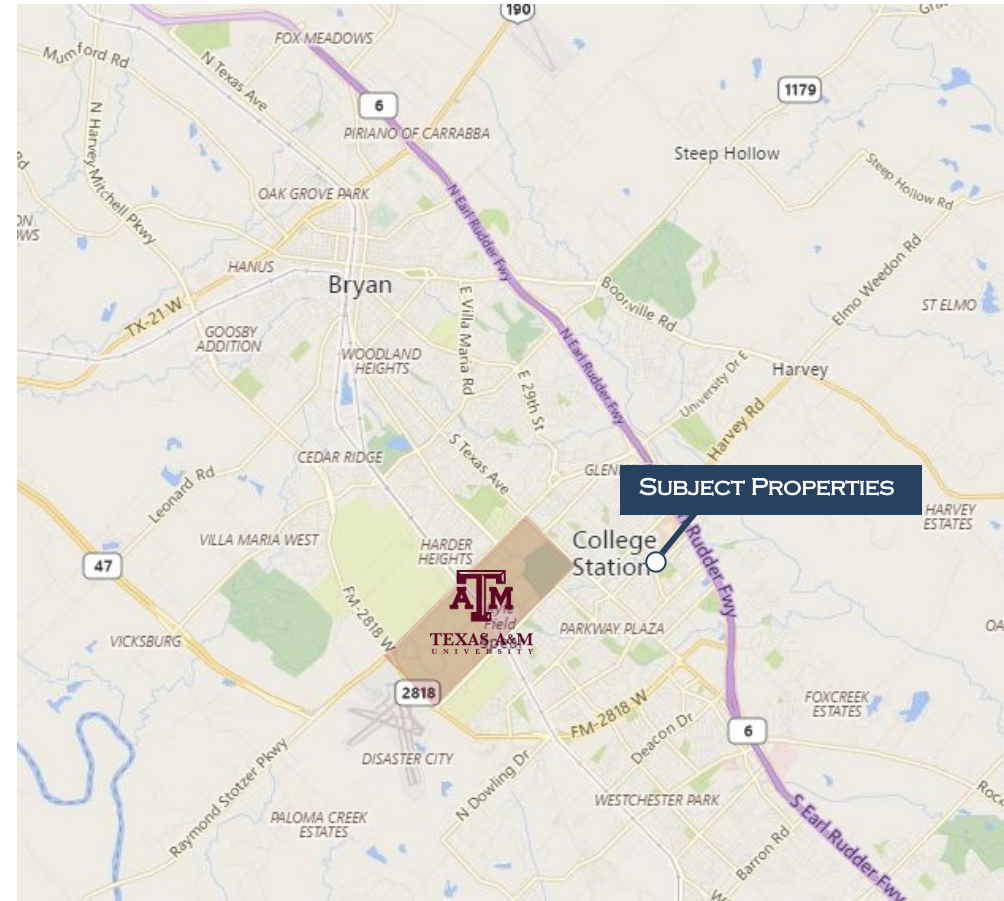
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DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
TOTAL POPULATION 2017	18,936	95,273	155,701
ESTIMATED POPULATION GROWTH 2017-2022	9.74%	9.32%	9.81%
DAYTIME POPULATION	7,232	92,416	118,514
TOTAL HOUSEHOLDS 2017	7,458	36,230	60,568
ESTIMATED TOTAL HOUSEHOLDS 2022	8,202	40,064	66,987
TRAFFIC			
HIGHWAY 6	77,362 VPD		



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	<b>Information About Brokerage Services</b>	11/2/2015	
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.			
<b>TYPES OF REAL ESTATE LICENSE HOLDERS:</b>			
<ul style="list-style-type: none"><li>A <b>BROKER</b> is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.</li><li>A <b>SALES AGENT</b> must be sponsored by a broker and works with clients on behalf of the broker.</li></ul>			
<b>A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):</b>			
<ul style="list-style-type: none"><li>Put the interests of the client above all others, including the broker's own interests;</li><li>Inform the client of any material information about the property or transaction received by the broker;</li><li>Answer the client's questions and present any offer to or counter-offer from the client; and</li><li>Treat all parties to a real estate transaction honestly and fairly.</li></ul>			
<b>A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:</b>			
<b>AS AGENT FOR OWNER (SELLER/LANDLORD):</b> The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing 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.			
<b>AS AGENT FOR BUYER/TENANT:</b> 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.			
<b>AS AGENT FOR BOTH - INTERMEDIARY:</b> 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:			
<ul style="list-style-type: none"><li>Must treat all parties to the transaction impartially and fairly;</li><li>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.</li><li>Must not, unless specifically authorized in writing to do so by the party, disclose:<ul style="list-style-type: none"><li>that the owner will accept a price less than the written asking price;</li><li>that the buyer/tenant will pay a price greater than the price submitted in a written offer; and</li><li>any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.</li></ul></li></ul>			
<b>AS SUBAGENT:</b> 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.			
<b>TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:</b>			
<ul style="list-style-type: none"><li>The broker's duties and responsibilities to you, and your obligations under the representation agreement.</li><li>Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.</li></ul>			
<b>LICENSE HOLDER CONTACT INFORMATION:</b> 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.			
Clarke & Wyndham, Inc.	887305	polarke@clarkewyndham.com	(879)848-4384
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Kevin Carter	802438	kcarter@clarkewyndham.com	(879)848-4384
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 <a href="http://www.treo.texas.gov">www.treo.texas.gov</a>	
Clarke & Wyndham, Inc., 3608 East 29th Street, Suite 100, Bryan, Texas 77802		Phone: (879)848-4384 Fax: (879)246-9233	
Robert Carter, Produced with eForm by 2SLight, 18070 Fifteen Mile Road, Fraser, Michigan 48029		IAB3 1-0 Date: July 2008	

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