

THE

Boardwalk

@

M I D T O W N P A R K

IT'S ALL HERE.

NWC COLLEGE AVE & W VILLA MARIA RD | BRYAN, TX

 VENTURE



and loyalty
and our hea
ams, Class of

AT&M
LEAD

IF NOT
US
WHAT?

LIKE MANY TEXAS COMMUNITIES IN THE MID- AND LATE-19TH CENTURY, BRYAN BEGAN AS A SMALL-TOWN STOP ALONG THE STATE'S EXPANDING RAILWAY SYSTEM. BUT ALMOST FROM THE BEGINNING, BRYAN WAS DIFFERENT: IT QUICKLY DISTINGUISHED ITSELF FROM THE MANY OTHER RAILWAY STOPS ACROSS THE STATE BY FLOURISHING INTO A VIBRANT-AND PERMANENT-CENTER OF BUSINESS AND TRADE.

IN THE NEARLY 140 YEARS SINCE BRYAN'S FOUNDING, MANY TEXAS RAILROAD STOPS BECAME NOTHING MORE THAN GHOST TOWNS. BUT THE OPTIMISTIC SPIRIT AND DETERMINATION THAT BUILT BRYAN IN ITS EARLY YEARS CONTINUES TO DEFINE BRYAN TODAY. IT IS A COMMUNITY THAT SUCCESSFULLY COUPLES DYNAMIC GROWTH WITH HISTORIC IMPORTANCE.

THE CITY OF COLLEGE STATION BEGAN WITH THE FOUNDING OF TEXAS A&M COLLEGE IN 1876. THE EPICENTER OF THE CITY IS THE CAMPUS. THE U.S. POSTAL SERVICE DESIGNATED THE AREA COLLEGE STATION IN 1877, DERIVING THE NAME FROM THE TRAIN STATION LOCATED WEST OF THE CAMPUS. TEXAS A&M IS THE FIRST PUBLIC INSTITUTION OF HIGHER LEARNING IN THE STATE OF TEXAS, WITH A CURRENT ENROLLMENT OF OVER 69,000.

THE ESTIMATED POPULATION OF BRYAN-COLLEGE STATION MSA IN 2019 WAS 273,101.

Bryan-College Station

Site Plan



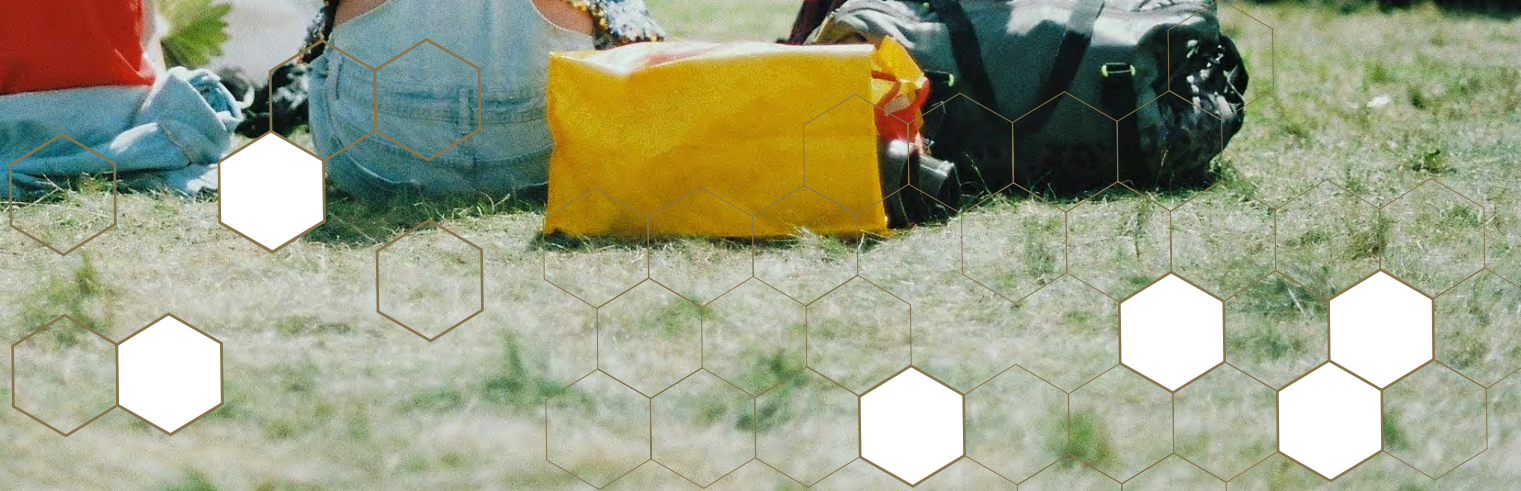
MIDTOWN CONCEPT PLAN
BRYAN, TX.

SP-14 **O'BRIEN**

SCALE: N1S JOB No. 00078 DATE: 1/18/20

*THIS IS A CONCEPTUAL PLAN ONLY. BROKER DOES NOT WARRANT SITE TO BE BUILT AS SHOWN.

Have Fun.

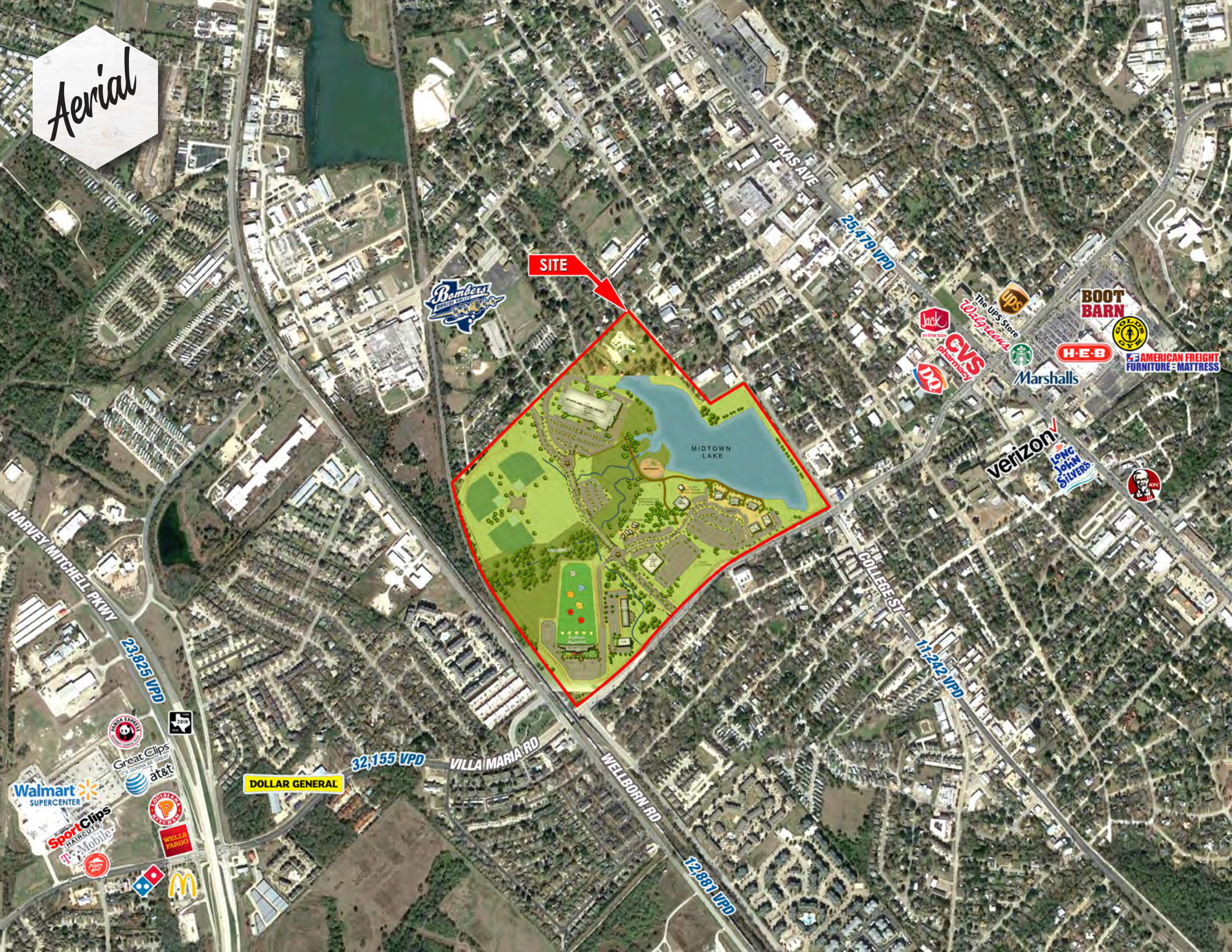


Aerial

SITE



MIDTOWN LAKE



TEXAS AVE

25,479 VPD



BOOT BARN

HEB

AMERICAN FREIGHT FURNITURE - MATTRESS

Marshalls

verizon

Long John Silvers



HARVEY MITCHELL PKWY

23,825 VPD



DOLLAR GENERAL

32,155 VPD

VILLA MARIA RD

WELLBORN RD

12,887 VPD

COLLEGE ST

11,242 VPD



Aerial

HEB
Auto Zone
Safari Dental
Jackson Hewitt Tax Service
O'Reilly Auto Parts

TACO BELL
CINEMARK
Kroger
Freddy's STEAKHOUSES
WING STOP
CHASE

Walmart SUPERCENTER
LOWE'S
PET SUPPLIES PLUS
Target
Chick-fil-A
rue21

Walmart SUPERCENTER
McDonald's
WELLS FARGO
SportClips HAIRCUTS
at&t

PETSMART
MICHAEL'S
ULTA
Starbucks
BOOKS A MILLION

Dillard's
macy's
jcpenney
TJ-MAXX
BEALLS
burkes OUTLET

Kroger
WELLS FARGO
WING STOP
COTTON PATCH Cafe
SPEC'S
CVS pharmacy

HEB
Target
HOBBY LOBBY
petco
WORLD MARKET
KOHLS
OLD NAVY

HEB
Chick-fil-A
MOD
WING STOP
COTTON PATCH Cafe

CITY OF BRYAN

BUNN COLLEGE
10,170 STUDENTS

ATM
69,645 STUDENTS

EASTWOOD AIRPORT

COLLEGE STATION

SITE

25,029 VPD

56,179 VPD

11,222 VPD

32,155 VPD

WILMA MARIA RD

COLLEGE ST

AT&T RELIS
THE TEXAS A&M UNIVERSITY SYSTEM
33,000+ PROJECTED STUDENTS

Dine.



2020 DEMOGRAPHIC SUMMARY

	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Est. Population	89,104	161,594	224,409
Est. Daytime Population	43,679	63,905	82,725
Est. Avg. HH Income	\$52,834	\$53,274	\$66,238
Projected 2025 Population	96,765	175,366	243,583

*The Premier Entertainment District
of Bryan-College Station*

PROPOSED USES & FEATURES INCLUDE:

- * BIG SHOTS 2ND LOCATION IN THE STATE COMING 2022 WITH EST. 300,000 GUESTS PER YEAR.
- * LIVE MUSIC VENUE
- * 145,000 SF STATE OF THE ART REGIONAL INDOOR SPORTS & EVENT COMPLEX COMING 2022
- * 20 ACRE ACTIVE LAKE OFFERING CANOEING, FISHING AND MORE
- * 40 ACRES OF GREEN SPACE INCLUDING THE GROVE, PARK, FESTIVAL GROUNDS, DOG PARK & GREEN BELT
- * LARGE FORMAT FAMILY ENTERTAINMENT COMPLEX
- * AND OF COURSE, OVER 700 FEET OF BOARDWALK ALONG THE SOUTHERN SHORE OF MIDTOWN LAKE TYING INTO FULL SERVICE RESTAURANTS WITH STUNNING PATIO VIEWS

Highlights





TRAFFIC COUNTS:

Villa Maria Rd	32,155 VPD
College St	11,242 VPD



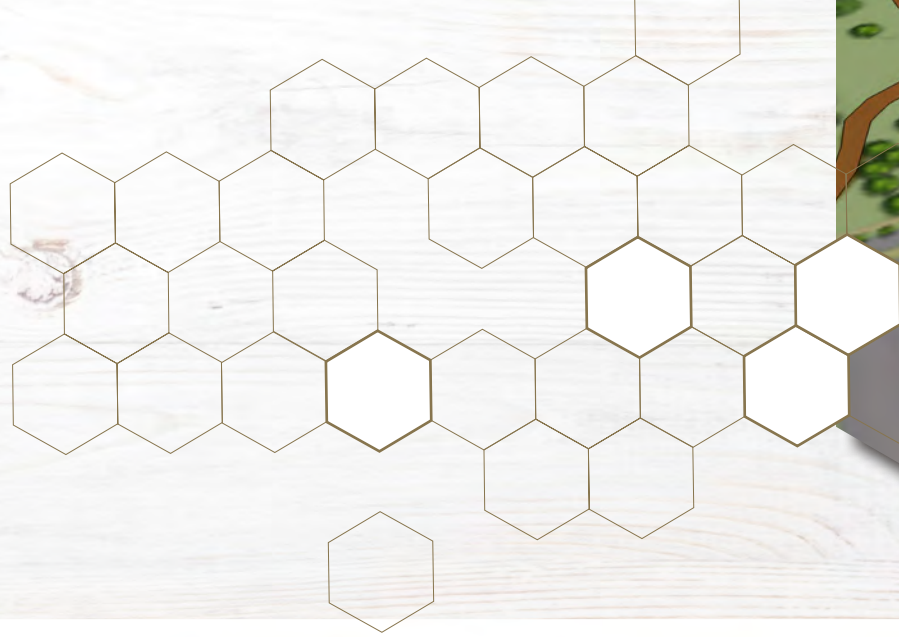
STUDENT POPULATION

TEXAS A&M	68,603
BLINN COLLEGE	18,977
TOTAL STUDENT POPULATION	87,580

It's All Here.

Renderings





Boardwalk



THE Boardwalk
@ MIDTOWN PARK

IT'S ALL HERE.

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 VENTURE
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214.378.1212



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
John Zikos	375018	jzikos@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date