

INDUSTRIAL BUSINESS PARK | FOR LEASE OR BUILD-TO-SUIT

INNOQUEST
INDUSTRIAL PARK



6

State Highway 6

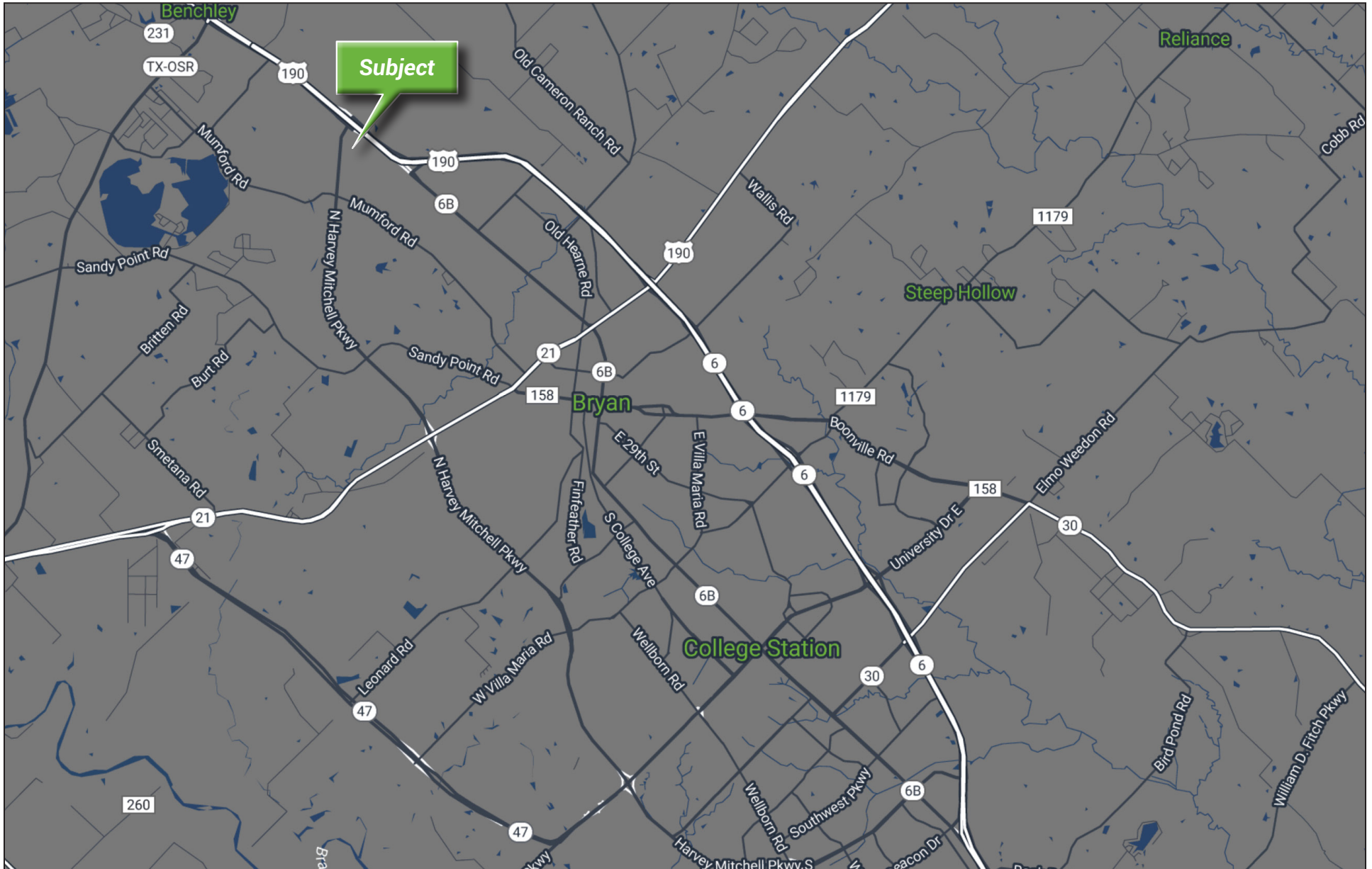
North Harvey Mitchell Parkway (FM 2818)

Property Highlights

- 30' clear heights
- Clear span warehouse space
- 3 phase power
- Rail access (1100')
- 15 acres available for future development or laydown yard
- Redundant electricity
- High speed fiber
- 12" reinforced concrete slab
- 8" natural gas service
- Cranes
 - Two - 5 ton
 - Two - 20 ton
 - One - 10 ton



Location Map





BUILDING INFORMATION

Address 2870 North Harvey Mitchell Parkway
Bryan, Texas 77807

Building Area 200,000 SF

Year Built 1979

Foundation 12" concrete slab

Exterior Walls Sheet metal

Framing Iron

Roof Cover Metal (2017)

Structure Metal frame

Size 76.76 AC


Zoning Industrial

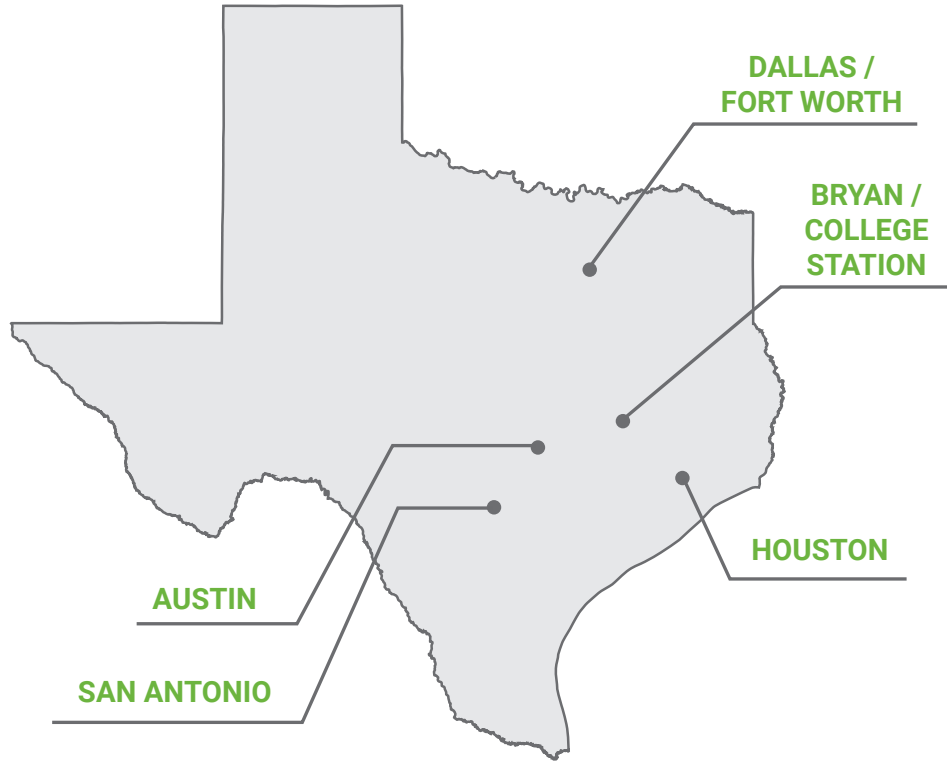
OFFERING SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW • DISCLAIMER



Availabilities



AVAILABLE SPACE	
Suite 200	11,400 SF Office 8,300 SF Warehouse 19,700 SF Total
Suite 300	6,898 SF Office 21,122 SF Warehouse 28,020 SF Total 1.4 AC fenced laydown yard
Suite 600	5,000 SF Warehouse
	Rail Access



**COLLEGE STATION
NATIONAL RANKING
AND RECOGNITIONS**

A map of the Bryan/College Station area with various national rankings overlaid. The rankings are as follows:

- #3 BEST SMALL CITIES FOR BUSINESS & CAREERS** (Forbes 2018)
- FASTEST-GROWING NON-SUBURB IN TEXAS** (U.S. Census Bureau 2016)
- #9 U.S. CITIES ON THE RISE** (Kiplinger 2017)
- #1 U.S. CITIES PRIMED FOR ECONOMIC GROWTH** (CardRates 2018)
- #15 FASTEST GROWING U.S. METROS** (U.S. Census Bureau 2016)
- #8 FASTEST-GROWING COLLEGE TOWNS** (Lawstarter 2017)
- #5 BEST SMALL U.S. METRO FOR JOB SEEKERS** (AIER 2016)
- #1 BEST SMALL PLACES IN TEXAS FOR BUSINESSES AND CAREERS** (Forbes 2018)
- #2 BEST SMALL PLACES IN TEXAS FOR JOB GROWTH** (Forbes 2018)
- MOST EDUCATED CITY IN TEXAS** (Insurify 2018)
- #15 FASTEST-GROWING CITY IN THE U.S.** (Insite Brazos Valley 2016)
- #2 BEST SMALL PLACES IN TEXAS FOR COST OF BUSINESS** (Forbes 2018)

Located in the center of the Texas Triangle that is Dallas-Fort Worth, Houston, and San Antonio, The Bryan / College Station area is a high growth area, offering access to unmatched resources. The area provides access to a highly educated workforce with a unique work ethic, a low cost of doing business environment, and a quality of life that makes the region one of the most livable metro areas in the United States.

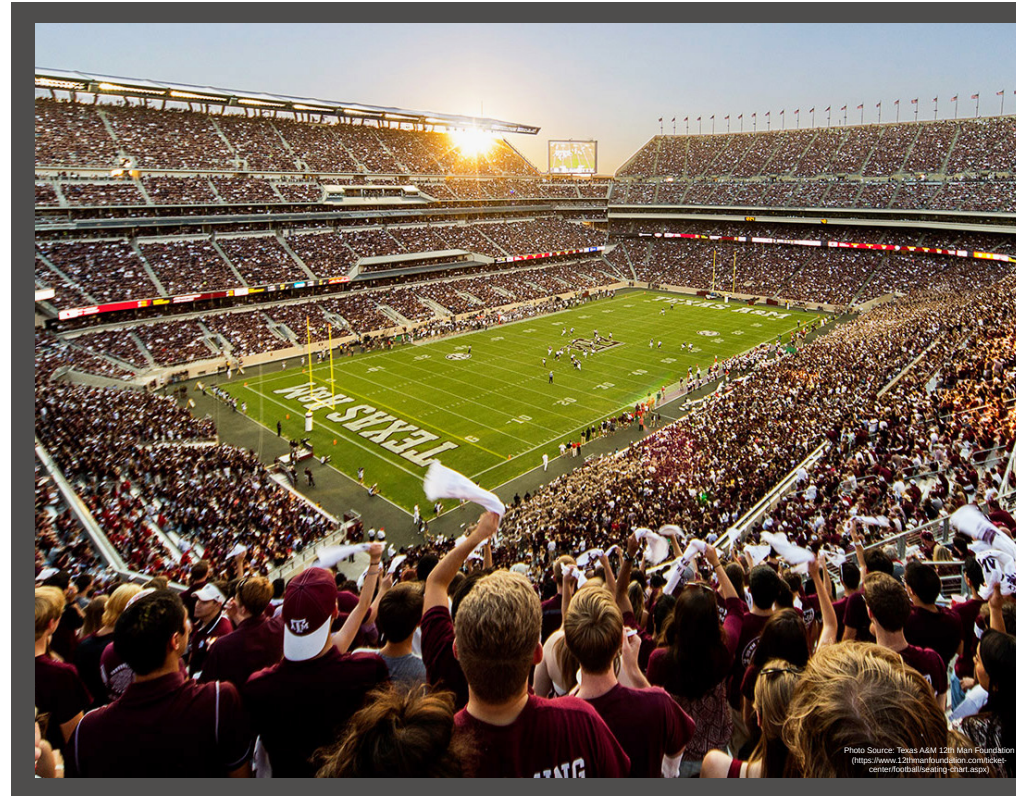
The Bryan/College Station area provides excellent connectivity to anywhere in Texas and all parts of the world. The area is located within 100 miles of both Houston and Austin, and less than 200 miles from Dallas and San Antonio: State Highway 6 runs north & south through Bryan/College Station, connecting with U.S. Highway 290 in the south & Interstate-35 to the north & State Highway 21 connects east to Interstate-45 & west to Interstate-35.

TEXAS A&M UNIVERSITY

Texas A&M University opened its doors in 1876 as the state's first public institution of higher learning. Today, it stands as a research-intensive flagship university with more than 130 undergraduate degree programs, over 260 graduate degree programs, 170 master's degree programs, 93 doctoral degree programs, and 5 first professional degrees as options for study.

The University not only ranks among the top ten research institutions and one of the top ranked universities in the nation, but also maintains one of the largest student bodies with enrollment over 68,000 students in Fall 2018. In 1971 and 1989, respectively, Texas A&M was designated as a sea-grant and a space-grant institution, making it among the first four universities to hold the triple distinction of land-grant, sea-grant, and space-grant designations.

The Texas A&M campus located in College Station, Texas serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies.



REGIONAL TRAFFIC GENERATORS

STATE AGENCY HEADQUARTERS

College Station, Texas serves as the headquarters for the following state agencies:



Texas A&M AgriLife Research, Texas A&M Engineering Experiment Station, Texas A&M Forest Service, Texas A&M AgriLife Extension Service, Texas A&M Engineering Extension Service, Texas A&M Veterinary Medical Diagnostic Laboratory, and Texas A&M Transportation Institute.

POST OAK MALL

Post Oak Mall is a 774,932 square foot regional shopping mall located in College Station, Texas. It is currently anchored by Bealls, Dillard's, JcPenney, Macy's, and features more than 120 specialty stores including H&M, Aeropostale, American Eagle Outfitters, Zales Jewelers, and Forever 21. Post Oak Mall's trade area is comprised of 13 counties and is the only super-regional shopping center within a 75-mile radius.

GEORGE BUSH PRESIDENTIAL LIBRARY & MUSEUM

The George Bush Presidential Library and Museum at Texas A&M University is dedicated to preserving and making available the records and artifacts of George H.W. Bush, the 41st President of the United States. The library and museum's archives and collections contain 44 million pages of records, 2 million photographs, and over 120,000 artifacts. The library and museum promotes civic literacy and increased historical understanding of our national experience, and foster a community of public service and volunteerism.

HEALTHCARE SERVICES

Baylor Scott & White Medical Center - College Station is a five-story, 143-bed hospital located on a 98-acre campus near the intersection of Texas Highway 6 and Rock Prairie Road. The medical center is a nationally accredited Chest Pain Center and Level III Trauma Center.

College Station Medical Center is a 167-bed facility and is a licensed Level III Trauma unit. The medical center is the only hospital in the Brazos Valley Region to receive national certification in joint replacement from the Joint Commission and is an accredited Chest Pain Center, a certified Primary Stroke Center, and the region's first accredited sleep center.

CHI St. Joseph Regional Health Center is a 310-bed medical facility that has over 30 locations across the Brazos Valley area. The regional medical hospital is the only Level II Trauma Center in the region, and has a widely recognized surgery program.



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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Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
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