

RETAIL & BUSINESS PARK DEVELOPMENT | FOR LEASE, FOR SALE & BUILD-TO-SUIT



# PROVIDENCE PARK





# PROVIDENCE PARK

Providence Park is a 54-acre business park and retail center in the heart of Bryan-College Station. It is perfectly positioned off of the heavily populated State Highway 6 with the capacity and flexibility to accommodate a wide variety of users.

## HISTORY

1984

### WESTINGHOUSE

Westinghouse Electric Company builds new facility to accommodate robotic assembly testing for Department of Defense.

1999

### NORTHROP GRUMMAN

Northrop Grumman buys Westinghouse military and electronics businesses in 1996. By 1999, the Westinghouse facility closes.

2009

### SCIENCE PARK

College Station Science Park, LLC purchases former Westinghouse facility, after being vacant for more than nine years, to house Lynntech Inc.

2016

### OLDHAM GOODWIN

Oldham Goodwin Capital, LP purchases Science Park and begins its transformation into Providence Park.



#### PURPOSE

To advance the economic, research and scientific development of Bryan-College Station.



#### VISION

To become Brazos Valley's most popular and exclusive business address for innovation, research and technology.



#### MISSION

To create an ecosystem of offices, light manufacturing, restaurants and retail that will serve as an anchor in Bryan-College Station for research companies and innovative businesses.

## NAME EXPLANATION

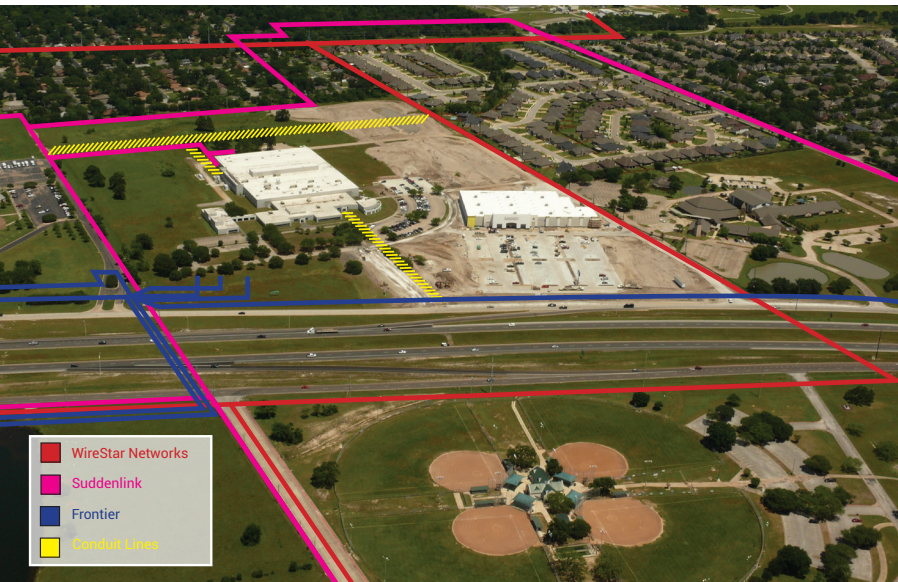
Providence comes from the Latin word, *providentia*, meaning foresight or forethought. It is the state of being provident which means being prepared for the future.

It also comes from a biblical reference meaning the foreseeing care and guidance of God or nature over the creatures of the Earth.

Providence is a fitting name for this property because the businesses located here will be innovative and forward thinking and the property is situated between two churches.



Rendering of Proposed Master Plan



Fiber Optic Line Map

## FOR LEASE | FOR SALES | BUILD-TO-SUIT

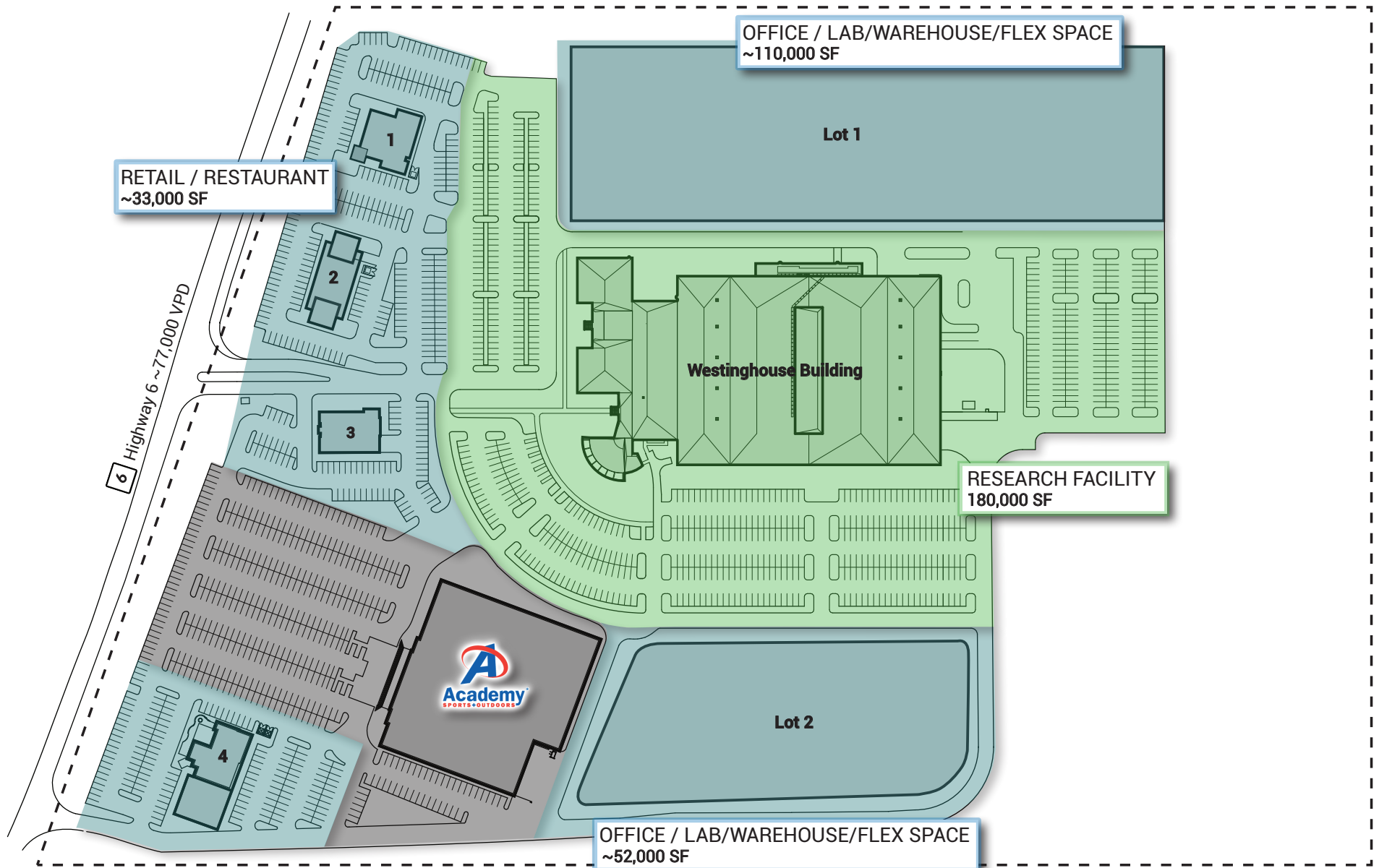
- 54-acre site in Bryan-College Station that includes an update ~180,000 SF building for flex industrial space, corporate campus and/or office space and a surrounding 50 acres with lots and pad sites for ground lease, purchase or build-to-suit
- Approximately 1,400 feet of highway frontage directly off State Highway 6 and located at the county's 4<sup>th</sup> busiest highway intersection with approximately 92,000 vehicles per day
- On-site access to water, wastewater, gas, electric and fiber, as well as on-site regional detention – all suitable to support large customers cost effectively
- Supported by several different underground Fiber Optic Cable providers
- Electric capability to provide a dual feed from two different substations
- Only 8 minutes (2 miles) to Texas A&M University and 12 minutes (7 miles) to Easterwood Airport
- Abundance of shopping, restaurants and retail spots in close proximity
- Available land, pad sites and vacant office space are available now at a very competitive price

Providence Park  
Proposed Master Plan Aerial



PRELIMINARY MASTER PLAN

Pad sites and lots are available for ground lease, purchase or build-to-suit at competitive prices.



Providence Park  
Proposed Restaurant & Retail



AREA MAP



Logos for Jason's Deli, World Market, Bed Bath & Beyond, Pier 1 Imports, Morning Charlie, Double Dave's, Cold Stone Creamery, Complete Nutrition, and Panda Express.

TEXAS A&M UNIVERSITY

Logos for 7-Eleven and Firehouse Subs.

Post Oak Mall  
Logos for JCPenney, Macy's, Dillard's, H&M, Sears, Chucky's, B.J.'s, and Bealls.

Logos for Ross Dress for Less, Hobby Lobby, Petco, and Starbucks.

Logos for Kohl's, CAO, H&R Block, Chick-fil-A, OfficeMax, AT&T, and UPS.

Holiday Inn Express

COUNTRY INNS & SUITES BY CARLSON

6

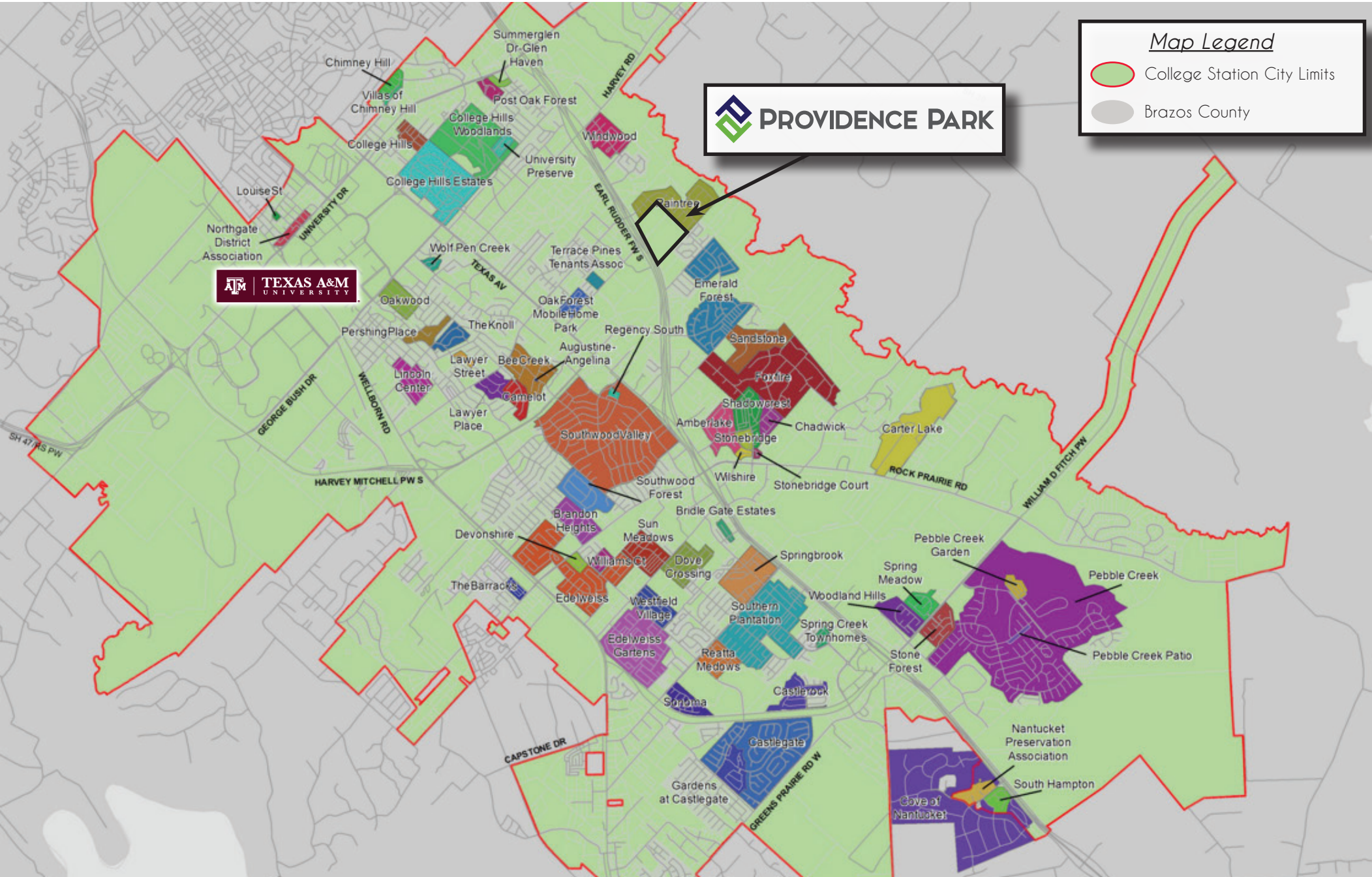
HONDA

GRAND STATION ENTERTAINMENT

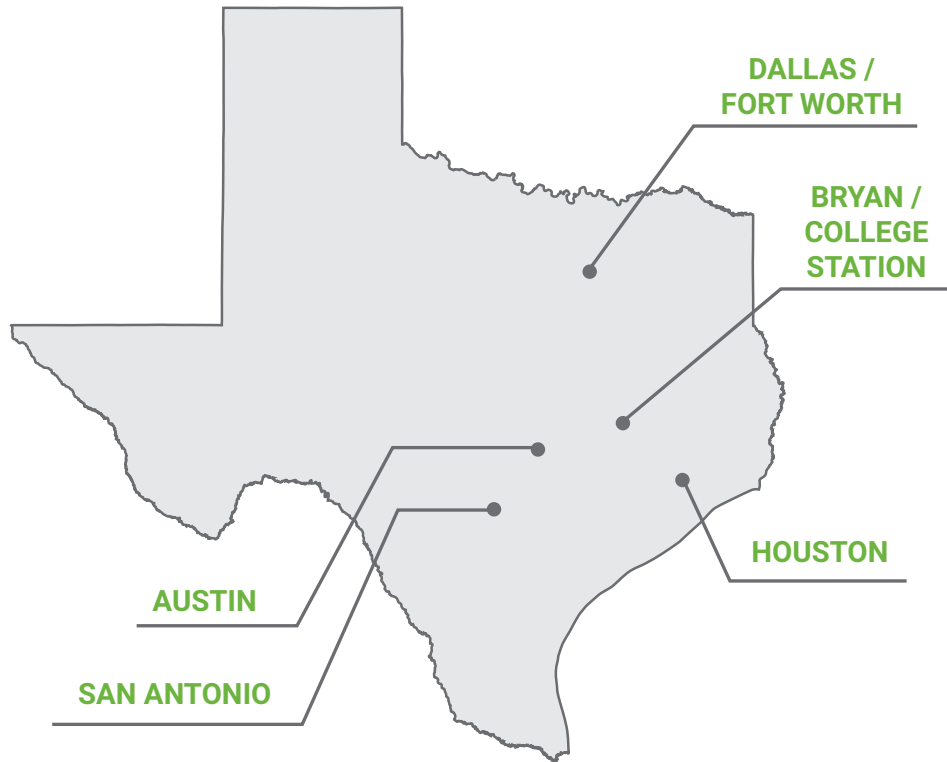
State Highway 6: +/- 92,000 VPD

Academy SPORTS+OUTDOORS

**SURROUNDING NEIGHBORHOOD MAP**







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.

Sources: Research Valley Partnership

**COLLEGE STATION  
NATIONAL RANKING  
AND RECOGNITIONS**

A small map of the United States with a white callout box highlighting the state of Texas. Below this, a larger map of the College Station area is overlaid with various ranking callouts in bold black text.


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

## INDUSTRY OVERVIEW

Core industry sectors of focus in the Brazos Valley area are Energy, Transportation, Healthcare and Agrilife. These broad industry sectors capture a large portion of the research enterprise system and provide a clear message to companies in particular vertical markets. Positioning around these core themes that have a significant economic and societal impact gives the Brazos Valley area a greater market orientation and provides a strong global branding platform.


Source: Greyhill Advisors, greyhill.com

### ENERGY




The dynamic nature of this industry continues to present opportunities for increased innovation and shared R&D between private sector firms and academia. Ex. Includes companies involved in the exploration and development of oil or gas reserves, oil and gas drilling, or integrated power firms.

### TRANSPORTATION



With advanced research occurring throughout the university in fields ranging from Aerospace to roadway infrastructure and congestion to transportation safety and security, the university is a leader in the future of global mobility solutions. Ex. Includes public and private transport as well as transportation of goods.

### HEALTHCARE



Healthcare is one of the largest, fastest growing and rapidly changing segments of the national economy. Massive research conducted at the university in this field emphasizes the important role that the Brazos Valley plays in impacting global health in both human and animal populations. Ex. Hospitals, health maintenance organizations, biotechnology, medical products.

### AGRILIFE



Texas A&M is at the forefront in confronting global challenges at the nexus of food and nutrition, water, land use and environmental stewardship, agricultural output and renewable energy. Ex. includes technology development in agriculture, natural resources, and the life sciences.

## 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.



## BLINN COLLEGE

Established in 1883, Blinn College offers certificates and two-year degrees in more than 50 academic & technical areas of concentration. With over 19,000 students, Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the State of Texas, and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.

## 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 Sears and features more than 120 specialty stores including H&M, Aeropostale, American Eagle Outfitters, Zales Jewelers, and Forever 21. Post Oak Malls' trade area comprising 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.

### 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.



Post Oak Mall



George Bush Presidential Library and Museum



Baylor Scott & White Medical Center - College Station

**INTRODUCTION | PARK OVERVIEW**

**MARKET OVERVIEW**

**WESTINGHOUSE BUILDING OVERVIEW**



STATE HIGHWAY 6  
 4<sup>th</sup> BUSIEST HWY  
 INTERSECTION IN COUNTY  
**OVER 92,000**  
 VEHICLES PER DAY  
(TXDOT AADT 2017)



TOTAL POPULATION OF  
**OVER 139,000**  
 WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL HOUSEHOLDS  
**OVER 54,000**  
 WITHIN FIVE MILE RADIUS  
(ESRI 2017)



AVERAGE HH INCOME  
**OVER \$63,000**  
 WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL EMPLOYEES  
**OVER 104,000**  
 WITHIN FIVE MILE RADIUS  
(ESRI 2017)



AVERAGE HOME VALUE  
**OVER \$230,000**  
 WITHIN FIVE MILE RADIUS  
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
2017 Total Population	7,069	75,636	144,163
2022 Total Population	7,795	81,362	158,503
2017-2022 Annual Growth Rate	1.97%	1.47%	1.91%
2017 Households	2,871	28,700	56,521
2022 Households	3,163	31,215	62,531
2017 Average Home Value	\$235,983	\$244,905	\$246,586
2022 Average Home Value	\$269,815	\$289,026	\$296,577
2017 Average HH Income	\$65,518	\$61,467	\$67,346
2022 Average HH Income	\$75,032	\$70,055	\$76,868

## OFFICE, LAB, WAREHOUSE & FLEX SPACE AVAILABLE FOR LEASE

- Facility includes ~180,000 SF of improvements with already built out office space, 5,760 SF of equipped wet lab space and over 60,000 SF of flex warehouse space
- Unfinished areas can be built out in 150 days (certain restrictions apply)
- Robust infrastructure with on-site access to water, wastewater, gas, electric and fiber, as well as on-site regional detention – all suitable to support large customers cost effectively
- All of the HVAC needs in the facility are provided via DX roof top units that were purchased new in 2008
- New membrane roofs were installed on the entire facility in 2006 and 2008
- Current parking – 490 regular spaces and 9 handicapped spaces
- All vacant space is available for lease

### THE WESTINGHOUSE BUILDING NAME

The main building that stands on Providence Park is named “The Westinghouse Building.” Majority of the building’s unique features exist because it was originally built for The Westinghouse Company and its high profile and radical projects that were tasked by the Department of Defense in 1983. The building has since been called the ‘Old Westinghouse building’ throughout the community since closing down in 1999. It is also a nod to the American entrepreneur and engineer, George Westinghouse Jr., whose notable inventions are a vital part in today’s American life.



## The Westinghouse Building



The Westinghouse Building  
Updated Lobby





## KEY FEATURES

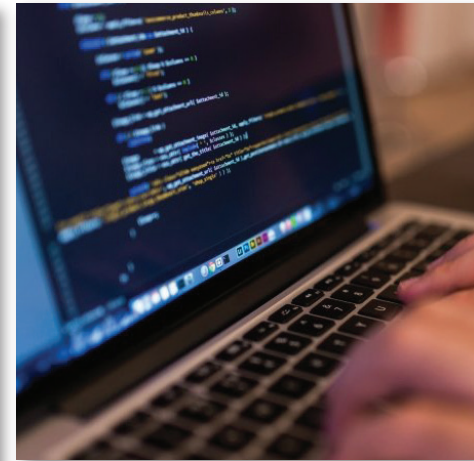
### SECURE & STRONG

- Secured by electronic access control (biometric and RF card)
- Constructed of a large steel frame with insulated double walled steel panel siding plus a steel pan roof deck with 4" thick light weight concrete and three inches of ISO board insulation
- Building and roof system designed to withstand storm force winds
- Built on a vibration and static free concrete slab
- Has a dedicated fire loop and is fully sprinkled for fire protection



### CONNECTED & REDUNDANT

- Supported by underground Fiber Optic Cable
- Dark Fiber connectivity to a Data Center for co-location, backup, disaster recovery, and primary/redundant carrier access
- Underground network infrastructure has been installed to allow for easy fiber install redundancy
- Electric ability to provide a dual feed from two different substations
- Industrial grade redundant generator back up to meet customer specifications
- Underground transmissions lines



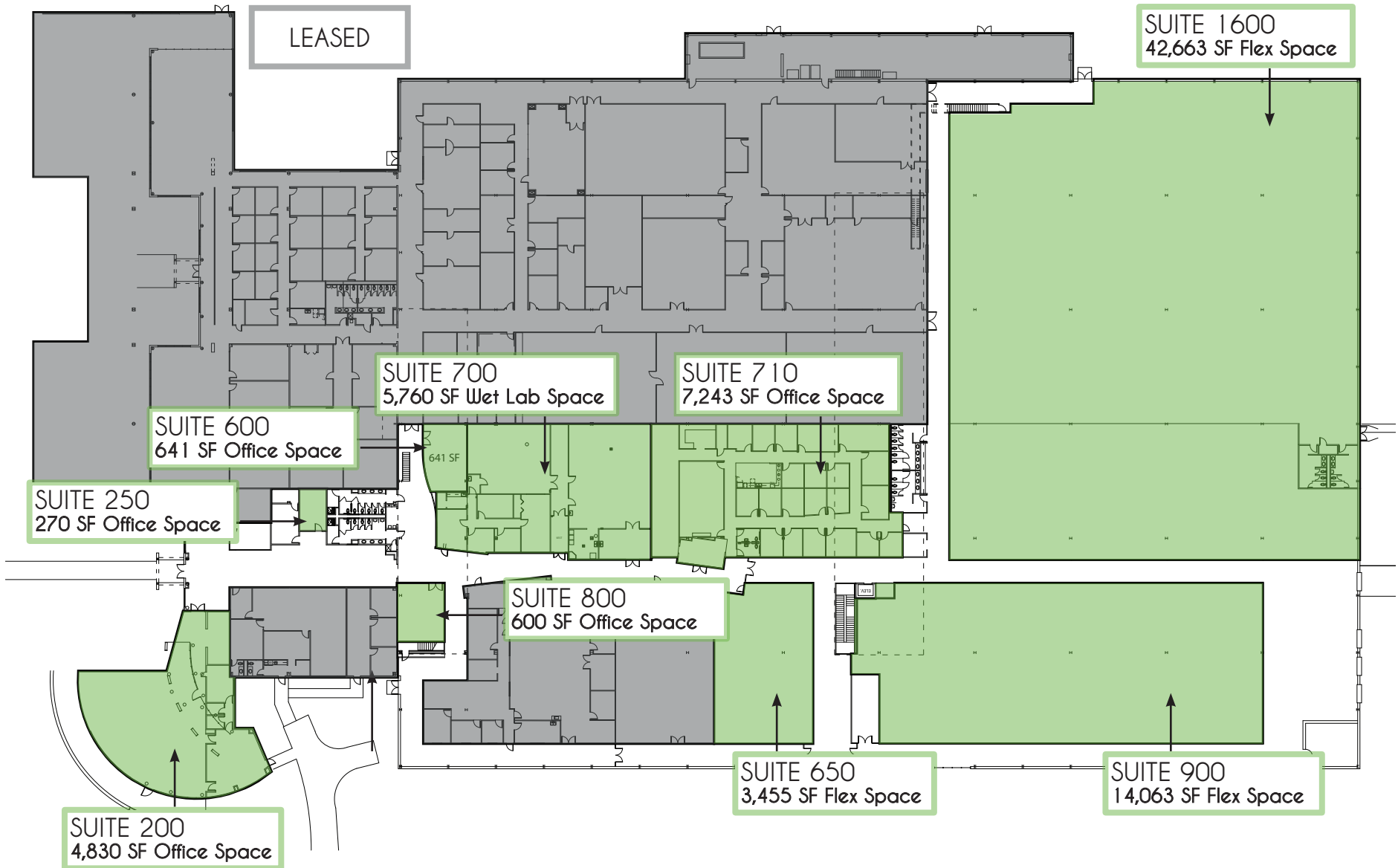
### EQUIPPED & FLEXIBLE

- Finished out office space ready for immediate move in
- 22-25 feet ceiling for high bay activity + loading docks
- Specialty services offered including high voltage electrical, compressed air, deionized water and vacuum
- 10 feet wide corridors for forklift access
- Space and zoning that will allow an outdoor truck court and yard space



### BUILDING FLOOR PLAN

Spaces highlighted in green are available for lease. Unfinished space can be built out in less than ~150 days.



# 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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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

For More Information About This Property,  
Please Contact

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**OLDHAM GOODWIN GROUP**

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**LEASING**

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