

For Sale or Build-to-Suit

2501 Earl Rudder Freeway
College Station, Texas 77845



PROVIDENCE PARK

54 Acre Research & Life Science Campus





INNOVATION. RESEARCH. TECHNOLOGY.

ABOUT PROVIDENCE PARK

Providence Park is a 54 acre research and life science campus in the heart of Bryan-College Station. With its ideal location, directly off of State Highway 6, Providence Park provides excellent accessibility to the “Texas Triangle” – made up of Houston, Dallas/Fort Worth and San Antonio – giving companies the opportunity to reach major markets and millions of people.

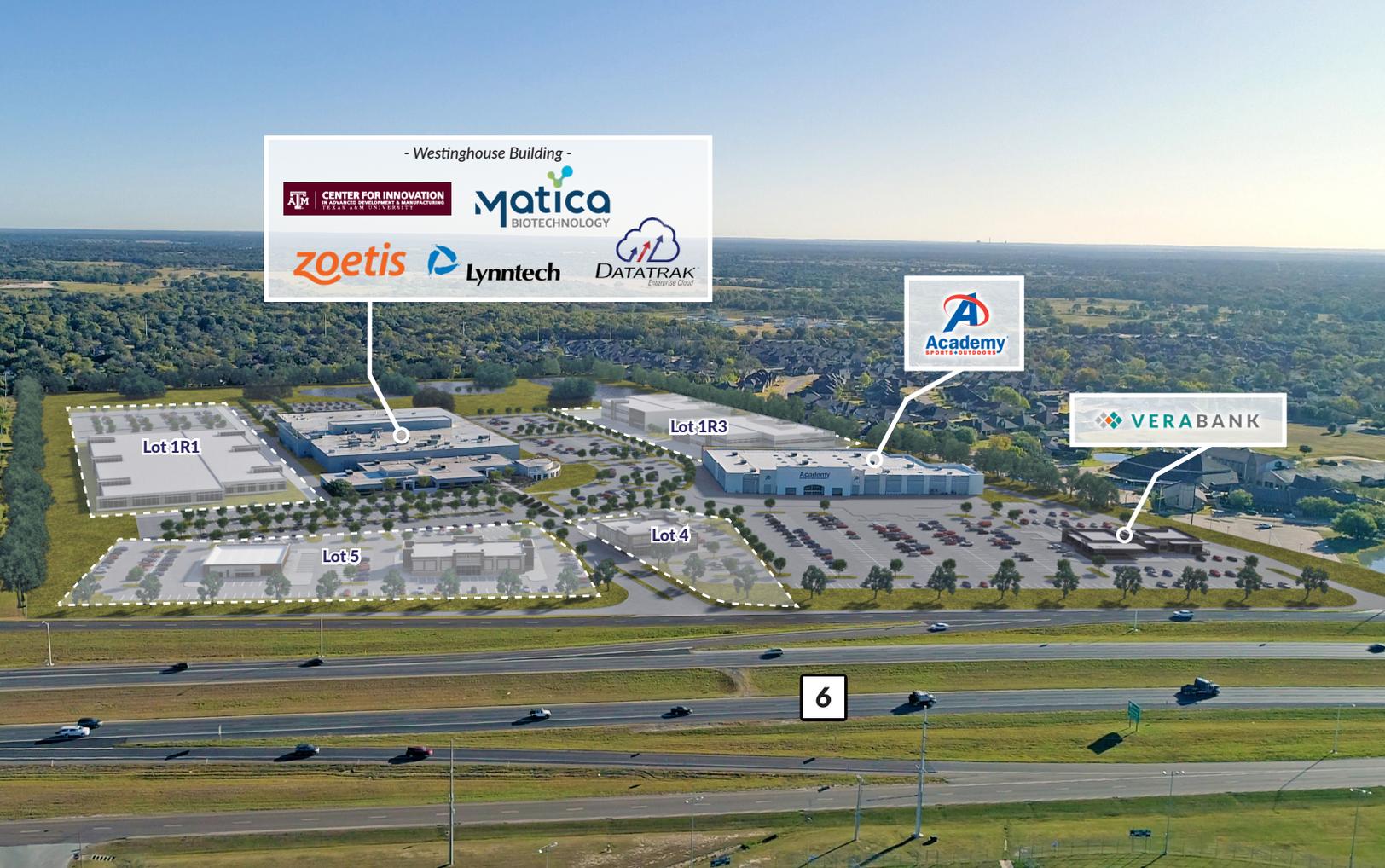
Providence Park is poised to become the Brazos Valley’s premier location for innovation, research, and technology. Regardless of size or type, Providence Park is equipped and flexible to support businesses at all stages of growth from start-up to corporate campus. Discover the variety of opportunities available for your business to be located on Earl Rudder Freeway in College Station, Texas.

AT THE CENTER OF TEXAS' EMERGING BIOTECHNOLOGY INDUSTRY CLUSTER

Anchored by the Cities of Bryan and College Station and home to Texas A&M University, the Brazos Valley is a 21st-century region providing access to a highly-educated workforce, a low-cost business environment, and a wonderful quality of life. It makes Providence Park one of the best places to launch, grow and locate your business.

The Brazos Valley provides numerous strategic advantages for the biotechnology industry, including our connectivity to the state of Texas and far beyond. Become part of the hotbed of engineering, agricultural, and biomedical innovations in the Texas Triangle with access to an exceptional labor pool and the research and talent pipeline of Texas A&M University.





CAMPUS BUSINESSES

Matica Biotechnology	Verabank
Texas A&M University	Lynntech
CIADM	DataTrak
Academy Sports + Outdoors	Zoetis

AVAILABILITY

Lot 1R1:	11.752 AC
Lot 1R3:	5.706 AC
Lot 4:	2.05 AC
Lot 5:	3.358 AC

PRICING

Call Broker for Pricing

ACCESSIBILITY

Multiple points of ingress/egress along State Highway 6 and cross access within the development.

VISIBILITY & FRONTAGE

Excellent visibility and frontage from State Highway 6 (Earl Rudder Freeway) with more than 92,874 VPD.

Lots for sale or build-to-suit are development ready

Land is fully entitled, shovel ready, and divisible to accommodate a variety of users

Monument signage is located at the main entrance of the park, allowing easy recognition to all visitors

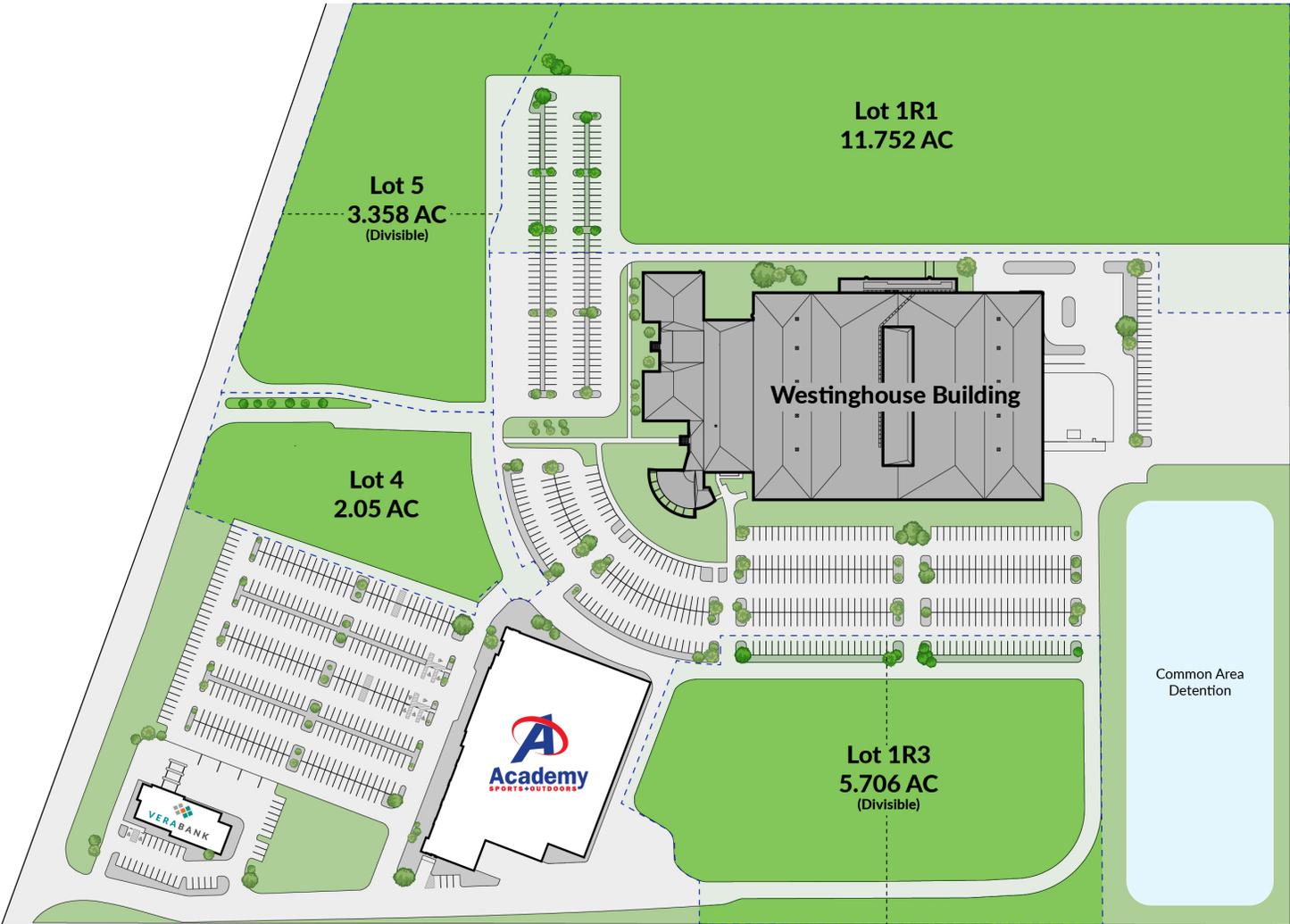
Tenant and way-finding signage are located throughout the park to identify all buildings and occupiers

Providence Park provides research companies with state-of-the-art facilities that are secure, convenient, and affordable. It is the most sought-after business and retail address because of its advantageous location, extensive security measures, flexible space, and modern design.

Providence Park is perfectly positioned off of the heavily populated State Highway 6 with the capacity and flexibility to accommodate a wide variety of users.

DEVELOPMENT READY LOTS

For Sale or Build-to-Suit



ZONING/RESTRICTIONS

Zoned for General Commercial use. Out parcels facing Highway 6 are subject to some use restrictions and some architectural requirements.

Expedited planning and review available from the City of College Station

ON-SITE REGIONAL DETENTION

Available to all pad site and campus developments. Capable of supporting large customers cost effectively.

UTILITIES

All utilities available: on-site access to water, wastewater, gas, electric and fiber. Electricity is provided by underground transmission lines. Fiber is supported by several different underground Fiber Optic Cable providers.



THE BRAZOS VALLEY



THE BRAZOS VALLEY is a high growth area at the center of the Texas Triangle. By 2050 approximately 35 million people, or 70% of the population of Texas, will live in the metropolitan areas that compose the Texas Triangle, a globally competitive megaregion. The demographic information presented below is for the College Station - Bryan MSA.

The Brazos Valley's location gives companies significant advantages. Unique connectivity to four of the largest metros in the U.S. will place your business in the center of the vast majority of the state's 29 million residents. By 2050, more than 35 million people are projected to live in the Texas Triangle mega-region of Dallas-Fort Worth, San Antonio and Houston, which also includes Austin. Access to the Port of Houston's global distribution network, rail-served sites and one of the fastest internet highways in the nation with up to 1 gigabit per second download speed make it easy to reach the state, the nation and the world.



#1

Best Small Places for Business
and Careers in Texas
(Forbes)

12%

Lower Cost of Living
than the National Average
(BrazosValleyEDC)

#1

Fastest Job Growth Rate in Texas
in Mid-Sized Metro Areas
(Business Facilities)

The Brazos Valley is at the nexus of life sciences in the state of Texas; offering unprecedented industry opportunities to unite plant, animal and human health breakthroughs. From initial research, through pre-clinical and clinical testing, to scalable pharmaceutical and medical device manufacturing and production, the Brazos Valley leverages the unique expertise, research centers, institutes and agencies of The Texas A&M University System spanning agriculture, engineering, veterinary and public health.

Leverage the strength of Texas A&M University's World-renowned doctors and researchers

#1

Total University Research
Expenditures in Texas;
Top 20 in the U.S.
(National Science Foundation)

\$1.131B

In Annual
Research Expenditures

(Texas A&M University Division of Research)

#1

In National Science Foundation
Funding in Texas;
Top 5 in the U.S.
(Texas A&M University Division of Research)

TEXAS A&M UNIVERSITY SYSTEM

Texas A&M University 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. 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 Lab
- Texas A&M Transportation Institute

RELLIS CAMPUS

Located just minutes from Texas A&M University, the RELLIS campus unites future-focused companies, faculty and students in a unique, 21st century community purpose-built to foster advanced research, technology development, testing and evaluation, higher education and hands-on career training. Through partnerships with Texas A&M University System, Blinn College, workforce training organizations and the private sector, RELLIS is the first integrated education, research and testing institution in the state of Texas.

HEALTH CARE SERVICES

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. The Brazos Valley is home to exceptional healthcare providers that are dedicated to keeping the citizen's of the Brazos Valley healthy.

- CHI St. Joseph Health
- Baylor Scott & White Medical Center
- The Physicians Centre
- Caprock Health

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



Developed & Managed by:



**Oldham
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