



## **SURPLUS REAL PROPERTY FOR SALE**

**5.621 acre (more or less) tract of land located on the  
south corner of Holleman Drive and Lassie Lane,  
Approximately 500 feet northeast of  
South Texas Avenue in College Station, Brazos County, Texas**



**List Price:                    \$2,495,000 (Two Million Four Hundred Ninety Five Thousand Dollars)**

**Legal Description:** Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 1, Pooh's Park Subdivision, Section One, City of College Station, Brazos County, Texas **Save and Except** 0.504 of an acre of land for proposed right-of-way along northwest lines of said Lots 6-13 and northwest and northeast lines of said Lot 14. The property is generally located at the intersection of George Bush Drive and Holleman Drive West.

**Land Area:** 5.621 acres (net)

**Frontage:** Approximately 848.76 feet of frontage along Holleman Drive (future 2-Lane Major Collector) and approximately 254.51 feet of frontage along Lassie Lane (future 2-Lane Major Collector).

**Zoning:** GC – General Commercial.  
If the Buyer wishes to change the zoning classification as a contingency of the sale, then the Buyer should include a description of the requested change in the Letter of Intent. The sale of this Property by the City shall in no way vest any particular land use, zoning, or rights, nor constitute pre-approval of any development.

**Utilities:** Utilities include City of College Station electric, water and sewer.

**Buildings:** None

**Site Improvements:** None

**Contact:** You may contact Mark McAuliffe, Land Agent for the City of College Station, at (979) 764-6272 or [mmcauliffe@cstx.gov](mailto:mmcauliffe@cstx.gov) or Ashley Dorsett, Assistant Land Agent for the City of College Station, at (979) 764-5031 or [adorsett@cstx.gov](mailto:adorsett@cstx.gov) for additional information and/or to view the property.

**Letters of Intent:** Interested parties should submit a Letter of Intent as provided by the City to:

Mark McAuliffe, Land Agent for COCS \*  
City of College Station  
P.O. Box 9960  
\* 300 Krenek Tap Road, Second Floor  
College Station, TX 77842  
Phone: (979) 764-6272  
E-mail: [mmcauliffe@cstx.gov](mailto:mmcauliffe@cstx.gov)

\* Real Estate Broker (TREC) and Certified General Real Estate Appraiser (TALCB)

**Notice:** The information in this marketing brochure was obtained from sources deemed reliable however the City of College Station makes no guarantees, representations or warranties as to its accuracy. It is your responsibility and obligation to verify the information described in this marketing brochure.



Approved by the Texas Real Estate Commission for Voluntary Use  
Texas law requires all real estate licensees to give the following information about  
brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K