



SELF-SERVE CAR WASH PORTFOLIO
MULTIPLE | BRYAN, TX



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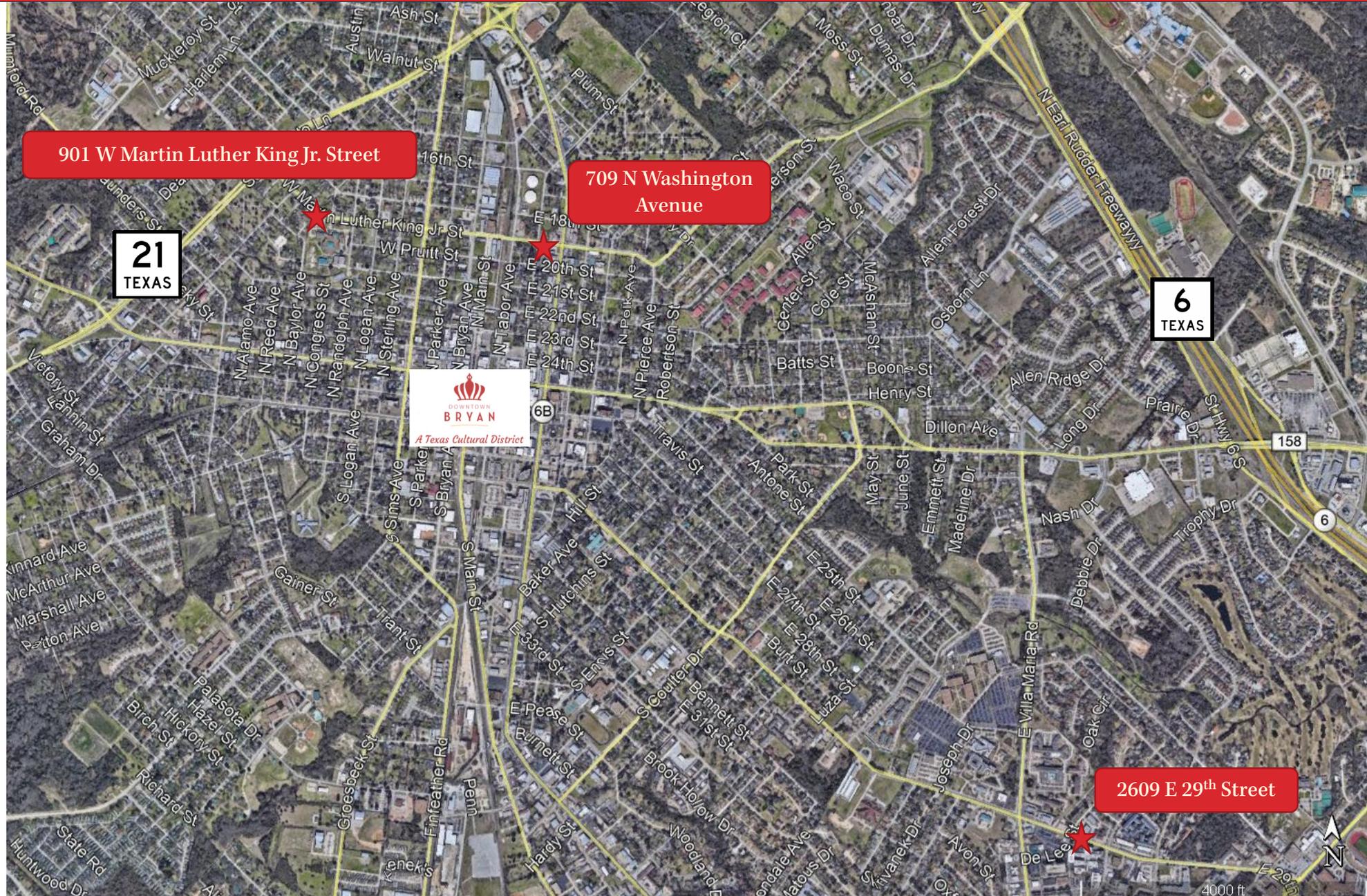


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INVESTMENT OVERVIEW

Investment Summary

NUMBER OF PARCELS:	3
TOTAL PORTFOLIO LAND SIZE:	0.9 AC (38,928 SF)
TOTAL BUILDING SIZE:	6,189 SF
ADDRESSES:	709 N Washington Avenue Bryan, TX 901 W Martin Luther King Jr. Street Bryan, TX 2609 E 29 th Street Bryan, TX
BRAZOS CAD PROPERTY ID:	22124, 20406, 32833
709 N WASHINGTON AVENUE:	\$228,000 Zoned C3 12,625 Land SF 3,444 Bldg SF 5 bays Located in Designated Qualified Opportunity Zone 48041000500
901 W MLK JR. STREET:	\$108,000 Zoned C2 13,104 Land SF 1,559 Bldg SF 4 bays Located in Designated Qualified Opportunity Zone 48041000500
2609 E 29 TH STREET:	\$175,000 Zoned C2 13,199 Land SF 1,186 Bldg SF 3 bays
POPRTFOLIO ASKING PRICE:	\$511,000
2017 ANNUAL AVERAGE DAILY TRAFFIC ¹ :	709 N Washington: Texas Avenue – 18,414 N Washington – 4,697 901 W Martin Luther King Jr: W Martin Luther King Jr. – 3,643 2609 E 29 th : E 29 th Street – 16,069 Villa Maria – 18,396
CURRENT USE	Non-Operational Self-Serve Car Wash



1. <https://www.txdot.gov/inside-txdot/division/transportation-planning/maps.html>



INVESTMENT OVERVIEW

Property Overview

Avodah CRE is pleased to offer for sale the 100% fee simple interest in a 3 property portfolio comprising a total of 0.9 AC (39,928 SF) with a total building size of 6,189 SF. All properties are zoned C3 or C2 allowing flexibility for redevelopment options. All properties are prominently situated on high traffic arterials that connect the neighborhoods of Bryan, TX. Additionally, two parcels are located in Designated Qualified Opportunity Zone 48041000500 allowing for tax deferred treatment of gains under certain qualifying circumstances.

The Bryan – College Station MSA continues to grow at record levels due to the addition of RELLIS Campus in Bryan, TX. The MSA consistently ranks among the 15th fastest-growing metros in the country. It is currently the 14th largest metro in Texas with approximately 255,289 total residents in its three-county area – Brazos, Burleson, and Robertson as of 2015.

LOCATION OVERVIEW

City of Bryan

Situated in East-Central Texas in the heart of the Brazos Valley in a region known as the “Texas Triangle”, Bryan is located 90 miles northwest of Houston, 87 miles northeast of Austin, and within a three-hour drive of five of the nation’s 20 largest cities. The city of Bryan is the county seat of Brazos County. It borders the city of College Station situated to its south. Together they are referred to as the Bryan-College Station metropolitan area: the 14th largest metro in Texas with approximately 255,589 total residents in its three-county area – Brazos, Burleson, and Robertson as of 2015. Bryan is home to the Blinn College – Bryan campus. Although the main campus is located in Brenham, TX, more than 65% of its students attend the Bryan campus.

The city of Bryan has worked closely with Texas A&M University, Blinn College, and the city of College Station to develop the BioCorridor, a high-tech research area that will spark the area’s economic growth for years to come. In 2013, pharmaceutical giant GlaxoSmithKline announced plans for a \$91 million influenza vaccine manufacturing facility, which is anticipated to create about 7,000 jobs across Texas over the next 25 years.

In September 2015, Bryan Air Force Base, a 2,000-acre tract of land which was a former United States Air Force Base was transferred to The Texas A&M System. The campus will become a research, technology development, and education center. An estimated 10,000 students will be studying at the new campus, RELLIS Gateway Center.

TOP 10

JOB GROWTH IN MID-SIZED CITIES ACROSS US

Business Facilities 2018

DOWNTOWN BRYAN AWARDED “GREAT PLACE IN TEXAS”

American Planning Association – Texas Chapter, 2018

TOP 15

SATELLITE CITIES POISED TO THRIVE

Kiplinger, 2018

10TH

FASTEST GROWING CITY IN THE NATION

Wallethub, 2016

TOP 100

BEST CITIES FOR WOMEN IN THE WORKFORCE

Nerdwallet, 2016

LOCATION OVERVIEW

Texas A&M University

As the area's predominant employer and economic driver, Texas A&M University (TAMU) is the fourth-largest university in the nation and the largest university in Texas with over 63,250 students and more than 21,000 faculty and staff.

TAMU is consistently ranked among the top 20 public universities in the country and among the top 20 American research institutes in funding. Texas A&M's designation as a land, sea, and space grant institution reflects a range of research with ongoing projects funded by agencies such as the National Aeronautics and Space Administration (NASA), the National Institute of Health, the National Science Foundation, and the Office of Naval Research. Working with agencies including Texas AgriLife Research and Texas AgriLife Extension Service, the University has a direct presence in each of the 254 counties in Texas.



CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Avodah Partners. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner of Avodah Partners nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Avodah Partners. You also agree that you will not use

this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Avodah Partners.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Avodah Partners.

DISCLAIMER

The information contained in this document has been obtained from sources believed reliable. While Avodah Partners does not doubt its accuracy, Avodah Partners has not independently verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs.

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