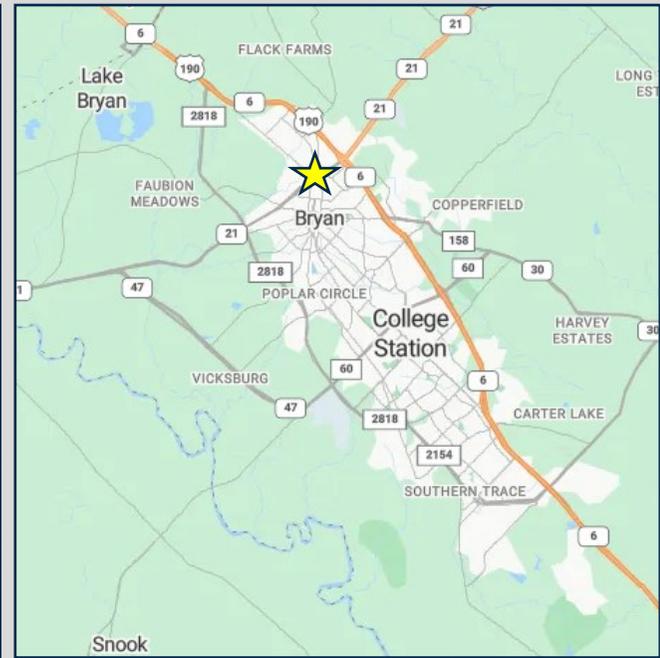




# GROUND LEASE AVAILABLE

## HEB Pad - Bryan, Texas



**Ground Lease Rate \$120,000 NNN**  
**15 Year Base Term + Options**  
**All Utilities**  
**Reciprocal Parking with HEB**

**LANDMARK ADVISORS, INC**  
Wayne Cotter, CCIM  
wayne@landmarkadvisorsinc.com

1716 Briarcrest Drive Ste 300  
Bryan/College Station, Texas 77802  
979-691-7349 off 979-412-2563 cell

The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

SITE

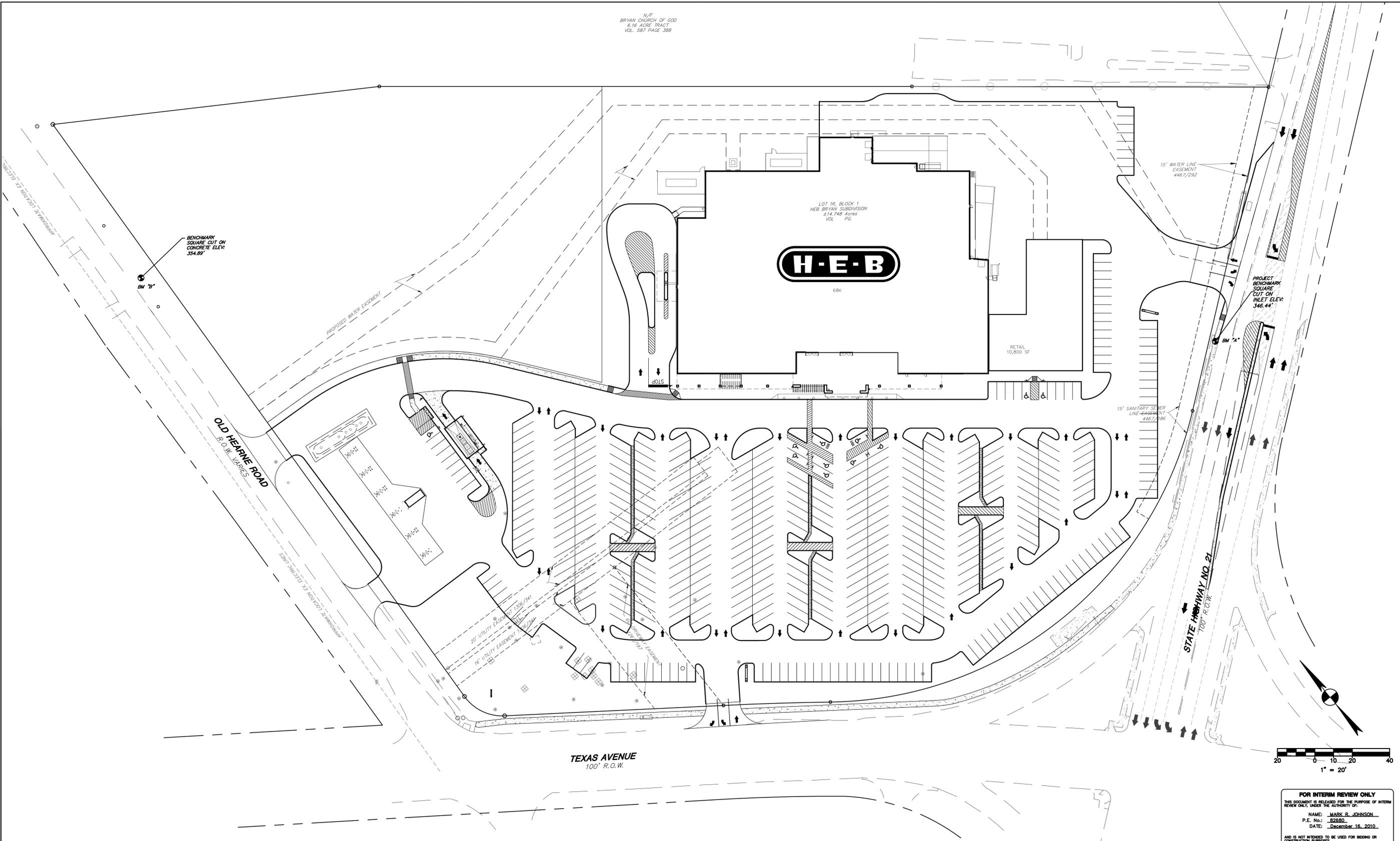




North Texas Ave

E State Hwy 21





**FOR INTERIM REVIEW ONLY**  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:  
NAME: MARK R. JOHNSON  
P.E. No.: 82880  
DATE: December 16, 2010  
AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

**BENCHMARKS:**  
PROJECT BENCHMARK:  
A CUT SQUARE ON THE NORTHEAST CORNER OF AN EXISTING STORM DRAIN CURB INLET LOCATED ALONG STATE HWY 21 APPROXIMATELY 277' WEST OF THE SOUTHEASTERN MOST PROPERTY CORNER. ELEVATION= 346.44' DATUM TSD

**FLOODPLAIN INFORMATION:**  
THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48041C0133 C, DATED JULY 2, 1992, FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR/CIVIL ENGINEER.

**LEGAL DESCRIPTION:**  
A 14.748 ACRE TRACT BEING ALL OF LOT 1R OLD HEARNE SUBDIVISION REPLAT AS RECORDED IN VOL. XXX PAGE XXX OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.

- KEY NOTES**
- ① 4" WHITE STRIPE (TYP.)
  - ② 6" CURB RE: DETAIL B3/C104
  - ③ 9" RIBBON CURB RE: DETAIL A4/C104
  - ④ FIRE LANE. SEE NOTE BELOW FOR REQUIREMENTS.
  - ⑤ FIRE HYDRANT FOR FIRE PROTECTION COVERAGE.
  - ⑥ ACCESSIBLE PARKING RE: DETAIL E4/C104
  - ⑦ LANDSCAPE ISLAND, RE: LANDSCAPE PLANS FOR PLANTING OR HARDSCAPE SPECIFICATIONS.
  - ⑧ PEDESTRIAN CROSSWALK RE DETAIL A2/C104
  - ⑨ STORM SEWER INLET
  - ⑩ PROPOSED FIRE DEPARTMENT CONNECTION. KNOX MODEL No. 3041 F.D.C. CAPS ARE REQUIRED.
  - ⑪ ACCESSIBLE RAMP PER TAS 4.29.2 REQUIREMENTS. RE: DETAIL D5/C104
  - ⑫ HANDICAP OR STOP SIGN AS REQUIRED RE: DETAIL B1-B2/C104
  - ⑬ HANDICAP OR STOP SIGN AS REQUIRED RE: DETAIL B1-B2/C104
  - ⑭ 5' CURB CUT
  - ⑮ 5' LOOSE ROCK CHANNEL
  - ⑯ 3' CONCRETE "V" SWALE RE: E3/C302
  - ⑰ 65.0' PYLON SIGN RE: ARCH. PLANS FOR DETAILS
  - ⑱ 35.0' PYLON SIGN RE ARCH. PLAN FOR DETAILS
  - ⑲ 16.5" FUEL SIGN RE: ARCH PLANS FOR DETAILS
  - ⑳ STOP BAR DETAIL RE: DETAIL A3/C104
  - ㉑ INSTALL TRAFFIC DOMES; CERAMIC 6" DIAM. CIRCULAR DOME, 75" TALL, YELLOW COLOR, SPACE AT 2'-0" ON CENTER AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

**SITE SUMMARY**

LAND AREA:	±14.748 ACRES
TOTAL H-E-B BUILDING AREA:	±88,969 S.F.
TOTAL LEASE BUILDING AREA:	±10,800 S.F.
TOTAL BUILDING AREA:	±79,769 S.F.

**PARKING SUMMARY**

PARKING PROVIDED:	445 SPACES
HANDICAP PARKING REQUIRED:	9 SPACES
HANDICAP PARKING PROVIDED:	11 SPACES
PARKING PROVIDED WITHIN 300':	277 SPACES
PARKING RATIO REQUIRED (HEB):	1:200
PARKING RATIO:	1:180
(TOTAL BUILDING AREA/TOTAL SPACES)	

*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.

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 or 512-465-3960.

