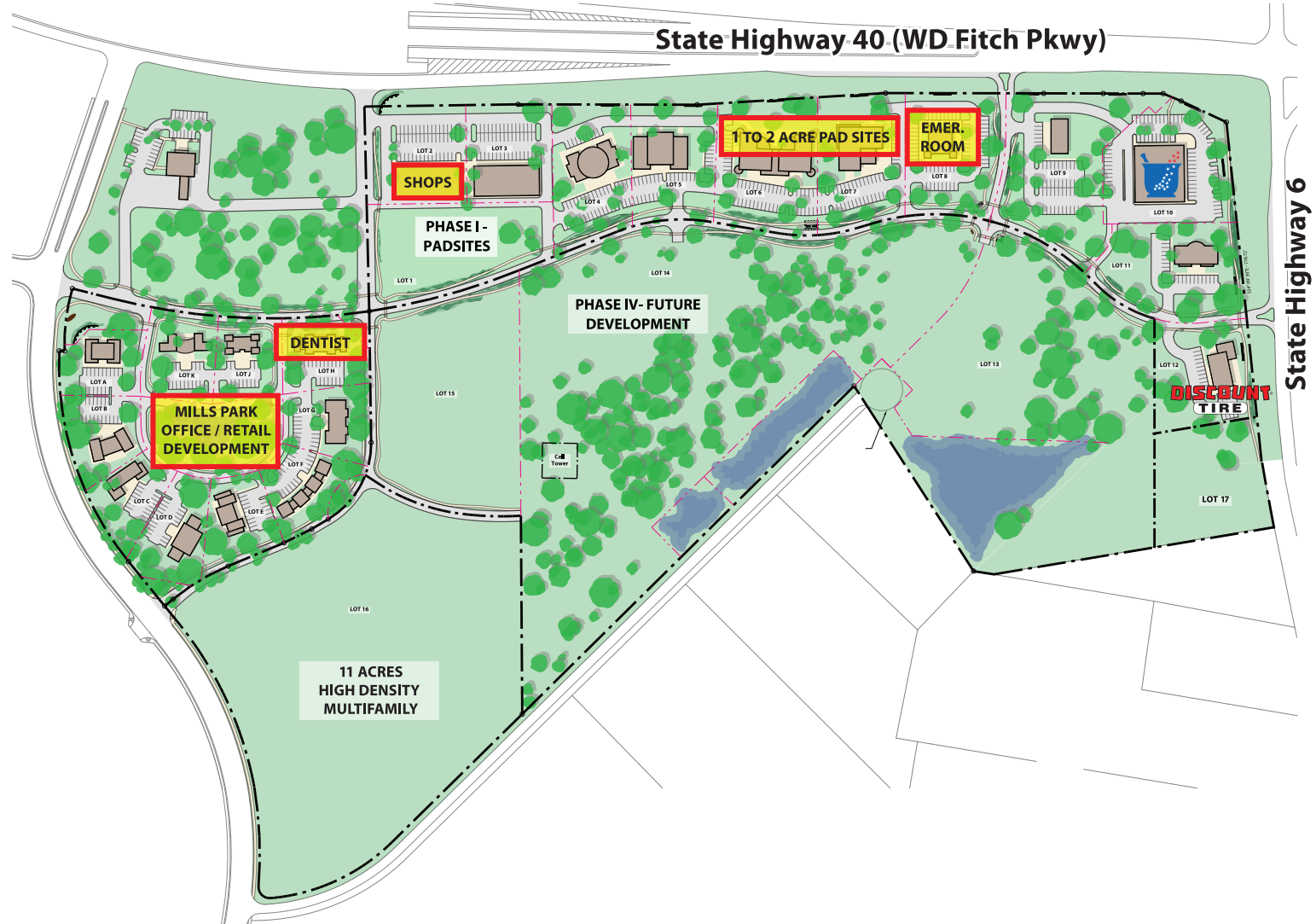


CAPROCK CROSSING

FOR SALE, LEASE and BUILD TO SUIT

Master-Planned Development - College Station, Texas

- Multi - Use, Destination Development
- Multifamily, Office, and Retail Lots Available
- High Growth, Affluent South College Station Demographics
- Near HEB, Lowe's, Scott & White Hospital, Medical and Desirable Schools



www.caprocktx.com



MORE INFORMATION CONTACT:

Caprock Texas

979.492.0425 | info@caprocktx.com

CAPROCK | TEXAS

INTEGRITY · PERFORMANCE

CAPROCK CROSSING

SOUTH COLLEGE STATION - TEXAS

THE VISION

Caprock Crossing is a master-planned, multi-use development serving the Bryan/College Station community and surrounding areas. Fueled by growing demand from our affluent and family-friendly southern submarket, Caprock Crossing provides great location opportunities for retail, restaurant, office and residential users.

Caprock Crossing is a land development created by College Station developers, for the local community. The development is accented with trees, native vegetation buffers, meandering sidewalks, environmentally-appropriate landscaping, and public art from local artisans. We believe in the culinary, creative, and professional abilities of our local businesses, and created Caprock Crossing to serve as a hub for local commerce.

Caprock Crossing is a “back-to-basics”, vibrant place where real people can gather, interact, shop, eat and experience a true sense of community. Inspired by Texas communities like Gruene, The Woodlands, and Fredericksburg, Caprock Crossing encourages College Station residents and visitors to get together and enjoy all the things that make College Station a great place to call home.

Caprock Crossing is located at the southwest corner of State Highway 6 and State Highway 40 in south College Station, Texas. The area is the hottest development market in our MSA, home to new neighbors like Walgreen’s Pharmacy, Discount Tire, Guaranty Bond Bank, HEB Grocery, Lowe’s Home Improvement, Chick-Fil-A, McDonald’s, and Prosperity Bank. In addition to restaurant and retail development, major medical growth is occurring in the immediate area. St. Joseph’s ER and physician offices, Scott & White’s new \$130MM hospital, and continued growth from the College Station Medical Center make this area prime for retail, office and multifamily uses.

www.caprocktx.com



MORE INFORMATION CONTACT:

Caprock Texas

979.492.0425 | info@caprocktx.com

CAPROCK | TEXAS

INTEGRITY · PERFORMANCE

CAPROCK CROSSING

SOUTH COLLEGE STATION - TEXAS

DESIGN



www.caprocktx.com



MORE INFORMATION CONTACT:

Caprock Texas

979.492.0425 | info@caprocktx.com

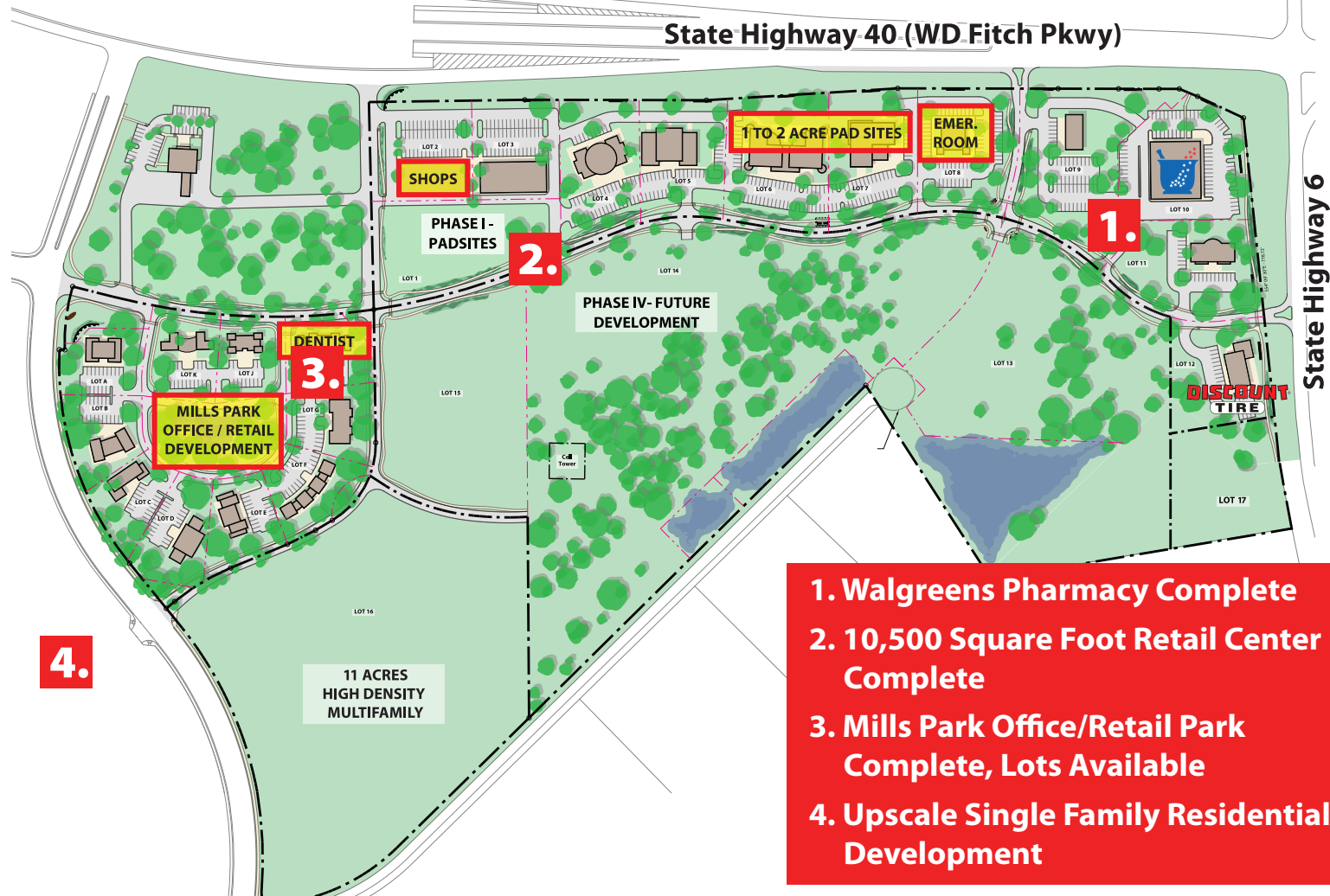
CAPROCK | TEXAS

INTEGRITY · PERFORMANCE

CAPROCK CROSSING

SOUTH COLLEGE STATION - TEXAS

DEVELOPMENT ACTIVITY



www.caprocktx.com



MORE INFORMATION CONTACT:

Caprock Texas

979.492.0425 | info@caprocktx.com

CAPROCK | TEXAS

INTEGRITY · PERFORMANCE

CAPROCK CROSSING

SOUTH COLLEGE STATION - TEXAS



SURROUNDING USES

www.caprocktx.com



MORE INFORMATION CONTACT:

Caprock Texas

979.492.0425 | info@caprocktx.com

CAPROCK | TEXAS

INTEGRITY · PERFORMANCE

CAPROCK CROSSING

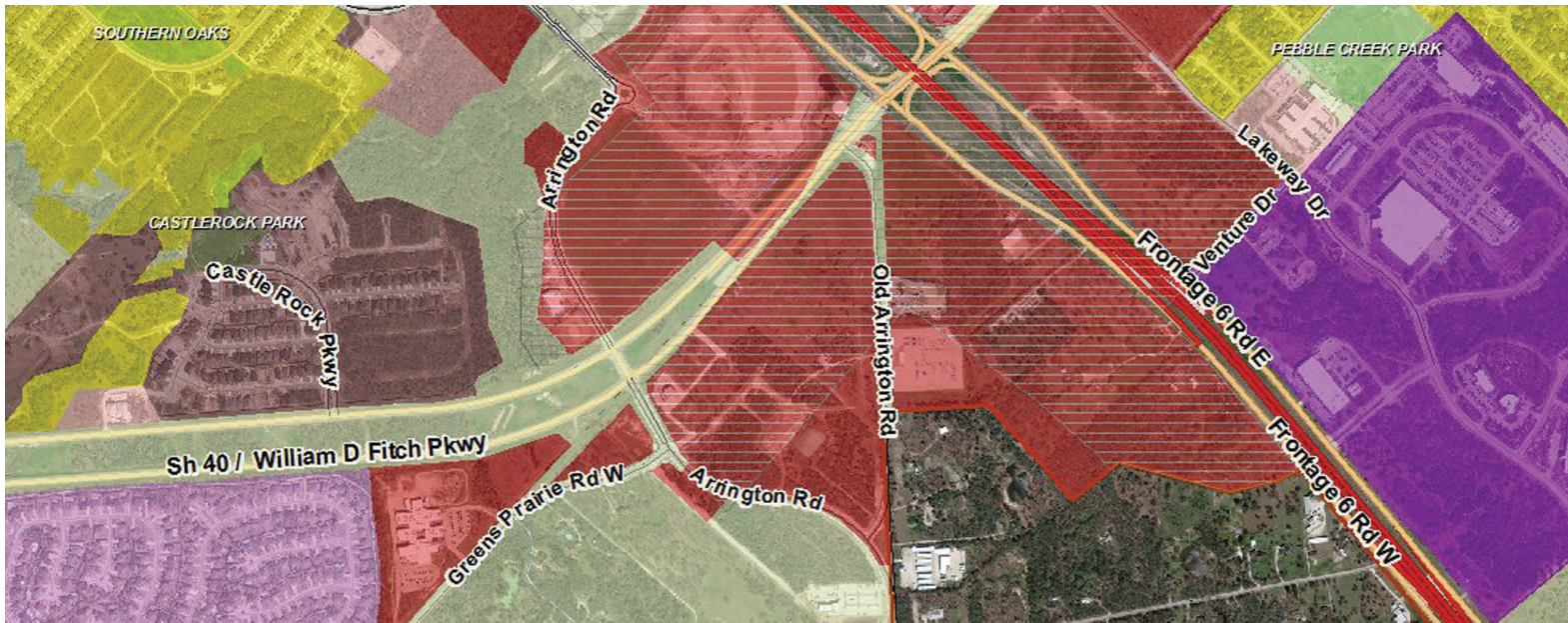
SOUTH COLLEGE STATION - TEXAS

ZONING MAP

Zoning

- A-O
- A-OR
- A-P
- C-1
- C-2
- C-3
- C-U
- M-1
- M-2
- NG-1
- NG-2
- NG-3
- KO
- OV
- PDD
- PDD-B
- PDD-H
- R & D
- R-1
- R-1B
- R-2
- R-3
- R-4
- R-6
- R-7
- WPC

Address Points



Streets

- OVERPASS
- FREEWAY
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- LOCAL STREET
- PRIVATE STREET
- TAMU
- ALLEY

Parks

- Parks
- Easterwood Field

Property

- Bryan City Limits
- College Station City Limits
- Backdrop
- World Street Map

www.caprocktx.com



MORE INFORMATION CONTACT:

Caprock Texas

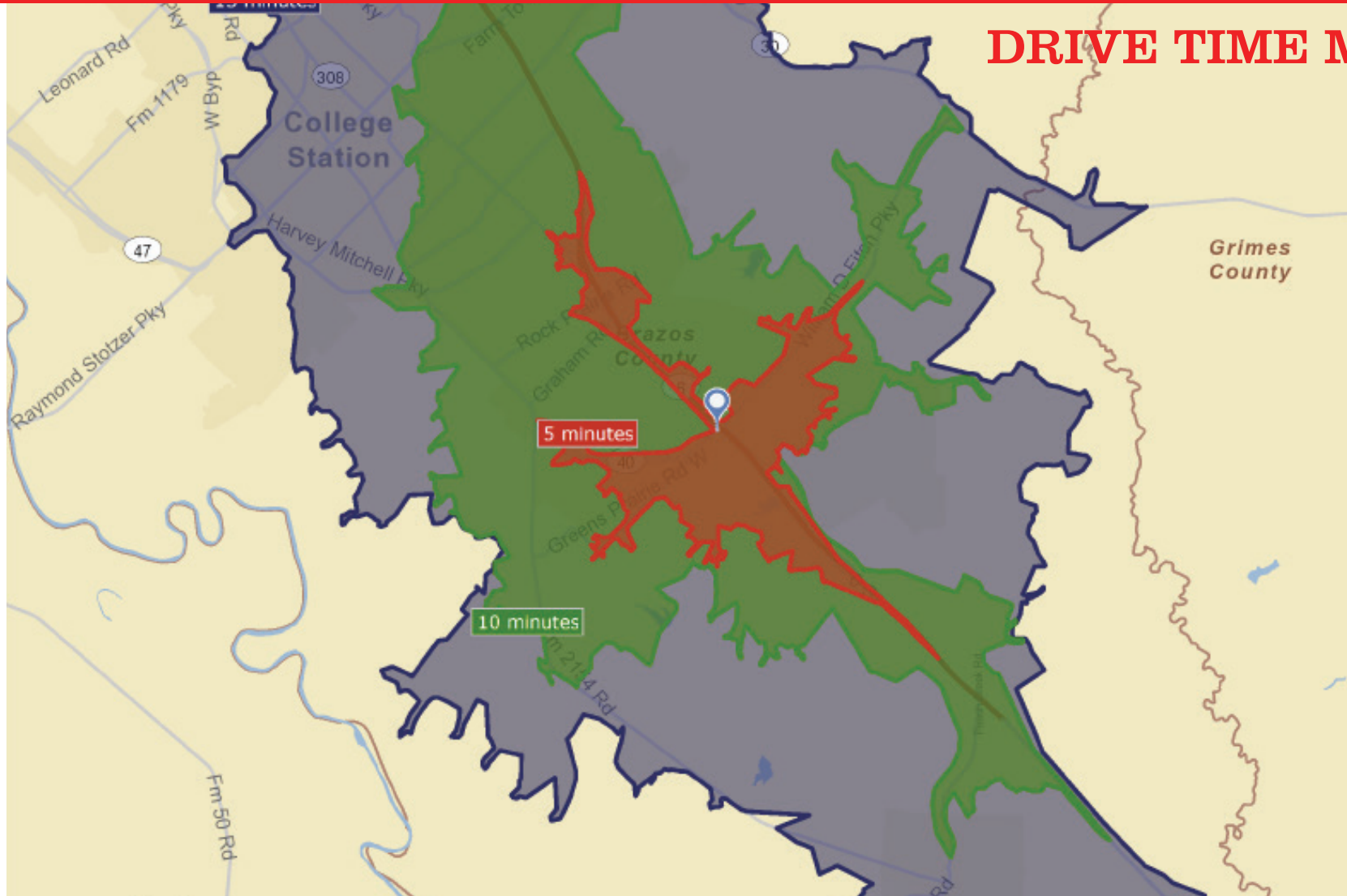
979.492.0425 | info@caprocktx.com

CAPROCK | TEXAS

INTEGRITY · PERFORMANCE

CAPROCK CROSSING

SOUTH COLLEGE STATION - TEXAS



DRIVE TIME MAP

www.caprocktx.com



MORE INFORMATION CONTACT:

Caprock Texas

979.492.0425 | info@caprocktx.com

CAPROCK | TEXAS

INTEGRITY · PERFORMANCE

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

Before 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.

