PROVIDENCE PARK
2501 Earl Rudder Freeway
College Station, Texas 77845
Providence Park is a 54-acre business park and retail center in the heart of Bryan-College Station. It is perfectly positioned off of the heavily populated State Highway 6 with the capacity and flexibility to accommodate a wide variety of users.

**HISTORY**

1984

Westinghouse Electric Company builds new facility to accommodate robotic assembly testing for Department of Defense.

1999


2009

College Station Science Park, LLC purchases former Westinghouse facility, after being vacant for more than nine years, to house Lynntech Inc.

2016

Oldham Goodwin Capital, LP purchases Science Park and begins its transformation into Providence Park.

**PURPOSE**

To advance the economic, research and scientific development of Bryan-College Station.

**VISION**

To become Brazos Valley's most popular and exclusive business address for innovation, research and technology.

**MISSION**

To create an ecosystem of offices, light manufacturing, restaurants and retail that will serve as an anchor in Bryan-College Station for research companies and innovative businesses.

**NAME EXPLANATION**

Providence comes from the Latin word, providentia, meaning foresight or forethought. It is the state of being provident which means being prepared for the future.

It also comes from a biblical reference meaning the foreseeing care and guidance of God or nature over the creatures of the Earth.

Providence is a fitting name for this property because the businesses located here will be innovative and forward thinking and the property is situated between two churches.
PROVIDENCE PARK
2501 Earl Rudder Freeway
College Station, Texas 77845

INTRODUCTION | PARK OVERVIEW | MARKET OVERVIEW | WESTINGHOUSE BUILDING OVERVIEW

For Lease | For Purchase | Build-to-Suit

• 54-acre site in Bryan-College Station that includes an update ~180,000 SF building for flex industrial space, corporate campus and/or office space and a surrounding 50 acres with lots and pad sites for ground lease, purchase or build-to-suit

• Approximately 1,400 feet of highway frontage directly off State Highway 6 and located at the county’s 4th busiest highway intersection with approximately 77,000 vehicles per day

• On-site access to water, wastewater, gas, electric and fiber, as well as on-site regional detention – all suitable to support large customers cost effectively

• Supported by several different underground Fiber Optic Cable providers

• Electric capability to provide a dual feed from two different substations

• Only 8 minutes (2 miles) to Texas A&M University and 12 minutes (7 miles) to Easterwood Airport

• Abundance of shopping, restaurants and retail spots in close proximity

• Available land, pad sites and vacant office space are available now at a very competitive price
PRELIMINARY MASTER PLAN

Pad sites and lots are available for ground lease, purchase or build-to-suit at competitive prices.

PROPERTY ACREAGE

Lot 1: ~8 Acres
Lot 2: ~4 Acres
Westinghouse Building: ~30 Acres
Pad 1 & 2: 3.27 Acres
Pad 3: ~2 Acres
Pad 4: ~2 Acres
State Highway 6: +/- 77,000 VPD
Located in the center of the Texas Triangle that is Dallas-Fort Worth, Houston, and San Antonio, The Bryan / College Station area is a high growth area, offering access to unmatched resources. The area provides access to a highly educated workforce with a unique work ethic, a low cost of doing business environment, and a quality of life that makes the region one of the most livable metro areas in the United States.

The Bryan/College Station area provides excellent connectivity to anywhere in Texas and all parts of the world. The area is located within 100 miles of both Houston and Austin, and less than 200 miles from Dallas and San Antonio: State Highway 6 runs north & south through Bryan/College Station, connecting with U.S. Highway 290 in the south & Interstate-35 to the north & State Highway 21 connects east to Interstate-45 & west to Interstate-35.

Sources: Research Valley Partnership
Core industry sectors of focus in the Brazos Valley area are Energy, Transportation, Healthcare and Agrilife. These broad industry sectors capture a large portion of the research enterprise system and provide a clear message to companies in particular vertical markets. Positioning around these core themes that have a significant economic and societal impact gives the Brazos Valley area a greater market orientation and provides a strong global branding platform.

**ENERGY**
The dynamic nature of this industry continues to present opportunities for increased innovation and shared R&D between private sector firms and academia. **Ex.** Includes companies involved in the exploration and development of oil or gas reserves, oil and gas drilling, or integrated power firms.

**TRANSPORTATION**
With advanced research occurring throughout the university in fields ranging from Aerospace to roadway infrastructure and congestion to transportation safety and security, the university is a leader in the future of global mobility solutions. **Ex.** Includes public and private transport as well as transportation of goods.

**HEALTHCARE**
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. **Ex.** Hospitals, health maintenance organizations, biotechnology, medical products.

**AGRILIFE**
Texas A&M is at the forefront in confronting global challenges at the nexus of food and nutrition, water, land use and environmental stewardship, agricultural output and renewable energy. **Ex.** includes technology development in agriculture, natural resources, and the life sciences.

Sources: Greyhill Advisors, greyhill.com
http://www.heikenergy.com/site/wp-content/up
TEXAS A&M UNIVERSITY

Texas A&M University opened its doors in 1876 as the state's first public institution of higher learning. Today, it stands as a research-intensive flagship university with more than 130 undergraduate degree programs, over 260 graduate degree programs, 170 master's degree programs, 93 doctoral degree programs, and 5 first professional degrees as options for study.

The University not only ranks among the top ten research institutions in the nation, but also maintains one of the largest student bodies with enrollment over 66,000 students in Fall 2015. In 1971 and 1989, respectively, Texas A&M was designated as a sea-grant and a space-grant institution, making it among the first four universities to hold the triple distinction of land-grant, sea-grant, and space-grant designations.

The Texas A&M campus located in College Station, Texas 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.

BLINN COLLEGE

Established in 1883, Blinn College offers certificates and two-year degrees in more than 50 academic & technical areas of concentration. With over 19,000 students, Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the State of Texas, and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.

STATE AGENCY HEADQUARTERS

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 Laboratory
- Texas A&M Transportation Institute

POST OAK MALL

Post Oak Mall is a 774,932 square foot regional shopping mall located in College Station, Texas. It is currently anchored by Bealls, Dillard's, JcPenney, Macy's, and Sears and features more than 120 specialty stores including H&M, Aeropostale, American Eagle Outfitters, Zales Jewelers, and Forever 21. Post Oak Malls' trade area comprising 13 counties and is the only super regional shopping center within a 75-mile radius.

GEORGE BUSH PRESIDENTIAL LIBRARY & MUSEUM

The George Bush Presidential Library and Museum at Texas A&M University is dedicated to preserving and making available the records and artifacts of George H.W. Bush, the 41st President of the United States. The library and museum's archives and collections contain 44 million pages of records, 2 million photographs, and over 120,000 artifacts.

HEALTHCARE SERVICES

Baylor Scott & White Medical Center - College Station is a five-story, 143-bed hospital located on a 98-acre campus near the intersection of Texas Highway 6 and Rock Prairie Road. The medical center is a nationally accredited Chest Pain Center and Level III Trauma Center.

College Station Medical Center is a 167-bed facility and is a licensed Level III Trauma unit. The medical center is the only hospital in the Brazos Valley Region to receive national certification in joint replacement from the Joint Commission and is an accredited Chest Pain Center, a certified Primary Stroke Center, and the region's first accredited sleep center.

CHI St. Joseph Regional Health Center is a 310-bed medical facility that has over 30 locations across the Brazos Valley area. The regional medical hospital is the only Level II Trauma Center in the region, and has a widely recognized surgery program.
<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2016 Total Population</strong></td>
<td>7,187</td>
<td>74,909</td>
<td>139,437</td>
</tr>
<tr>
<td><strong>2021 Total Population</strong></td>
<td>7,850</td>
<td>79,872</td>
<td>151,691</td>
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<tr>
<td><strong>2016-2021 Annual Growth Rate</strong></td>
<td>1.79%</td>
<td>1.29%</td>
<td>1.70%</td>
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<tr>
<td><strong>2016 Households</strong></td>
<td>2,905</td>
<td>28,171</td>
<td>54,541</td>
</tr>
<tr>
<td><strong>2021 Households</strong></td>
<td>3,164</td>
<td>30,302</td>
<td>59,600</td>
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<tr>
<td><strong>2016 Average Home Value</strong></td>
<td>$223,888</td>
<td>$230,722</td>
<td>$233,714</td>
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<tr>
<td><strong>2021 Average Home Value</strong></td>
<td>$244,326</td>
<td>$247,810</td>
<td>$253,711</td>
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<td><strong>2016 Average HH Income</strong></td>
<td>$63,545</td>
<td>$57,629</td>
<td>$63,349</td>
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<tr>
<td><strong>2021 Average HH Income</strong></td>
<td>$67,942</td>
<td>$61,744</td>
<td>$68,475</td>
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</tbody>
</table>

Sources: Infogroup, Inc & ESRI
• Facility includes ~180,000 SF of improvements with already built out office space, 5,760 SF of equipped wet lab space and over 60,000 SF of flex warehouse space

• Unfinished areas can be built out in 150 days (certain restrictions apply)

• Robust infrastructure with on-site access to water, wastewater, gas, electric and fiber, as well as on-site regional detention – all suitable to support large customers cost effectively

• All of the HVAC needs in the facility are provided via DX roof top units that were purchased new in 2008

• New membrane roofs were installed on the entire facility in 2006 and 2008

• Current parking – 490 regular spaces and 9 handicapped spaces

• All vacant space is available for lease

THE WESTINGHOUSE BUILDING NAME

The main building that stands on Providence Park is named “The Westinghouse Building.” Majority of the building's unique features exist because it was originally built for The Westinghouse Company and its high profile and radical projects that were tasked by the Department of Defense in 1983. The building has since been called the ‘Old Westinghouse building’ throughout the community since closing down in 1999. It is also a nod to the American entrepreneur and engineer, George Westinghouse Jr., whose notable inventions are a vital part in today's American life.
SECURE & STRONG

- Secured by electronic access control (biometric and RF card)
- Constructed of a large steel frame with insulated double walled steel panel siding plus a steel pan roof deck with 4” thick light weight concrete and three inches of ISO board insulation
- Building and roof system designed to withstand storm force winds
- Built on a vibration and static free concrete slab
- Has a dedicated fire loop and is fully sprinkled for fire protection

CONNECTED & REDUNDANT

- Supported by underground Fiber Optic Cable
- Dark Fiber connectivity to a Data Center for co-location, backup, disaster recovery, and primary/redundant carrier access
- Underground network infrastructure has been installed to allow for easy fiber install redundancy
- Electric ability to provide a dual feed from two different substations
- Industrial grade redundant generator back up to meet customer specifications
- Underground transmissions lines

EQUIPPED & FLEXIBLE

- Finished out office space ready for immediate move in
- 22-25 feet ceiling for high bay activity + loading docks
- Specialty services offered including high voltage electrical, compressed air, deionized water and vacuum
- 10 feet wide corridors for forklift access
- Space and zoning that will allow an outdoor truck court and yard space
Spaces highlighted in green are available for lease. Unfinished space can be built out in less than ~150 days.
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 informational 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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Email
Phone

Licensed Supervisor of Sales Agent/Associate
Licensed No.
Email
Phone

Sales Agent/Associate’s Name
Licensed No.
Email
Phone

Buyer / Tenant / Seller / Landlord Initials
Date

Regulated by the Texas Real Estate Commission
TAR 2501
Information available at www.trec.texas.gov
IABS 1-0
PROVIDENCE PARK
2501 Earl Rudder Freeway
College Station, Texas 77845

INTRODUCTION | PARK OVERVIEW | MARKET OVERVIEW | WESTINGHOUSE BUILDING OVERVIEW

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Chairman & CEO
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For More Information About This Property, Please Contact

OLDHAM GOODWIN GROUP

LEASING

LAND/PAD SITE SALES

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