



New Land Purchase Opportunity in Texas!

College Station, Texas

May 2014



EXECUTIVE SUMMARY

- Incredible opportunity to purchase two large parcels of land within a mile of the new Bio-Corridor in College Station, Texas
- Two adjacent land parcels totaling 112 acres within 10 minutes of the regional airport. Development opportunity for retail, hotels and housing
- State of Texas has drawn new pharmaceutical industries to the College Station area of Texas.
- New companies will bring approximately 20,000+ new jobs to the College Station area creating the need for housing and related businesses
- Recent announcements have created new business opportunity - while both two land parcels are still reasonably priced

PRIME LOCATION NEXT TO NEW BIO-CORRIDOR



TWO ADJACENT PROPERTIES IN A PRIME LOCATION



LOTS OF NEWS ABOUT JOB GROWTH!



TEXAS A&M SYSTEM Innovative tech initiative gets into gear

By ALLEN REED
allen.reed@theeagle.com

The Texas A&M System Board of Regents on Monday approved a Texas Transportation Institute initiative that one top administrator said could rival the impact of the bio-corridor.

Meanwhile, regents also removed the interim tag from two of A&M's top administrators who have prime ties to research programs at the university.

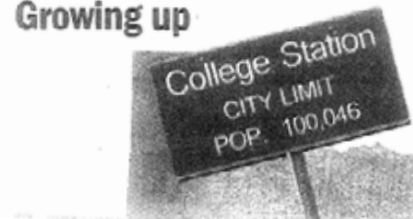
The Accelerate Texas Center will be housed within TTI and will serve as the state's incubator for autonomous vehicle technologies. The Texas Department of Transpor-

tation has pledged \$1 million per year for two years to jump-start the center and administrators expect private funding and grants to sustain it after the state money dries up. It wasn't immediately clear what the long-term price tag will be on the program.

"It's a recognition that we can't just build more highways and build more transit — that's not going to satisfy what we need to do," said TTI Director Dennis Christiansen. "We don't have money to do that. If we have money we don't have space. If we have space we can't get environmental clearance so

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Growing up



Region A9 Wednesday, March 19, 2014 The Eagle College Station 'on the rise' NerdWallet recognizes city for population, employment, income growth

By BETH BROWN
beth.brown@theeagle.com

College Station was named one of NerdWallet's "Cities on the Rise in Texas" this week for its growth in population, employment and income between 2009 and 2012.

Agrieland ranked seventh on the list, behind burgeoning suburbs outside major metropolitan areas, such as The Woodlands and Schertz, and up-and-coming cities, such as Big

Spring and Mission.

Maggie Clark, analyst at California-based NerdWallet, said the lists were compiled using data from the 2012 U.S. Census American Community Survey, and equally weigh population, employment and income growth.

That data shows the working-age population in College Station grew 17.6 percent in three years, from 70,560 in 2009 to 82,948 in 2012. Those numbers only count the population

16 years or older, and city staff estimates the city recently hit 100,000.

The city's employment growth was 4.7 percent, and the median income grew 2.1 percent during that three-year period.

NerdWallet surveyed 126 cities statewide because that's the number of towns, cities and census-designated places the U.S. Census Bureau indicates there are in Texas. Census-designated places are concentrations of popula-

tions that are identifiable by name but not legally incorporated under the laws of the state.

Clark said a lot of the city's job growth is tied to the new projects at Texas A&M, such as the Center for Innovation in Advanced Development and Manufacturing, which is expected to create 6,800 new jobs, as well as the relocation of Cognizant Technology from New Jersey to College Station.

She also credited the Re-

search Valley Partnership for its part in the city's growth.

"One thing we found is pretty common for growing cities is that they have these entrepreneurship incubators or start-ups that encourage small business," Clark said. "That was unifying among the growing cities."

NerdWallet ranked Bryan-College Station the third most affordable place to live in the U.S. in June 2013.

The Eagle Bryan College Station, Texas • theeagle.com CS lands Fortune 500 Tech company pledges \$150K grant to A&M

By ALLEN REED
allen.reed@theeagle.com

Texas Gov. Rick Perry has announced the relocation of a Fortune 500 tech company to College Station and a multi-year grant from the company to support education at Texas A&M University. Cognizant Technology Solutions will relocate its U.S. corporate headquarters from New Jersey, and the company has pledged a three-year, \$150,000 grant to support science, tech-

nology, engineering and math education, or ITEM, programs at A&M. The money will be used for Aggie summer camps that will train high school students from across the Lone Star state. The governor spoke Monday morning at the university to a crowd of about 100 people, along with A&M System Chancellor John Sharp, U.S. Rep. Bill Flores and Cognizant President Gordon Colburn.

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Eagle photo by Dave McChesney
Gov. Rick Perry (from left), Cognizant President Gordon Colburn and Texas A&M System Chancellor John Sharp share a laugh Monday prior to the announcement that Cognizant, a Fortune 500 company, will relocate its national headquarters to College Station.

MAJOR COMMITMENT TO EXPAND TEXAS A+M



Howdy from the Texas A&M Foundation!

Because of your involvement with or interest in the Dwight Look College of Engineering, we didn't want you to miss this feature from the fall issue of *Spirit* magazine:



25,000 Engineering Students by 2025

The Dwight Look College of Engineering may be the first program of its kind to embark on such an ambitious student growth plan. Leading the initiative is Dean M. Katherine Banks, who wrote an exclusive guest column on why the new strategy is necessary.

[Read about this unique center. »](#)

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REASONABLE PRICING FOR PREMIER LAND

<i>Item</i>	<i>Size</i>	<i>Cost Per Ac.</i>	<i>Total</i>
1	50.15 acres	\$261,360	\$13,107,204
2	62.23 acres	\$196,020	\$12,198,324
3		Closing Cost	\$500,000
4		Total	\$25,805,528
		Say	\$26,000,000

Closing Cost is an approximation

A UNIQUE OPPORTUNITY TO SHARE IN THE GROWTH OF TEXAS!

- Substantial new growth is coming to College Station
- Land is priced below market
- Potential development of retail, hotels and housing make these two parcels very attractive
- Texas is the fastest growing state in the US
- Potential for high ROI (Return on Investment)

