



Pad Sites for Sale Near Texas A&M

# University Dr @ Turkey Creek Rd



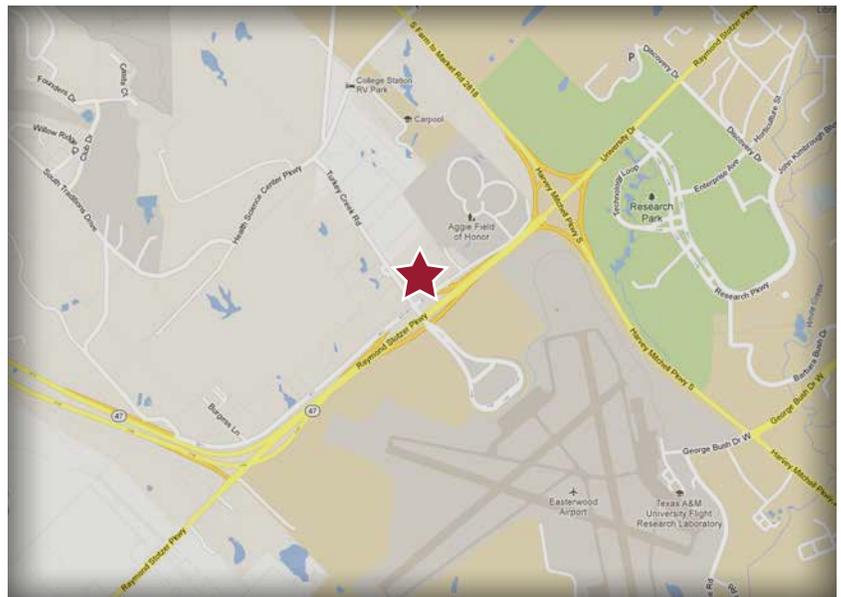
Pad Sites for Sale ■ Multiple Sites Available: Hotel, Retail, Restaurant, Office, Multi-Family

## FEATURES

- Front door to the Research Valley Bio Corridor
- 235 feet on Raymond Stotzer Parkway and 145 feet of frontage on Turkey Creek Rd.
- 2 miles from Kyle Field
- 0.83 miles from the new GlaxoSmithKline facility

## Call for Pricing

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



For more information, contact

Clint Cooper | 979.820.7500 | ccooper@caldwellcos.com

979.260.7000 | www.CaldwellCos.com

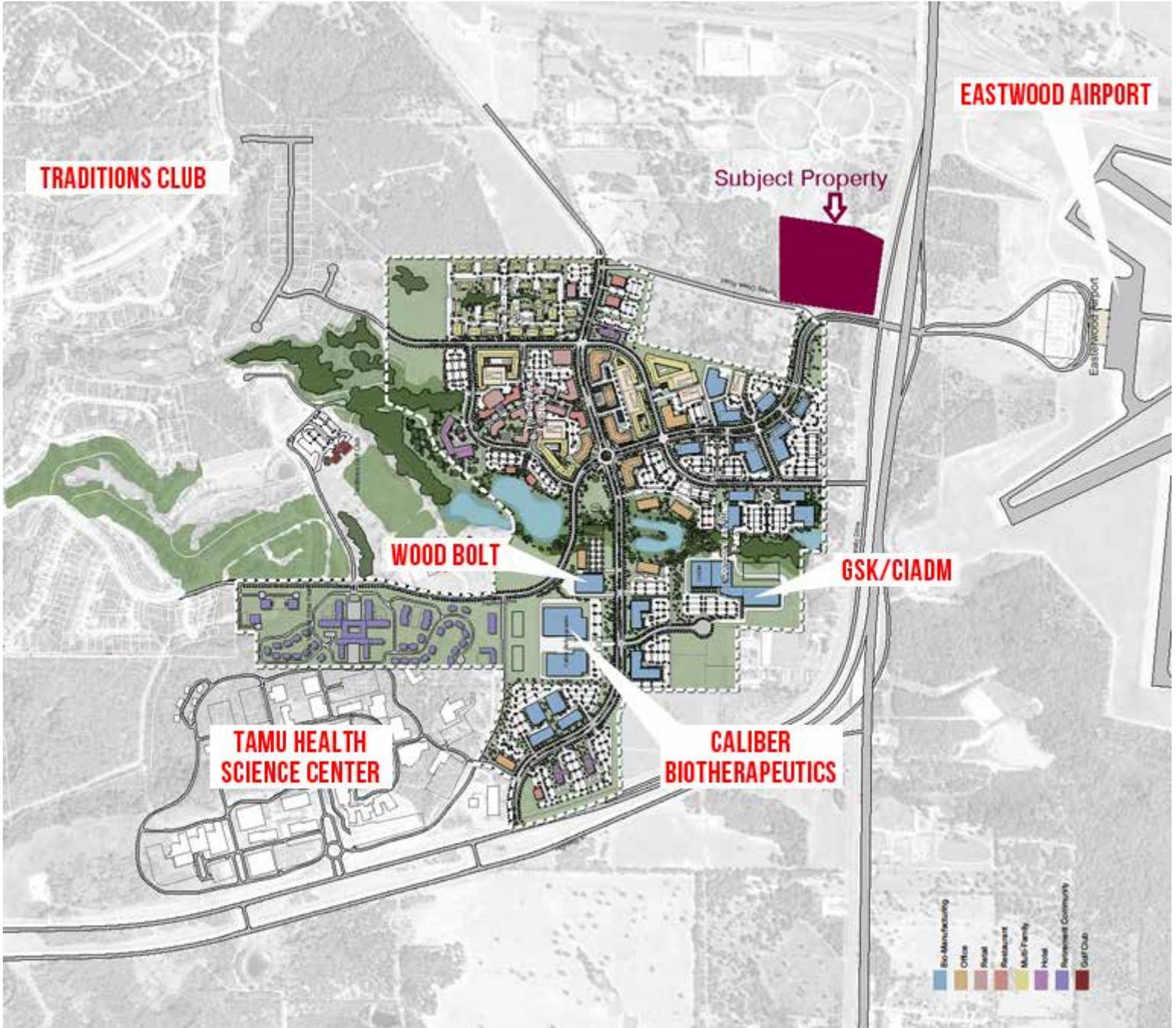


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Area Master Plan

# University Dr @ Turkey Creek Rd



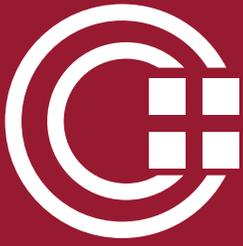
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## Bio Corridor

# University Dr @ Turkey Creek Rd



### Texas A&M Institute for Preclinical Studies (TIPS)

This premier large animal GLP facility integrates all aspects of medical device and drug development from basic research and design, to pre-clinical testing with the unique ability to provide a shortened, more cost effective pathway to FDA approval. This state-of-the-art facility contains three surgical suites, plus a hybrid imaging suite, 3T MRI, 128 slice PET/CT and sponsor workspaces.



### Texas A&M Bioscience Business Accelerator

Start-up companies will find the Bioscience Business Accelerator's strategic location accelerates their commercialization process through connectivity with the Texas A&M Office of Technology Commercialization, TIPS labs and imaging (GLP), NCTM biomanufacturing (GMP), clinical capabilities of the Texas A&M Health Science Center, and business services provided by the Research Valley Innovation Center (RVIC).



### National Center for Therapeutics Manufacturing (NCTM)

NCTM is a first-in-class, flexible-by-design biopharmaceutical research, development, workforce training, and GMP manufacturing facility. NCTM provides rapid, cost-effective, scalable manufacturing environments for drug and device development. NCTM is operated by Kalon Biotherapeutics. Kalon's services accelerate the drug discovery process from early-stage development to clinical trial scale up and commercial manufacturing.



### Caliber Biotherapeutics

Caliber has assembled a world-class team of physicians and scientists who have established the world's largest plant-made pharmaceutical facility to uniquely respond to urgent patient needs—from global pandemics to individualized therapy for cancer. By leveraging modular production technologies and multiple development systems, Caliber is pioneering new treatments with increased safety, while reducing both costs and development time.



### G-Con, LLC

As the developer of the revolutionary modular, mobile clean room, G-Con provides comprehensive GMP manufacturing solutions that are flexible, less expensive to build and maintain, and easier to operate than any existing solution on the market.



### Texas A&M Health Science Center

New 200-acre campus dedicated to provide high-quality health education, research and outreach. Located within the campus is Blinn College, the Texas Brain and Spine Institute, and Mary Crowley Cancer Research Center.



### The Research Valley Partnership

By working with community and university partners to support innovation and entrepreneurship, this regional economic development organization provides numerous services to facilitate bioscience industry cluster development.



### Research Valley International Gateway™

The International Gateway™ is here to help your business rapidly and inexpensively enter the U.S. marketplace. Our services streamline the legal and logistical complexities so you can focus on your customers and partners.

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Conceptual Plan

# University Dr @ Turkey Creek Rd



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# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all Real Estate Licenses to give the following information about brokerage services to prospective buyers, tenants, and landlords.*

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 that 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 sub-agency 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 interest 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 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 greater 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 to 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 the 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.

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Buyer, Seller, Landlord or Tenant

Date

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