FOR SALE

12061 FARM TO MARKET RD 2154, COLLEGE STATION, TX



SINGLE TENANT NNN ASSET ON 0.773 ACRES

CHARLIE RIDDLE | 210.383.0007

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The Offering

Legacy Broker Group is pleased to exclusively present this rare opportunity to acquire a true single-tenant, absolute NNN asset. The Dunkin', located at 12061 Wellborn Road (FM 2154) in College Station, Texas, is a newly constructed, drive-thru-forward prototype operated by an established 40+ unit franchise platform, with over four years remaining on its original lease term. Positioned on a hard corner alongside Dutch Bros Coffee and Club Car Wash, and directly across from The Barracks Townhomes and dense student housing, the Property sits at the doorstep of Texas A&M University - one of the nation's largest and fastest-growing university markets. Offered at a 5.75% capitalization rate, with full financials available upon request to qualified purchasers. Contact Charlie Riddle at 210.383.0007.

Property Address:	12061 Wellborn Road (FM 2154)
City:	College Station, TX
Year Built:	2021
Total Building:	2,504 sqft
Total Land Area:	0.773 Acres (33,672 Sq Ft)
Tenant:	Dunkin' (40+ Unit Franchisee)
Lease Type:	Absolute NNN
Lease Term Remaining:	4+ Years + Options
Cap Rate:	5.75%
Frontage:	174.23 Ft

Aerial View


The BARRACKS TOWNHOMES
WELLBORN RD
DUTCH BROS Coffee
Club CARWASH

Aerial View

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Get a Glimpse





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Dunkin' College Station

Get a Glimpse



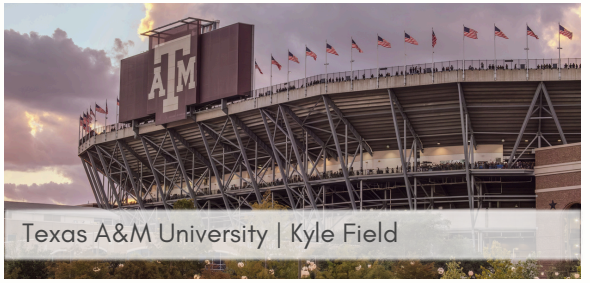


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Dunkin' College Station



Location Proximity







DRIVE TIMES:

Texas A&M University	*2.6 miles / 5 min*
Northgate	*3.8 miles / 8 min*
Downtown Bryan	*8.2 miles / 16 min*
Century Square	*4.3 miles / 10 min*
Easterwood Airport (CLL)	*4.8 miles / 9 min*

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Area Highlights | College Station

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KEY FACTS | ZIP 77845

2024 Est. Population	76,764
Households	25,600
Median Age	29.9
Avg. Household Size	2.68
Median Home Value	$349,900

EDUCATIONAL ATTAINMENT (25+)

High School Graduate or Higher	98.4%
Bachelor's Degree or Higher	63.7%
Graduate / Professional Degree	31.9%

Reflects the ZIP's large Texas A&M University student and faculty population — one of the most highly educated trade areas in the Bryan–College Station MSA.

INCOME

$88,851
MEDIAN HOUSEHOLD INCOME

$125,110
AVERAGE HOUSEHOLD INCOME

$48,994
PER CAPITA INCOME

$398,945
AVG. HOME VALUE (2023 EST.)

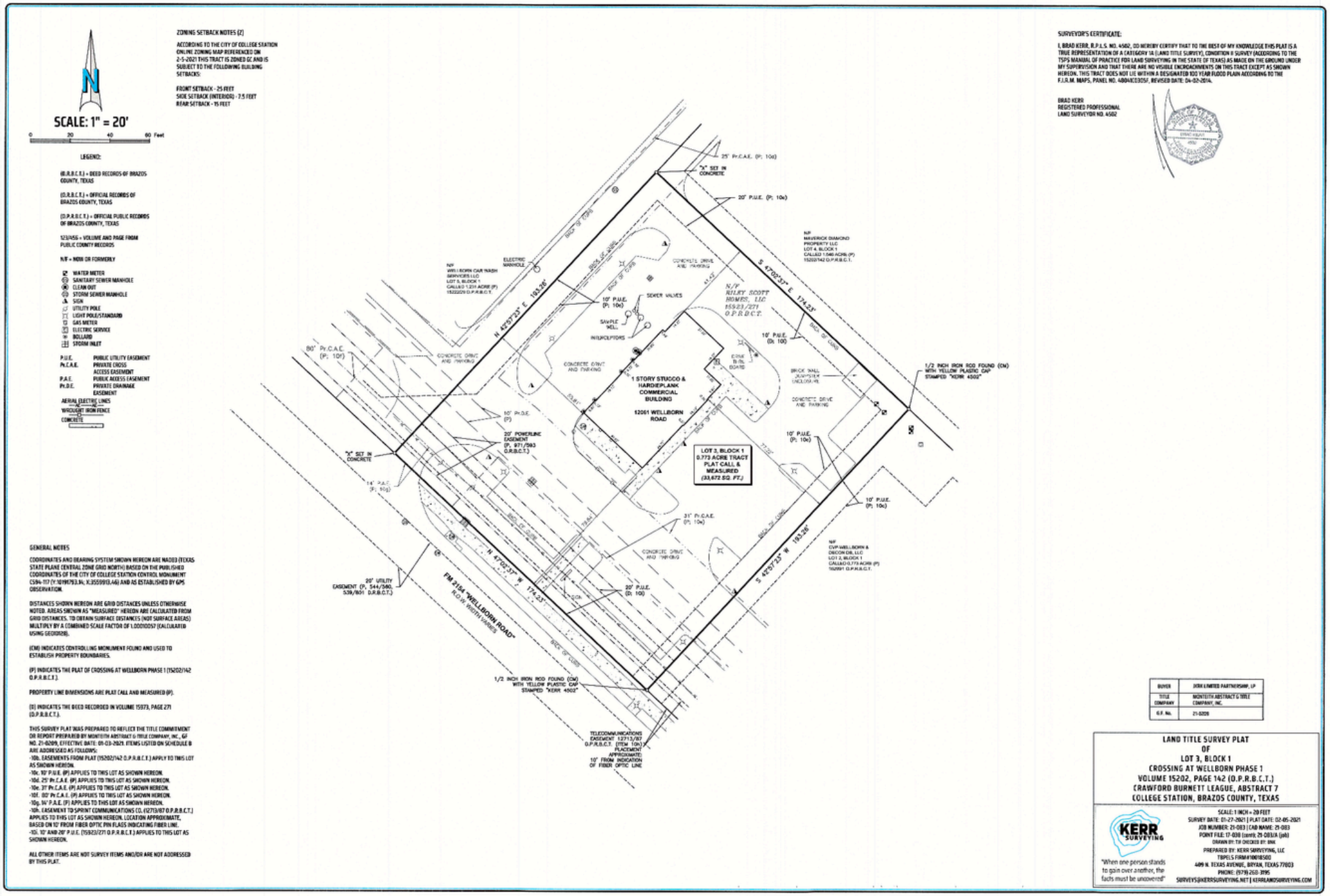
EMPLOYMENT

Unemployment Rate	1.7%
Mean Commute Time	19.9 min
Work From Home	12%

Top local employment sectors skew toward healthcare, education, and professional/scientific services — anchored by Texas A&M University, the Texas A&M Health Science Center, and the RELLIS Campus.

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates (2023–2024), via city-data.com, incomebyzipcode.com, and unitedstateszipcodes.org — ZIP Code 77845, College Station, TX. Figures approximate the property's immediate trade area; a precision 1/3/5-mile geodemographic ring study (ESRI Business Analyst / CoStar) is available upon request.

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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information 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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Charlie Riddle	664534	charlie@legacybrokergroup.com	210-383-0007
Name of Sales Agent/Associate	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Confidentiality Agreement & Disclaimer

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Recipients of this information are advised to conduct their own independent investigation and due diligence regarding all aspects of the property, including but not limited to: physical condition, zoning and use regulations, environmental status, financial performance, and legal compliance. Legacy Broker Group does not investigate or verify such matters and assumes no responsibility for their accuracy.

Financial and performance data, including rent rolls, expenses, and projections, are provided strictly for illustrative purposes. Any assumptions, estimates, or forecasts used for modeling or analysis may differ from actual results and should not be relied upon as guarantees of future performance. Prospective buyers, tenants, or investors are encouraged to consult qualified professionals such as attorneys, accountants, engineers, and other advisors to evaluate the information and property based on their own requirements and objectives.

Legacy Broker Group does not serve as a financial, tax, or legal advisor for any party involved in this transaction. All parties should consult with their own respective professionals for guidance on financial, tax, title, and legal matters.

All real estate offered by Legacy Broker Group is marketed in accordance with federal, state, and local fair housing and equal opportunity laws.

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DUNKIN' COLLEGE STATION

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COLLEGE STATION, TX



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