



WAYNE COURREGES III, CPM®
MANAGING PRINCIPAL
CREI Partners, LLC



Local Bryan Resident, married for 15 years, with 3 kids that go to school in Bryan



Former U.S. Marine, Eagle Scout, Member of Rotary Club of Bryan, Bryan/College Station Chamber of Commerce, and Troop 159 Committee Member



MBA from University of North Carolina Kenan-Flagler Business School

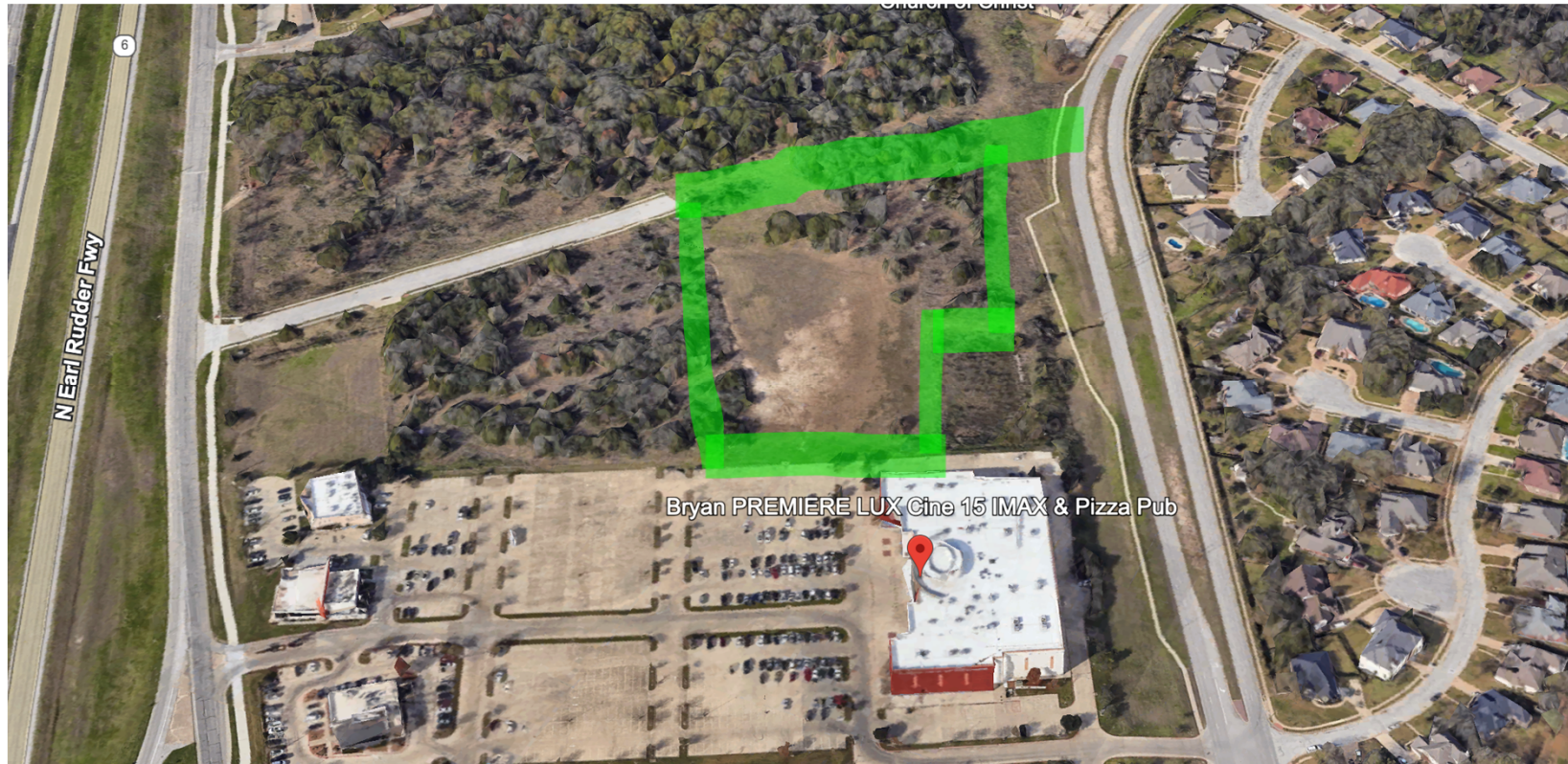


Full Time Real Estate Investor focused in Texas and SE USA with over \$37M Assets Under Management and 17+ years of experience



Recent Development and Opening in Bryan, Texas is LUXE 20x50 Storage

Colony Land Acquisition and Development





FOR EXHIBIT ONLY
NOT FOR ZONING OR PERMIT

LEGEND:

- INDICATES PROPERTY LINE
- FENCE
- 1 LEASING, CLUB, MAIL ROOM, AND FITNESS 1 STORY TOTAL OF 5,500SF
- 2 POOL AREA WITH GRILL STATION
- 3 PICKLE BALL COURT
- 4 PLAYGROUND
- 5 SMALL AND LARGE DOG PARK
- 6 PRIVATE PET YARD
- 7 WALKING PATH AND GARDEN
- 8 BUILDING TYPE 1 - 3 STORY 30 UNITS
- 9 BUILDING TYPE 2 - 3 STORY 30 UNITS
- 10 MAINTENANCE BLDG.
- 11 10 CAR CARPORT
- 12 2 SIDE-BY-SIDE DUMPSTER

* The property lines are based on publicly available GIS data and is designed around approximate measurements. This includes the building setbacks.

INVESTWELL ARCHITECTS LLC
2405 EAST FREEMAN SUITE 400
KATY, TX 77494
346-387-7177

SAM RAYBURN

APARTMENTS
BRIAN, TX

PROCESS CONTROL
CREI PARTNERS, LLC

NO.	Revisions Date	REVISIONS
1	06/06/2024	

DATE

26-JUNE-2024

ISSUE

CONCEPT

PROJECT NUMBER

240502

DRAWN BY

MF

CONCEPTUAL
SITE PLAN

SHEET NUMBER

A1.02

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1 BUILDING TYPE 2 TYP. ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 2 TYP. ELEVATION SIDE
SCALE: 1/8" = 1'-0"



3 CLUBHOUSE ELEVATION
SCALE: 1/8" = 1'-0"

Sam Rayburn						
Program Data Version # 1						
Type	Description	No.	Unit Areas		Total Areas	
			Net	Gross	Net	Gross
A	ONE BEDROOM, ONE BATH	12	674	725	8,088	8,700
A1	ONE BEDROOM, ONE BATH	60	754	815	45,240	48,900
B1	TWO BEDROOM, TWO BATH	54	995	1,074	53,730	57,996
B2	TWO BEDROOM, ONE BATH	24	1,073	1,143	25,752	27,432
TOTAL UNITS:		150				
RENTABLE AREA AT APARTMENT BUILDINGS:					132,810	143,028
AVG. NET UNIT SIZE:			885.40 Sq. Ft.			
AVG. GROSS UNIT SIZE:			953.52 Sq. Ft.			
TOTAL ONE BEDROOM UNITS			72		48.0%	
TOTAL TWO BEDROOM UNITS			78		52.0%	
TOTAL UNITS:			150		100.0%	
Miscellaneous Areas						
LEASING & AMENITY AREAS					5,500	
TOTAL CONSTRUCTION AREA					148,528	
LAND AREA: (estimated)			5.57 Acres			
UNIT DENSITY:			26.93 Units per acre			
Parking						
REQUIRED PARKING					228	
Open parking					154	
HC Parking					6	
EV open parking					6	
Carport Parking					68	
HC Carport Parking					1	
TOTAL PARKING PROVIDED (for apartment tenants)					235	
PARKING RATIO (for entire site)					1.57	