



**Texas State University System
Special Called Board of Regents Meeting
Monday, December 22, 2025 - 3:00 PM
TSUS Administration Building
601 Colorado Street
Austin, TX 78701**

AGENDA

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| 1. Agenda | 2 |
| 2. SHSU: Contract with Marcel Boulevard, LLC for the purchase of 1169 Grand Central Parkway in the City of Conroe | 3 |

Agenda

1. Call Meeting to Order
2. Action Items
 - a. SHSU: Contract with Marcel Boulevard, LLC for the purchase of 1169 Grand Central Parkway in the City of Conroe
3. Adjourn

SHSU: Contract with Marcel Boulevard, LLC for the purchase of 1169 Grand Central Parkway in the City of Conroe

Upon motion of Regent _____, seconded by Regent _____, it was ordered that:

Sam Houston State University be authorized to execute agreements, including closing documents, with Marcel Boulevard to purchase 1169 Grand Central Parkway in Conroe, Texas, an 8.55-acre parcel of real property in the City of Conroe, Texas.

Explanation

Parties to the Contract:	Sam Houston State University (SHSU) and Marcel Boulevard, LLC
Description of the Property:	An 8.55-acre parcel of real property near the SHSU owned property in Conroe, Texas.
Mineral Interests:	Seller's interests to be conveyed with the property.
Purpose:	To negotiate and execute a purchase contract with Marcel Boulevard, LLC and effect the closing of an 8.55-acre parcel in Conroe, Texas. The parcel is across from the parcel owned by SHSU in the same community and the site of the Sam Houston State University College of Osteopathic Medicine and Health Professions Building. Acquisition of the additional acreage brings the opportunity to continue to expand SHSU's health-related education offerings and research in close proximity to the Montgomery County medical community.
Price:	The agreed purchase price is not to exceed Thirty One Million Dollars (\$31,000,000.00)
Source of Funding:	Institutional Debt
Review Statement:	SHSU hereby affirms that the contract will be submitted for review and approval by the Vice Chancellor and Chief Financial Officer, and review and approval as to legal form by the Vice Chancellor and General Counsel, prior to execution.
Compliance Statement:	SHSU verifies that the solicitation method and vendor selection process complies with applicable state laws TSUS Rules and Regulations and the TSUS Contract Management Handbook.