

Westgate Center

4201 Wellborn Road
Bryan, Texas | 77801

Restaurant & Retail Space
For Lease



Property Highlights

- Easy Access With Ample Parking Available
- Cost Effective & Affordable Rents
- Available For Immediate Occupancy
- Well Rounded & Established Tenant Mix
- Restaurant Space Available For Immediate Occupancy With Drive Thru
- Less Than 1 /4 Miles From Texas A&M University

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Introduction

Westgate Center is an ~29,000 SF neighborhood shopping center located just north of the intersection of University Drive and Wellborn Road, two of the main thoroughfares in Bryan/College Station. Westgate Center is located less than 1/4 of a mile from Texas A&M University and includes approximately 800 linear feet of frontage on Wellborn Road. The shopping center is strategically located in the heart of one of the most densely populated student areas in Bryan/College Station. These apartments service the rapidly growing student population of Texas A&M University, which currently has a Spring 2011 enrollment of 46,492 students. Westgate is also conveniently located adjacent to the historic Northgate District. Northgate, a mixed use district and known as the heart of College Station entertainment, is a vibrant part of the city known for its eclectic mix of restaurants and bars. The combination of high visibility, location and the dense population makes Westgate Center an ideal location for retailers and office users.

Traffic Counts

(per TXDOT)

University Drive at Wellborn Road ~26,000 vehicles per day

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- Cost Effective & Affordable Rents
- Available For Immediate Occupancy
- Well Rounded & Established Tenant Mix
- Restaurant Space Available For Immediate Occupancy With Drive Thru
- Less Than 1/4 Mile From Texas A&M University
- Adjacent To Northgate Historical District
- Over ~800 Linear Feet Of Frontage On Wellborn Road
- Close Proximity To Densely Populated Student Housing

Property Attributes

Gross Leasable Area:	~29,000 SF
Site Size:	~133,141 SF or ~3.057 AC
Year Built:	1981
Zoning:	C-1, General Commercial
Parking:	177 Surface Parking Spaces

(Most Information From Brazos CAD & GIS)

2010 Market Demographics

	1 Mile	3 Mile	5 Mile
Population:	14,703	79,178	139,070
Total Households:	4,513	30,647	51,692
Average HH Income:	\$29,533	\$39,244	\$47,473
Average Home Value:	\$98,375	\$131,191	\$134,224

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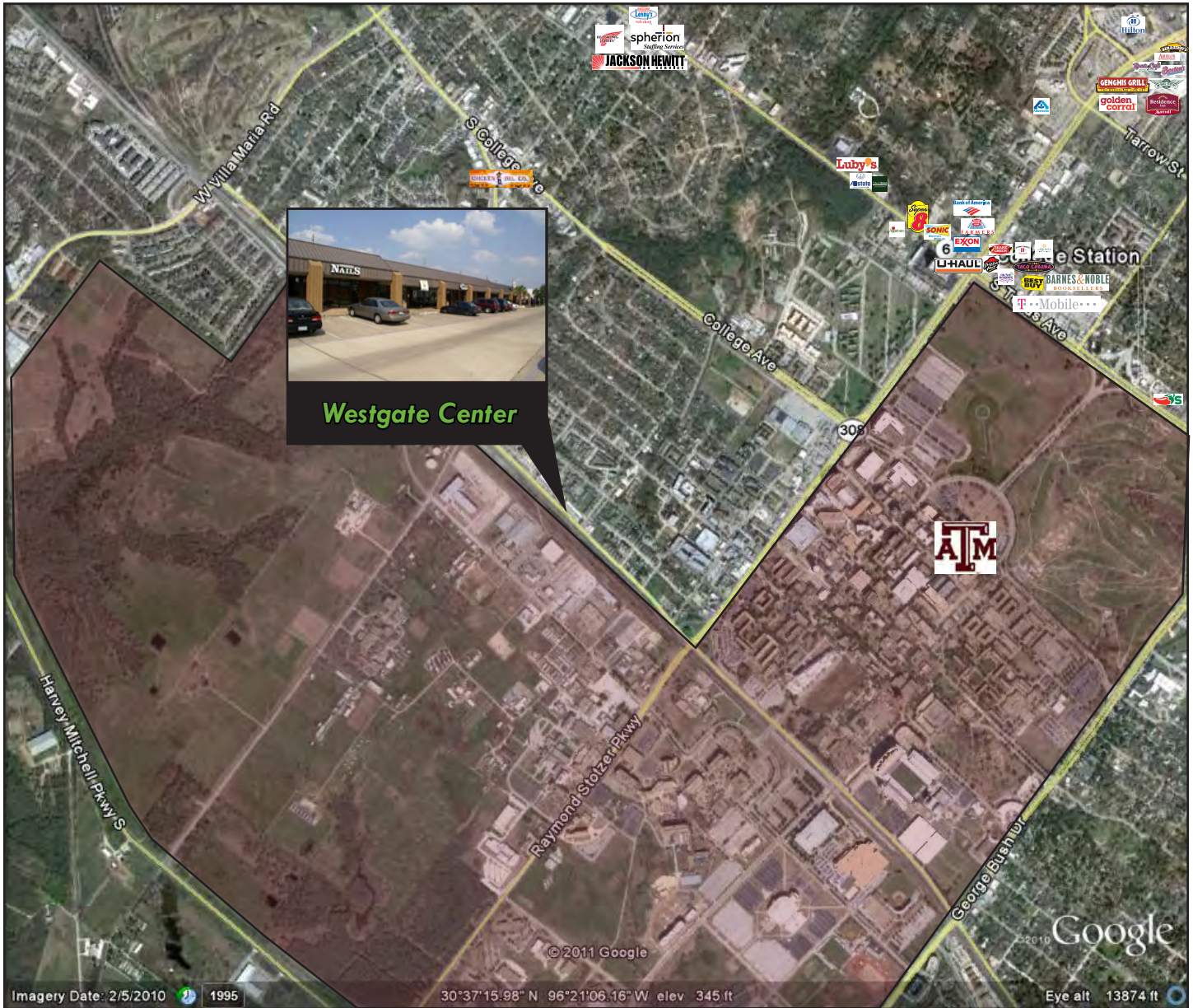
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Surrounding Businesses & Neighborhoods



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Westgate Center

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Floor Plan | Building A

4201 ~1,800 SF		4223 ~6,000 SF	4239 - 4243 ~2,200 SF	4245 ~800 SF
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Suite	Suite Description & Availability	RSF
4201	Oaks Food Mart	~1,800
4207	Pizza Hut	~1,200
4223	DCI Biologicals	~6,000
4239-4243	Tiki Tan	~2,200
4245	Available - Second Generation Office/Retail Space	~800

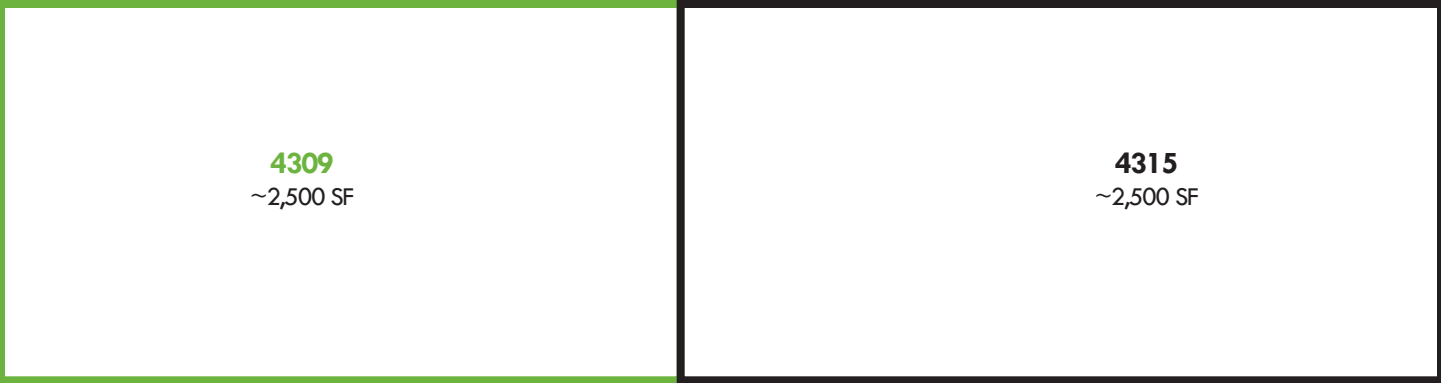
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Floor Plan | Building B



Suite	Suite Description & Availability	RSF
4309	Available - Second Generation Office/Retail Space	~2,500
4315	Holick's Boot Shop	~2,500

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Floor Plan | Building C

4321 ~1,000 SF	4323 ~734 SF	4333 ~1,266 SF	4335 ~1,000 SF	4337 ~1,500 SF	4341 ~750 SF	4345 ~750 SF	4345 - 4365 ~5,000 SF
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Suite	Suite Description & Availability	RSF
4321	Available - Second Generation Retail/Office Space	~1,000
4323	Available - Second Generation Retail/Office Space	~734
4333	Available - Second Generation Retail/Office Space	~1,266
4335	Available - Second Generation Retail/Office Space	~1,000
4337	Eatology	~1,500
4341	Wes-Gate Hair	~750
4345	Available - Second Generation Retail/Office Space	~750
4353-4365	Available - Second Generation Restaurant Space With Drive Thru	~5,000

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Demographic Profile

Population

	1mile	3mile	5mile
1990 Population	12,917	63,975	103,202
2000 Population	12,893	72,815	124,090
2010 Population	14,703	79,178	139,070
2015 Population	15,793	84,286	149,926
1990-2000 Annual Rate	-0.02%	1.3%	1.86%
2000-2010 Annual Rate	1.29%	0.82%	1.12%
2010-2015 Annual Rate	1.44%	1.26%	1.51%

Households

1990 Households	3,451	23,435	37,380
2000 Households	3,682	27,692	45,648
2010 Households	4,513	30,647	51,692
2015 Households	5,049	33,057	56,212
1990-2000 Annual Rate	0.65%	1.68%	2.02%
2000-2010 Annual Rate	2.01%	0.99%	1.22%
2010-2015 Annual Rate	2.27%	1.53%	1.69%

Housing Summary

Average Home Value	\$98,375	\$131,191	\$134,224
Owner Occupied Housing Units	10.2%	21.8%	31.8%
Renter Occupied Housing Units	80.4%	67.5%	58.3%
Vacant Housing Units	9.4%	10.6%	9.8%
Total Households	4,513	30,647	51,692

2010 Households by Income

\$15,000	34.8%	33.2%	27.0%
\$15,000 - \$24,999	20.3%	15.2%	14.0%
\$25,000 - \$34,999	14.5%	11.6%	10.9%
\$35,000 - \$49,999	14.5%	13.2%	13.6%
\$50,000 - \$74,999	8.9%	12.9%	15.1%
\$75,000 - \$99,999	4.9%	7.3%	9.6%
\$100,000 - \$149,999	1.6%	4.5%	6.6%
\$150,000 - \$199,999	0.2%	1.2%	1.6%
\$200,000+	0.2%	1.0%	1.7%

2010 Race & Ethnicity

White Alone	61.9%	70.7%	69.0%
Black Alone	5.1%	8.6%	11.0%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	20.3%	6.8%	5.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.9%	10.6%	11.6%
Two or More Races	3.2%	2.8%	2.6%
Hispanic Origin (Any Race)	19.2%	20.9%	23.7%

2010 Income

Median HH Income	\$22,181	\$25,943	\$32,412
Per Capita Income	\$14,090	\$17,194	\$19,019
Average HH Income	\$29,533	\$39,244	\$47,473

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Demographic Summary

Population

In the identified market area, the current year population is 139,070. In 2000, the Census count in the market area was 124,090. The rate of change since 2000 was 1.12 percent annually. The five-year projection for the population in the market area is 149,926, representing a change of 1.51 percent annually from 2010 to 2015. Currently, the population is 50.5 percent male and 49.5 percent female.

Households

The household count in this market area has changed from 45,648 in 2000 to 51,692 in the current year, a change of 1.22 percent annually. The five-year projection of households is 56,212, a change of 1.69 percent annually from the current year total. Average household size is currently 2.44, compared to 2.44 in the year 2000. The number of families in the current year is 24,396 in the market area.

Income

Current median household income is \$32,412 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$37,933 in five years. In 2000, median household income was \$25,684, compared to \$18,656 in 1990. Current average household income is \$47,473 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$52,618 in five years. In 2000, average household income was \$39,957, compared to \$28,544 in 1990. Current per capita income is \$19,019 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$21,174 in five years. In 2000, the per capita income was \$15,315, compared to \$10,703 in 1990.

Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows: 15.2 percent had not earned a high school diploma (14.8 percent in the U.S.); 19.3 percent were high school graduates only (29.6 percent in the U.S.); 5.5 percent had completed an Associate degree (7.7 percent in the U.S.); 21.6 percent had a Bachelor's degree (17.7 percent in the U.S.); 20.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.).

Housing

Currently, 31.8 percent of the 57,322 housing units in the market area are owner occupied; 58.3 percent, renter occupied; and 9.8 percent are vacant. In 2000, there were 48,805 housing units - 35.6 percent owner occupied, 57.9 percent renter occupied and 6.5 percent vacant. The rate of change in housing units since 2000 is 1.58 percent. Median home value in the market area is \$117,461, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.01 percent annually to \$136,221. From 2000 to the current year, median home value changed by 2.85 percent annually.

Population by Employment

	1 Mile	3 Mile	5 Mile
Total Businesses	240	2,711	4,610
Total Employees	3,267	42,096	65,801

Currently, 92.6 percent of the civilian labor force in the identified market area is employed and 7.4 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.9 percent of the civilian labor force, and unemployment will be 6.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent and 8.8 percent will be unemployed. In 2000, 63.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.3 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is: 63.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment); 20.7 percent in service jobs (compared to 17.3 percent of U.S. employment); 15.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment). In 2000, 75.4 percent of the market area population drove alone to work, and 2.2 percent worked at home. The average travel time to work in 2000 was 15.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

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Information About Brokerage Services

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 who 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 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 subagency 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 interests 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 bold or underlined print, set forth the broker's obligations 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 price greater than the 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 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.

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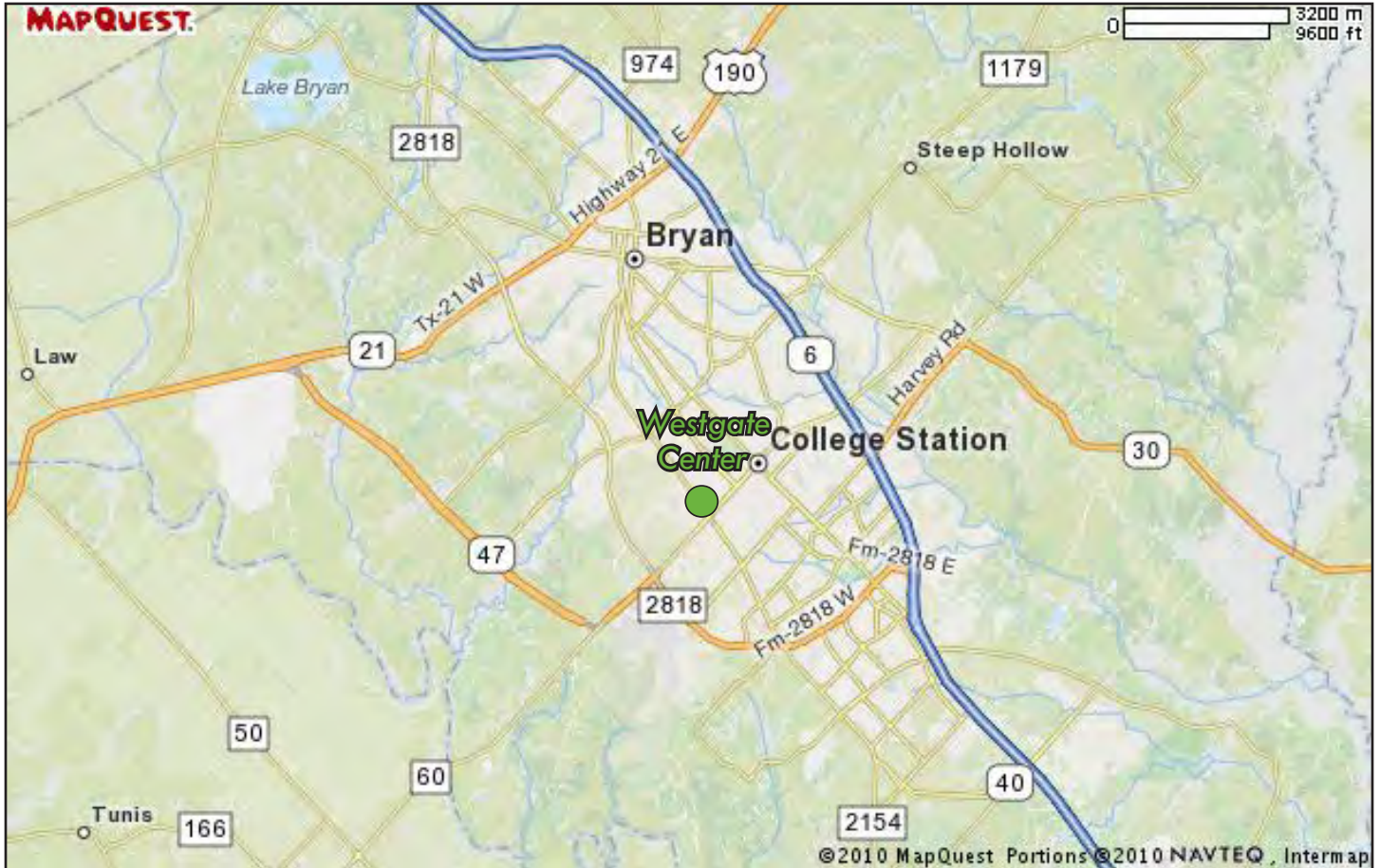
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