



Property Highlights

- Well established retail center with excellent mix of local and national tenants
- Located one block from the southeast corner of Texas A&M University
- Abundant surface parking
- Excellent access and visibility from Texas Avenue and Harvey Road
- ~42,111 VPD on Texas Avenue
- Located at one of College Station's busiest intersections

Bryan / College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Houston

7102 West Sam Houston Parkway N, Suite 230
Houston, Texas 77040
O: 281.256.2300

San Antonio / South Texas

200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600

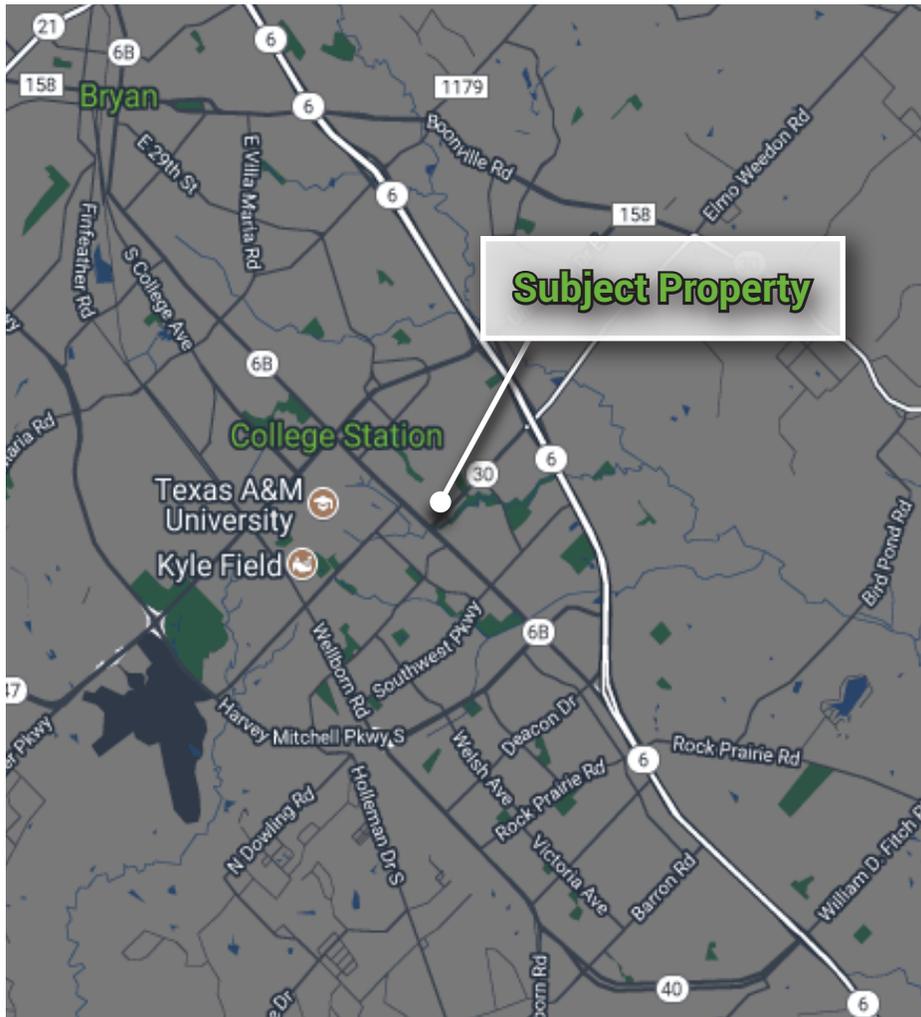
Property Attributes

Gross Leasable Area:	176,847 SF
Site Size:	21.01 AC
Year Built:	1976
Parking:	1,022 parking spaces

Traffic Counts

Texas Avenue:	~42,111 VPD
Harvey Road (Highway 30):	~21,623 VPD

(per TXDOT 2015)



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Aerial



George Weatherall

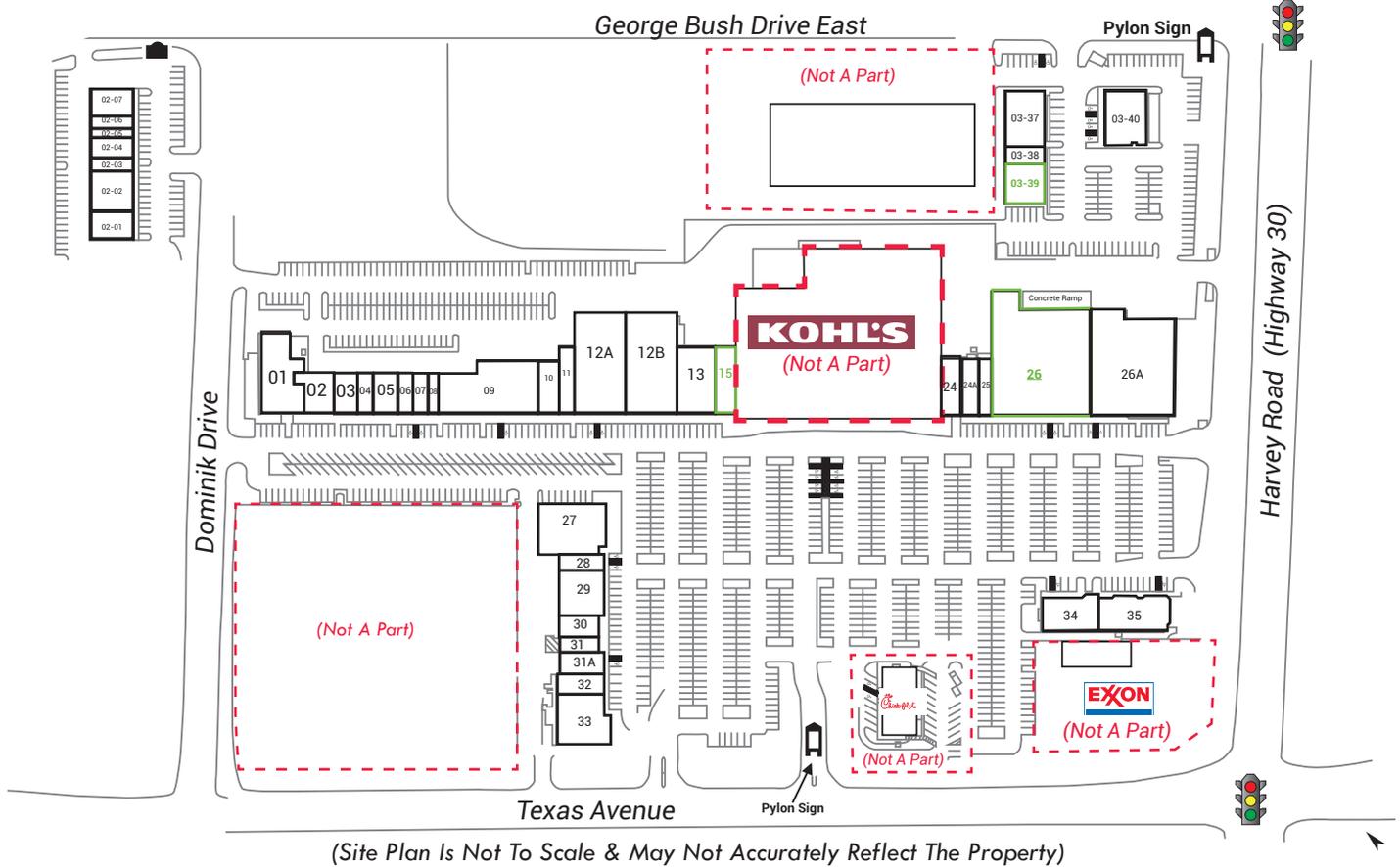
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PROPERTY SUMMARY • DEMOGRAPHICS • IABS

Site Plan



(Site Plan Is Not To Scale & May Not Accurately Reflect The Property)

Suite	Availability	SF	Suite	Availability	SF
Not A Part	Kohl's	~70,632	10	Delta Life Fitness	~2,400
01	Title Boxing Club	~6,493	11	Painting With a Twist	~2,000
02	Apex Salon and Cuttery	~2,689	12A	Wally's Party Factory	~11,250
02-01	Brazos Valley Barbell	~2,400	12B	Dollar Tree	~11,250
02-02	Brazos Valley Barbell	~3,600	13	Cato	~5,440
02-03	Asian Restaurant	~1,200	15	Available	~3,000
02-04	Big Daddy's Tattoo Studio	~1,800	24	Nothing Bundt Cake	~2,480
02-05	MLA & Sons	~600	24A	FX Video Game Exchange	~1,520
02-06	CentroAmerica Restaurant	~1,196	25	Sally Beauty Supply	~1,600
02-07	Shop N Go	~2,335	26	Available	~20,008
03	H&R Block	~2,400	26A	Spec's	~20,000
03-37	Sweet Eugene's House of Java	~4,900	27	Los Cucos	~7,200
03-38	Joy Luck Delivery	~1,500	29	Eyemart Express	~4,080
03-39	Available	~3,600	30	The UPS Store	~1,920
03-40	Fuddruckers	~5,265	31	Spoons Yogurt	~1,286
04	College Station Bubble Tea	~1,243	31A	Firehouse Subs	~1,884
05	Tanaka Ramen	~2,357	32	Ping's Buffet	~2,030
06	Honolulu Poke House	~1,200	33	AT&T	~5,000
07	State Farm	~1,400	34	Napa Flats	~5,000
08	Signature Brows	~900	35	The Sleep Station	~4,000
09	Poet's Family Billiard Hall	~10,806			

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Demographic Profile



TEXAS AVENUE
OVER 42,000
VEHICLES PER DAY
(TXDOT AADT 2015)



TOTAL POPULATION OF
OVER 162,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



TOTAL HOUSEHOLDS
OVER 62,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HH INCOME
OVER \$62,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



TOTAL EMPLOYEES
OVER 64,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HOME VALUE
OVER \$218,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
2017 Total Population	21,923	97,633	162,977
2022 Total Population	23,215	105,091	178,398
2017-2022 Annual Growth Rate	1.02%	1.53%	2.23%
2017 Households	7,331	38,230	62,777
2022 Households	7,929	41,497	69,152
2017 Average Home Value	\$199,818	\$216,914	\$218,789
2022 Average Home Value	\$241,086	\$262,213	\$268,835
2017 Average HH Income	\$40,087	\$51,235	\$62,504
2022 Average HH Income	\$45,416	\$58,241	\$71,353

Sources: Infogroup, Inc & ESRI

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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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

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Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

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