



## Property Highlights

- Located one mile from Texas A&M University
- Excellent access and visibility from South Texas Avenue
- Exceptional traffic counts (25,521 VPD per TxDot)
- Excellent mix of retail and restaurant co-occupancy
- Abundant surface parking
- 547 feet of frontage on South Texas Avenue

### 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

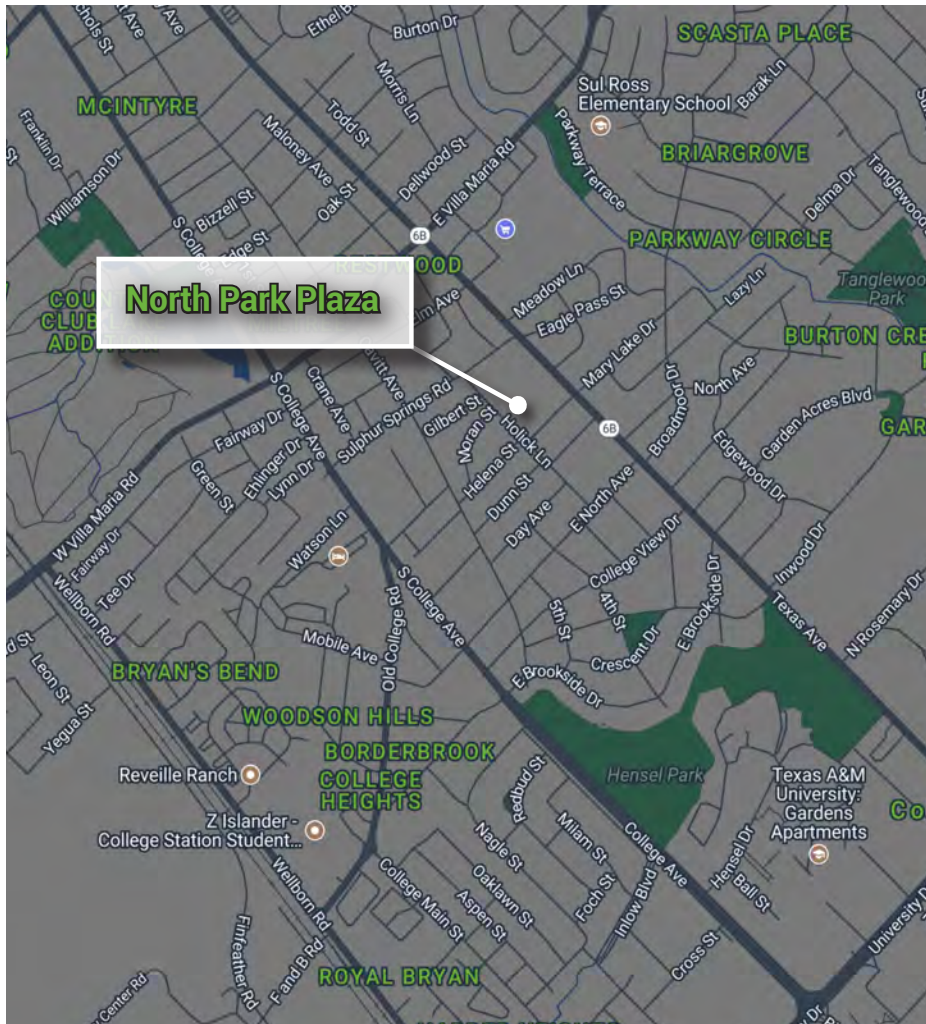


## Property Attributes

Gross Leasable Area:	30,120 SF
Site Size:	3.68 AC
Year Built:	2006
Zoning:	C-2 Retail
Parking:	274 spaces

## Traffic Counts

South Texas Ave:	~25,521 VPD
E Villa Maria Rd:	~33,962 VPD
(per TxDOT 2016)	



**Brett Boatner**

Associate | Retail Services

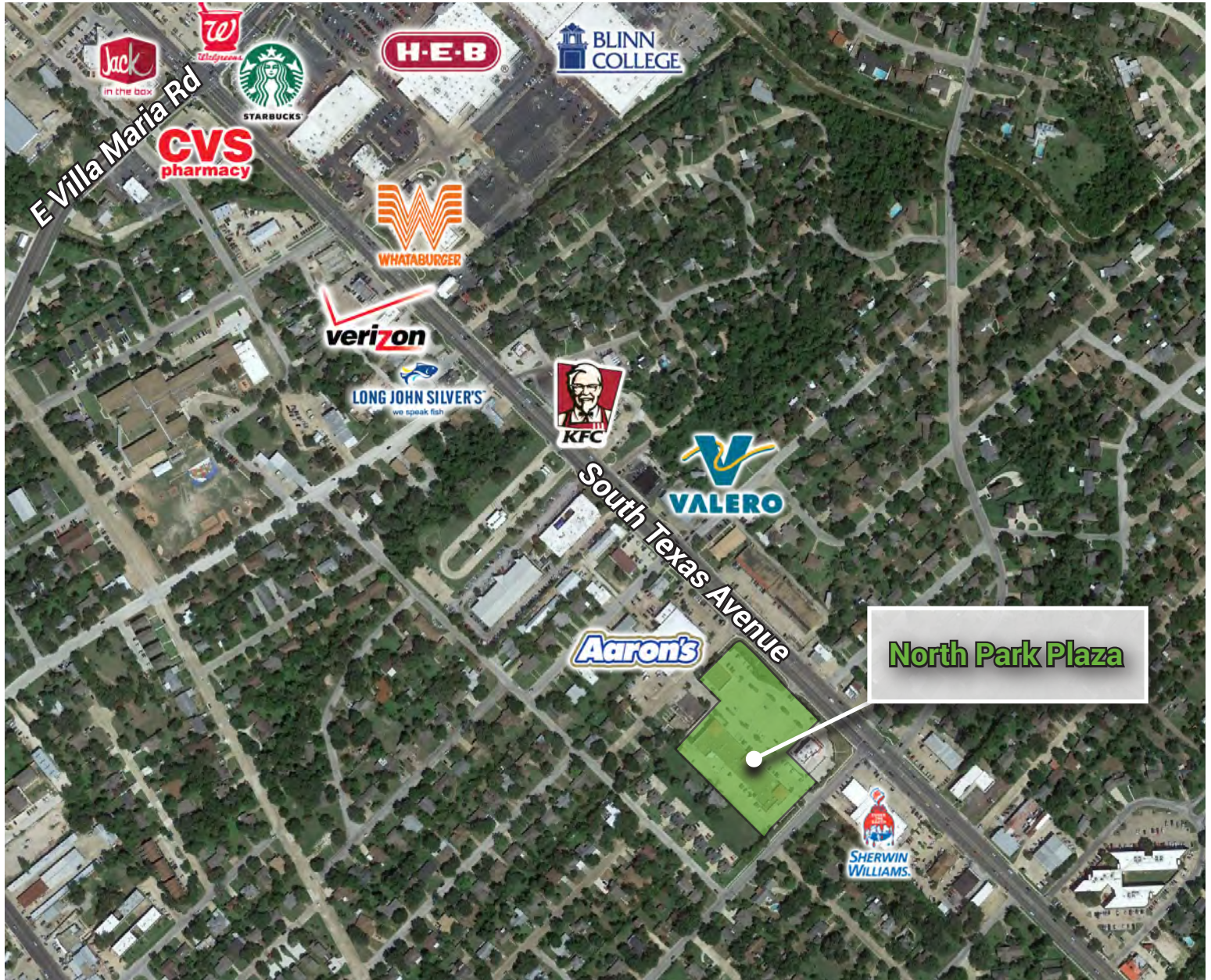
O: 979.268.2000 | C: 903.573.4165

Brett.Boatner@OldhamGoodwin.com

[www.OldhamGoodwin.com](http://www.OldhamGoodwin.com)



## Aerial



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## Site Plan - 3600 South Texas Ave

#400	#300	#200	#100
Audible Hearing Centers	<b>AVAILABLE</b>	Fred Loya Insurance	All Phone Toys

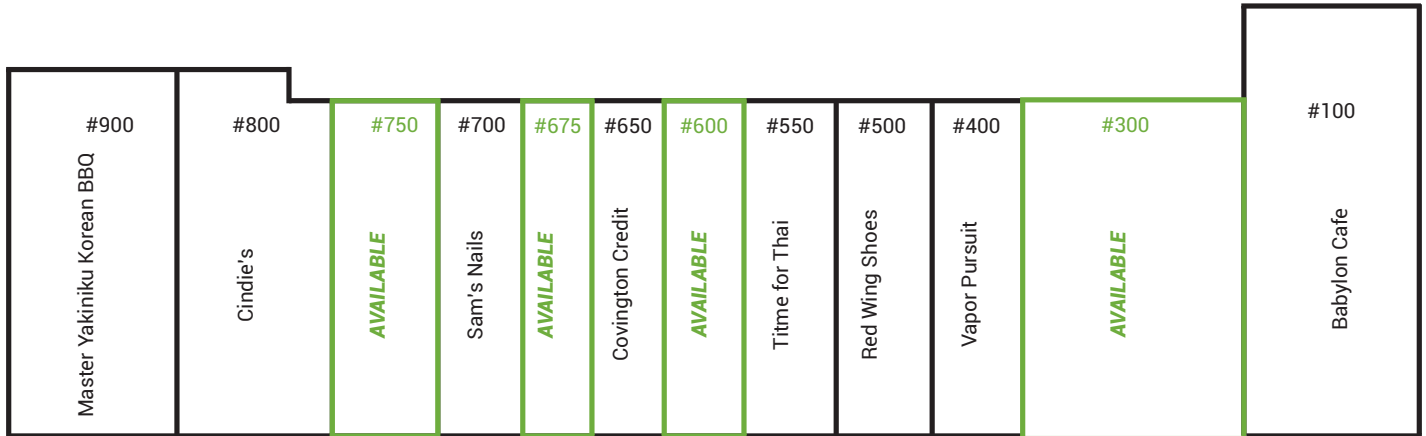
<b>Suite</b>	<b>Availability</b>	<b>RSF</b>
100	All Phone Toys	~1,500
200	Fred Loya Insurance	~960
<b>300</b>	<b>Available</b>	<b>~960</b>
400	Audible Hearing Centers	~1,100

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PROPERTY SUMMARY • DEMOGRAPHICS • IABS

**Site Plan - 3700 South Texas Ave**



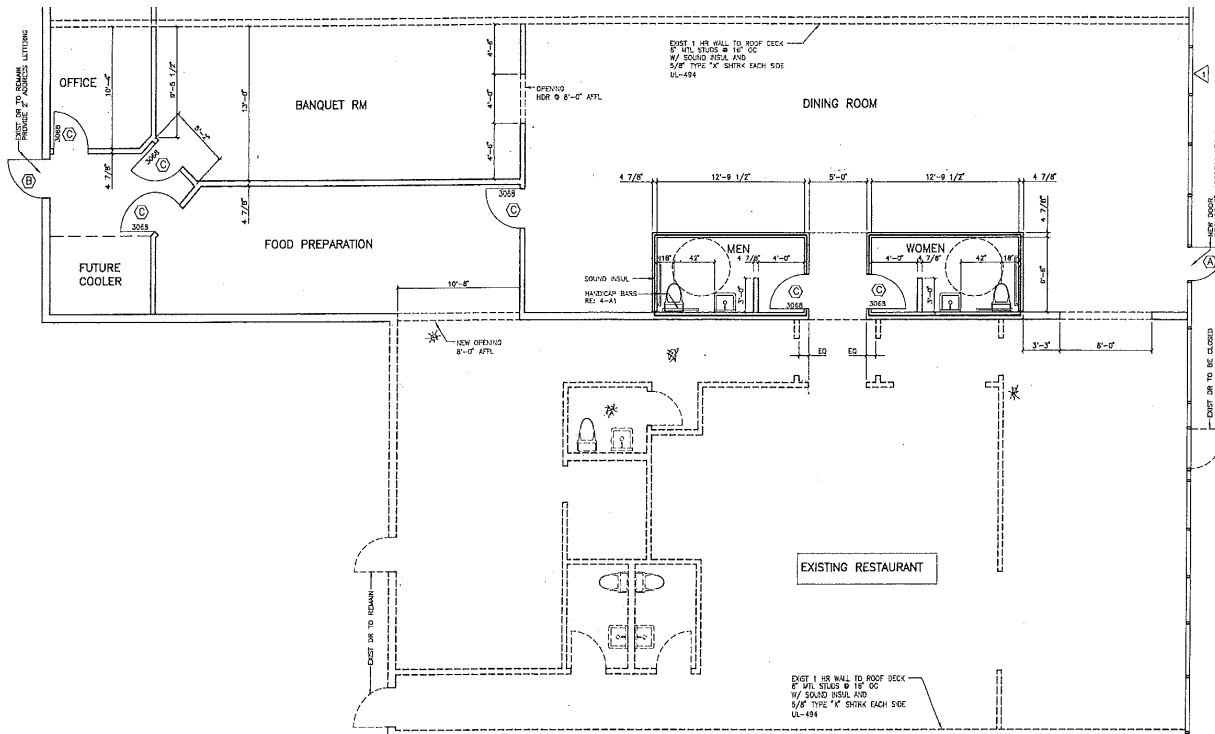
Suite	Availability	RSF
100	Babylon Cafe	~3,600
<b>300</b>	<b>Available</b>	<b>~4,800</b>
400	Vapor Pursuit	~1,844
500	Red Wing Shoes	~1,500
550	Time for Thai	~1,860
<b>600</b>	<b>Available</b>	<b>~1,400</b>
650	Covington Credit	~1,200
<b>675</b>	<b>Available</b>	<b>~1,200</b>
700	Sam's Nails	~1,300
<b>750</b>	<b>Available</b>	<b>~1,944</b>
800	Cindie's	~3,500
900	Master Yakiniku	~2,600

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**Floor Plan**  
**3700 South Texas Ave - Suite 300 - +/- 4,800 SF**  
**2nd Generation Restaurant**



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## Demographic Profile



SOUTH TEXAS AVE  
**OVER 25,000**  
VEHICLES PER DAY  
(TxDOT AADT 2016)



TOTAL POPULATION OF  
**OVER 149,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL HOUSEHOLDS  
**OVER 55,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



AVERAGE HH INCOME  
**OVER \$54,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



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



AVERAGE HOME VALUE  
**OVER \$184,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
2017 Total Population	8,744	78,713	149,454
2022 Total Population	9,525	85,028	162,469
2017-2022 Annual Growth Rate	1.73%	1.56%	1.68%
2017 Households	3,250	28,509	55,425
2022 Households	3,524	31,025	60,751
2017 Average Home Value	\$167,942	\$154,232	\$184,286
2022 Average Home Value	\$225,412	\$193,229	\$233,962
2017 Average HH Income	\$53,893	\$54,669	\$54,100
2022 Average HH Income	\$60,921	\$62,013	\$61,515

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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

532457  
Licensed No.

Licensed No.

Licensed No.

Licensed No.

casey.oldham@oldhamgoodwin.com  
Email

Email

Email

Email

(979) 268-2000  
Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



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

**OLDHAM GOODWIN GROUP**

**Brett Boatner**

**Associate | Retail Services**

**O: 979.268.2000 | C: 903.573.4165**

**E: [Brett.Boatner@OldhamGoodwin.com](mailto:Brett.Boatner@OldhamGoodwin.com)**

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