



PROPERTY FEATURES

- Office/Retail center located just 2.7 miles from Texas A&M University - 2017 Enrollment: 68,625 students!
- Excellent access and visibility from Wellborn Road and Rock Prairie Road
- Located in the heart of South College Station, an area that is experiencing continual & exponential growth
- Less than one mile from the new Jones Crossing H.E.B. Development
- Great tenant mix with multiple national brands
- 2016 TxDOT Daily Traffic Count: 31,085
- Zoned - General Commercial

PROPERTIES FOR LEASE



Offered for Lease:
\$1.30 PSF/MO

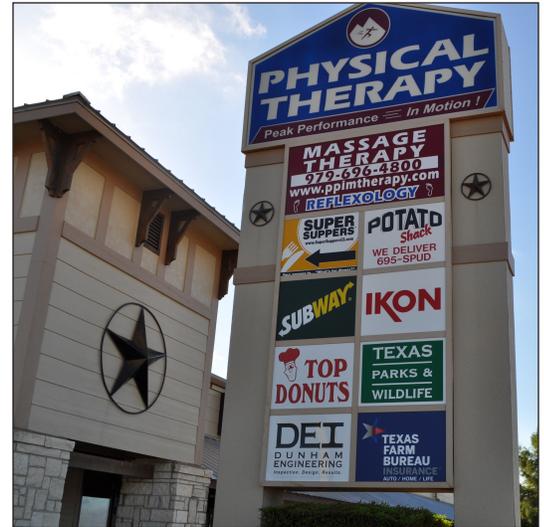
Building 1: \$1.30 PSF, plus \$0.21 PSF for T&I
Suite 120: 1,620 SF
Suite 150: 1,800 SF

Building 2: \$1.20 PSF, plus \$0.21 PSF for T&I
Suite 150: 915 SF

AERIAL



PROPERTY PHOTOS



SITE PLAN

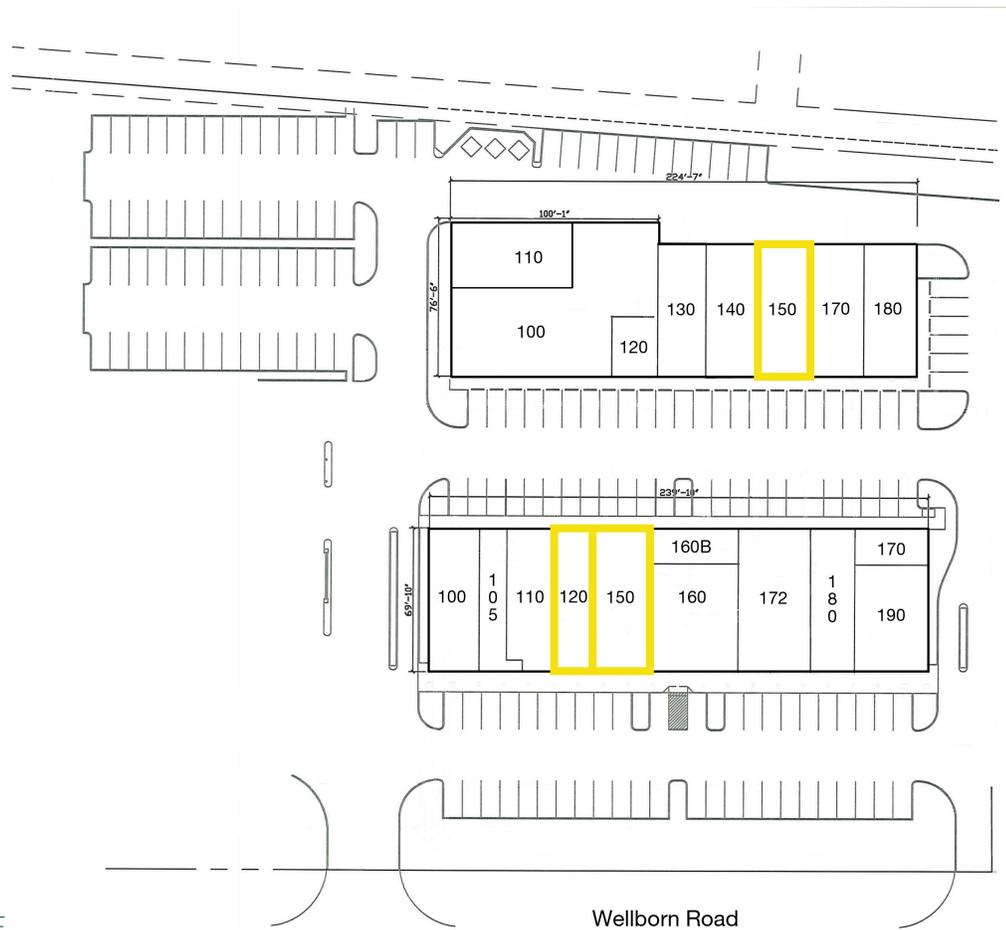
Building 1

100. Subway	1,500 SF
105. Farm Bureau	1,114 SF
110. Infinity Taekwondo	2,056 SF
120. VACANT	1,620 SF
150. VACANT	1,800 SF
160. Texas Game Warden	2,090 SF
160B. Peak Performance	872 SF
170. Potato Shack	840 SF
172. Potato Shack	1,900 SF
180. Top Donut	1,500 SF
190. Hallmark Cleaners	1,217 SF

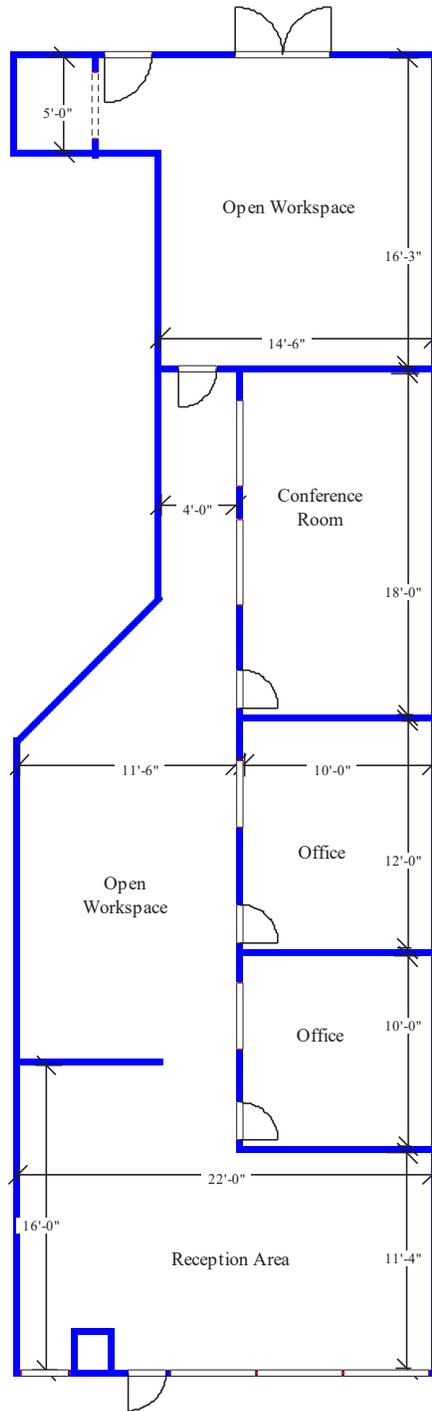
Building 2

100. Peak Performance	4,435 SF
110. University of Sidekicks	1,600 SF
120/130. Veros	2,100 SF
140. Brazos Co. Constable	1,625 SF
150. VACANT	1,625 SF
170. Dance Studio	2,567 SF
180. Brazos County	2,330 SF

Total: 32,081 SF

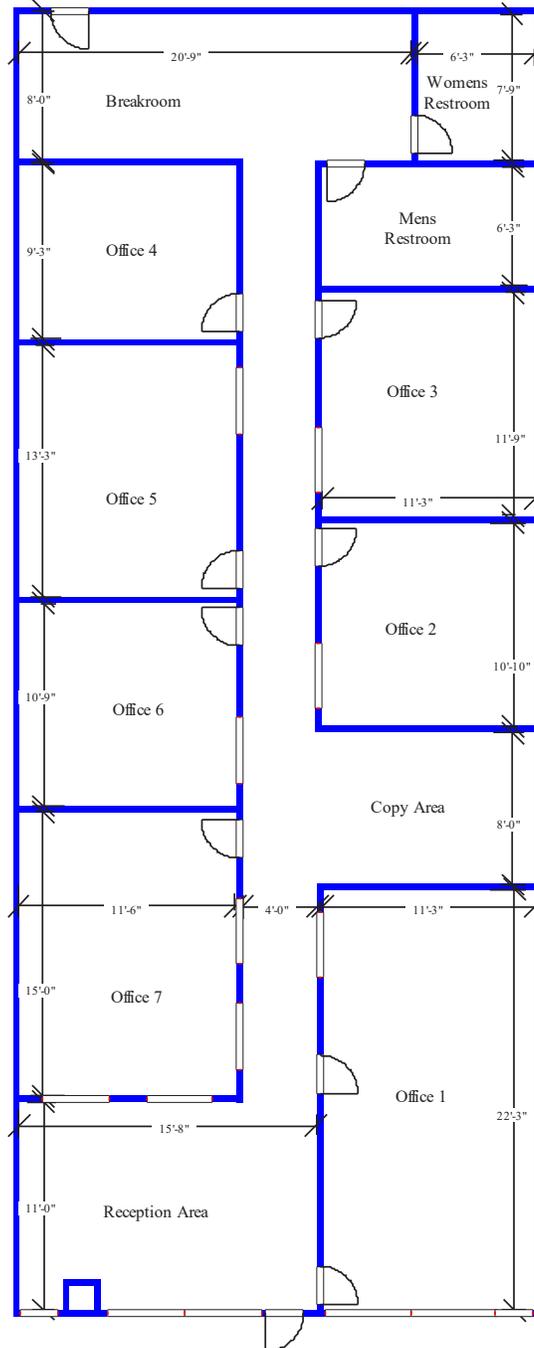


BUILDING 1 SUITE 120 FLOORPLAN



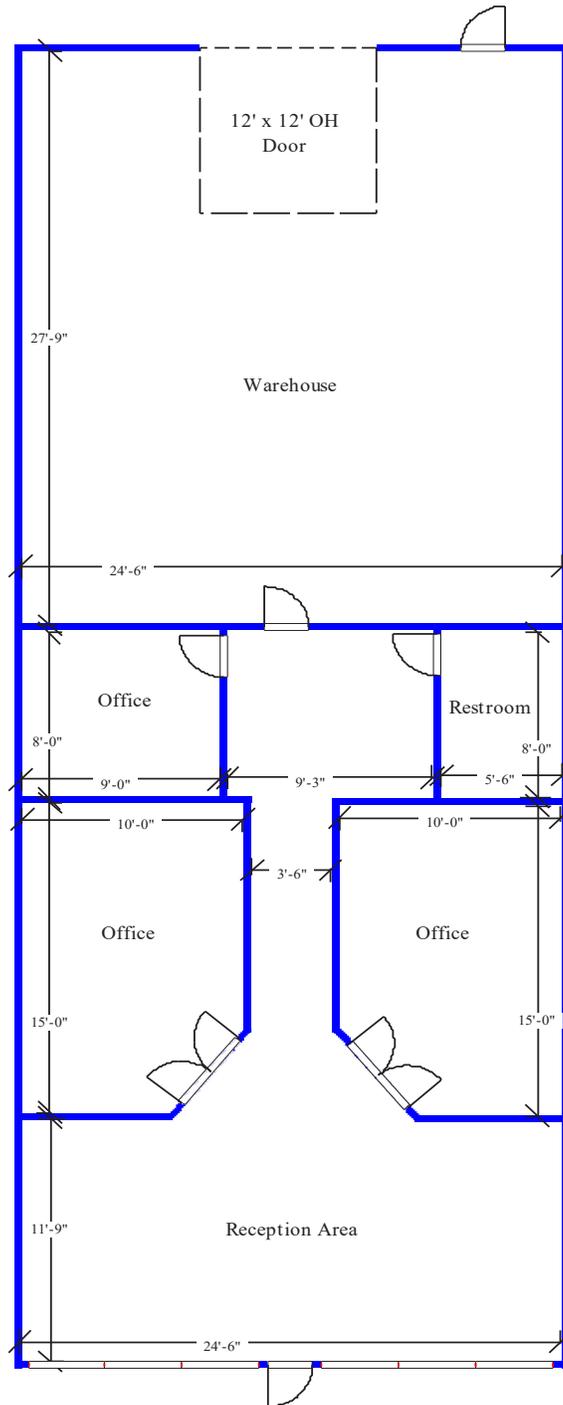
All Measurements Are Approximate

BUILDING 1 SUITE 150 FLOORPLAN



All Measurements Are Approximate

BUILDING 2 SUITE 150 FLOORPLAN



All Measurements Are Approximate

