



Property Highlights

- Easy access with ample parking available
- Cost effective & affordable rents
- Less than 1/4 mile from Texas A&M University
- Available for immediate occupancy
- Located just north of the intersection of University Drive & Wellborn Road (two main thoroughfares in Bryan/College Station)
- Well rounded & established tenant mix

Bryan / College Station

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

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio / South Texas

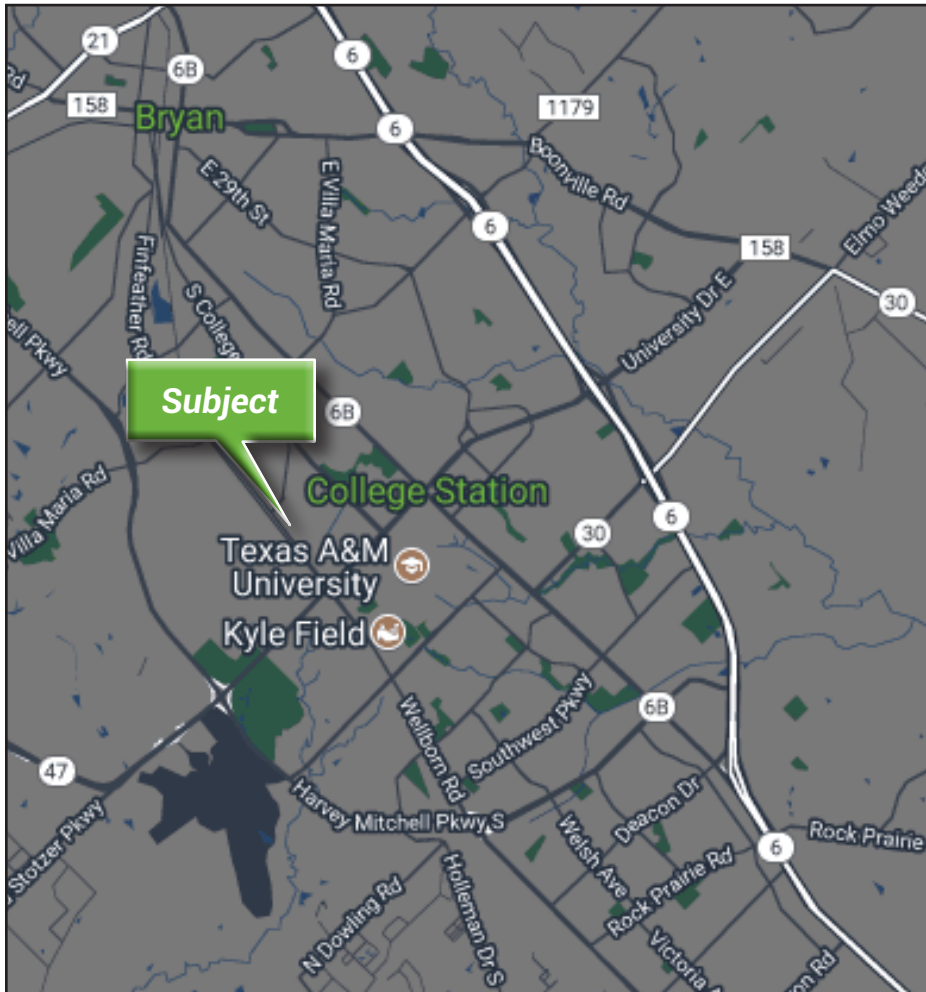
200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600

Property Attributes

Gross Leasable Area:	~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

Traffic Counts

Wellborn Road & University Drive:	~27,683 VPD (per TXDOT 2017)
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Aerial



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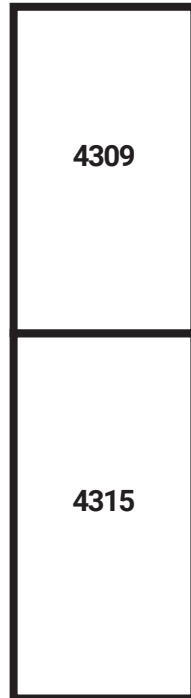
PROPERTY SUMMARY • DEMOGRAPHICS • IABS

Building A

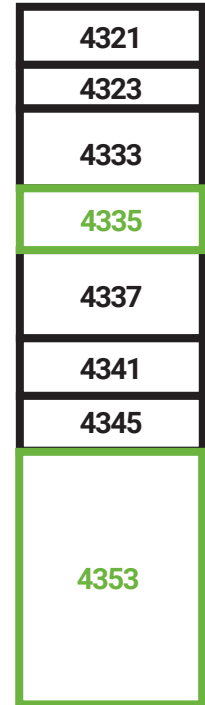


Site Plan

Building B



Building C



Suite	Availability	SF	Suite	Availability	SF
4201	Kai's Doughnuts	~1,800	4321	Bentley's Barber Shop	~1,000
4207	Pizza Hut	~1,200	4323	Couture Closet Resale Boutique	~734
4223	DCI Biologicals	~6,000	4333	Buddies Boutiqe	~1,266
4239-4243	Tiki Tan	~2,200	4335	Available	~1,000
4245	DCI Biologicals	~800	4337	Eatology	~1,500
4309	Fat Shack	~2,500	4341	Wes-Gate Hair	~750
4315	Holick's Boot Shop	~2,500	4345	Pin-Toh Thai Cafe	~750
			4353	Available	~5,000

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Demographic Profile



WELLBORN DRIVE
OVER 27,000
VEHICLES PER DAY
(TXDOT AADT 2017)



TOTAL POPULATION OF
OVER 167,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL HOUSEHOLDS
OVER 63,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HH INCOME
OVER \$59,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL EMPLOYEES
OVER 73,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HOME VALUE
OVER \$220,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
2018 Total Population	15,933	97,339	167,415
2023 Total Population	17,113	105,200	181,899
2018-2023 Annual Growth Rate	1.44%	1.57%	1.67%
2018 Households	5,308	38,056	63,617
2023 Households	5,871	41,466	69,653
2018 Average Home Value	\$168,795	\$218,500	\$220,488
2023 Average Home Value	\$192,432	\$252,061	\$254,909
2018 Average HH Income	\$36,734	\$49,764	\$59,712
2023 Average HH Income	\$40,445	\$55,688	\$66,902

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

532457

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Licensed No.

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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**

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