

IN-LINE RETAIL SPACE | FOR LEASE



## Property Highlights

- Highly visible with exceptional traffic counts
- Adjacent to Kroger's Signature store, College Station Medical Center & Scott and White Hospital
- Affluent & rapidly expanding population
- ~320 feet of frontage on Rock Prairie road
- Easy access to Rock Prairie road & State Highway 6
- Serving the College Station medical corridor

### 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

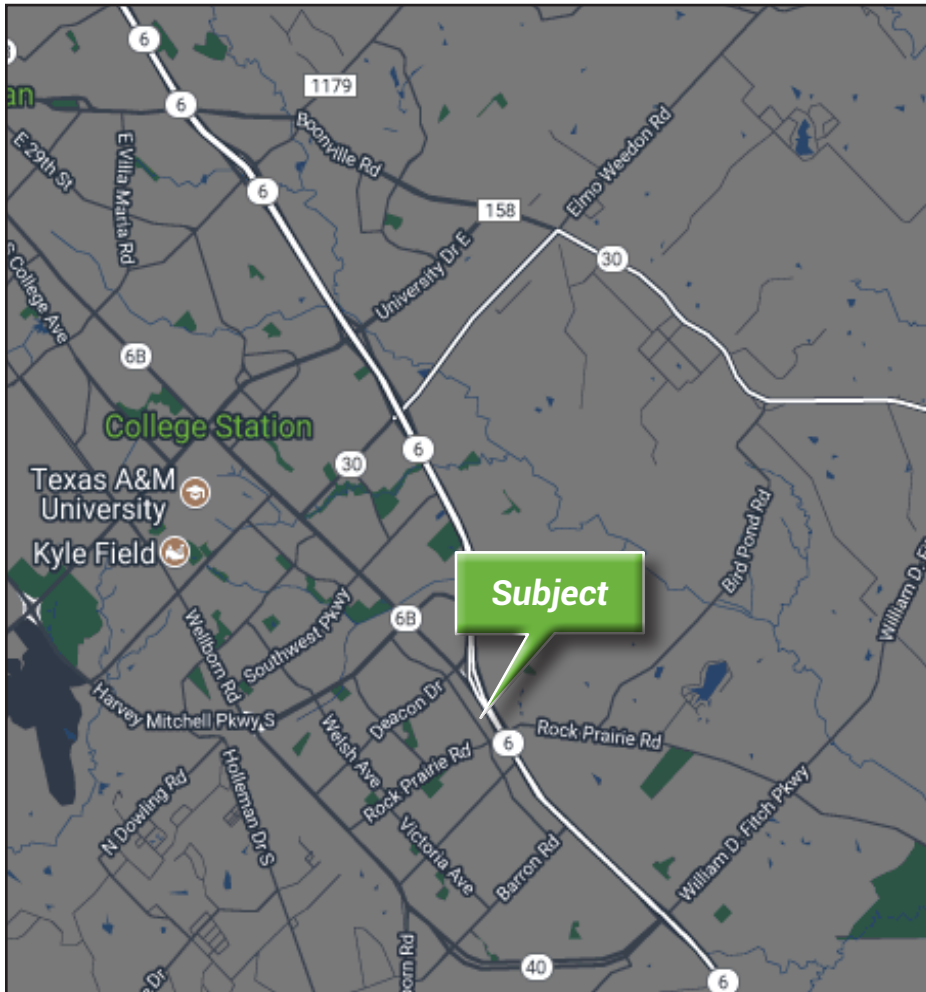
200 East Grayson Street, Suite 102  
San Antonio, Texas 78215  
O: 210.404.4600

## Property Attributes

Gross Leasable Area:	~22,501 SF
Site Size:	~107,376 SF or ~2.465AC
Year Built:	2001
Zoning:	C-1
Parking:	130 Surface Parking Spaces

## Traffic Counts

On Highway 6 & Rock Prairie Road: (per TXDOT 2017)	~87,774 VPD
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**Brett Boatner**

Associate | Retail Services

O: 979.268.2000 | C: 903.573.4165

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*Aerial*



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## Site Plan



Suite	Suite Description & Availability	RSF
1700	Must Be Heaven	~2,390
1706	J&J Asian Bistro	~2,000
1710	Cricket Wireless	~1,080
1711	Vapor Pursuit	~1,408
<b>1712</b>	<b>Available - September 2019</b>	<b>~1,892</b>
1718	Tiki Tan	~2,140
1722	Subway	~1,749
<b>1724</b>	<b>Available - October 2019</b>	<b>~1,157</b>
1726	A1 Imaging Center	~2,341
<b>1728</b>	<b>Available</b>	<b>~1,270</b>
1734	Poke Stop	~1,278
1736	Pretty Nails	~1,155
1738	K&K Cuts	~996
1740	Papa John's	~1,645

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## Demographic Profile



HIGHWAY 6  
**OVER 87,000**  
VEHICLES PER DAY  
(TxDOT AADT 2017)



TOTAL POPULATION OF  
**OVER 121,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL HOUSEHOLDS  
**OVER 46,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



AVERAGE HH INCOME  
**OVER \$91,000**  
WITHIN ONE MILE RADIUS  
(ESRI 2017)



TOTAL EMPLOYEES  
**OVER 44,367**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



AVERAGE HOME VALUE  
**OVER \$199,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
<b>2017 Total Population</b>	8,861	69,817	121,597
<b>2022 Total Population</b>	9,504	77,316	133,893
<b>2017-2022 Annual Growth Rate</b>	2.73%	3.78%	3.11%
<b>2017 Households</b>	3,378	27,859	46,143
<b>2022 Households</b>	3,622	30,773	51,121
<b>2017 Average Home Value</b>	\$185,790	\$175,850	\$199,134
<b>2022 Average Home Value</b>	\$253,892	\$216,478	\$249,260
<b>2017 Average HH Income</b>	\$91,232	\$71,349	\$69,088
<b>2022 Average HH Income</b>	\$104,021	\$81,787	\$79,015

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

Licensed No.

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Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

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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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**OLDHAM GOODWIN GROUP**

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