



# For Lease

1901 South Texas Ave.  
Bryan, TX 77802

## Former Walmart Available

- Available: ± 62,016 SF Building
- Built/Remodeled: 2000 / 2012
- Bldg. Dimensions: ± 275' x 225'
- Located minutes from downtown Bryan, Texas
- Situated close to Blinn College with 17,000+ students and Texas A&M University with 58,000+ students
- Great visibility & accessibility to S. Texas Ave
- Surrounded by a dense population of 75,000+ within three miles

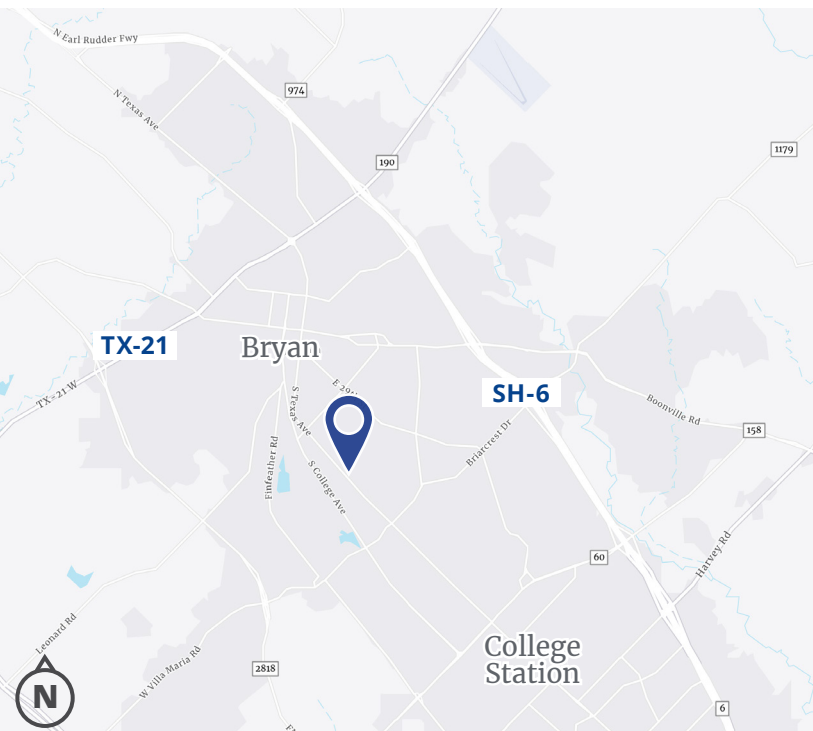
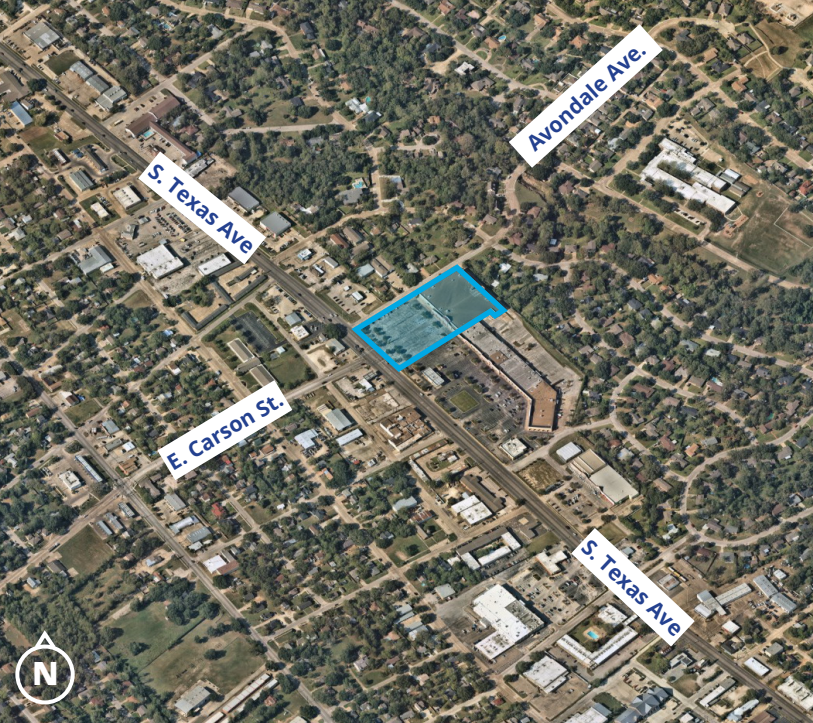
Rate: \$5.00/SF NNN

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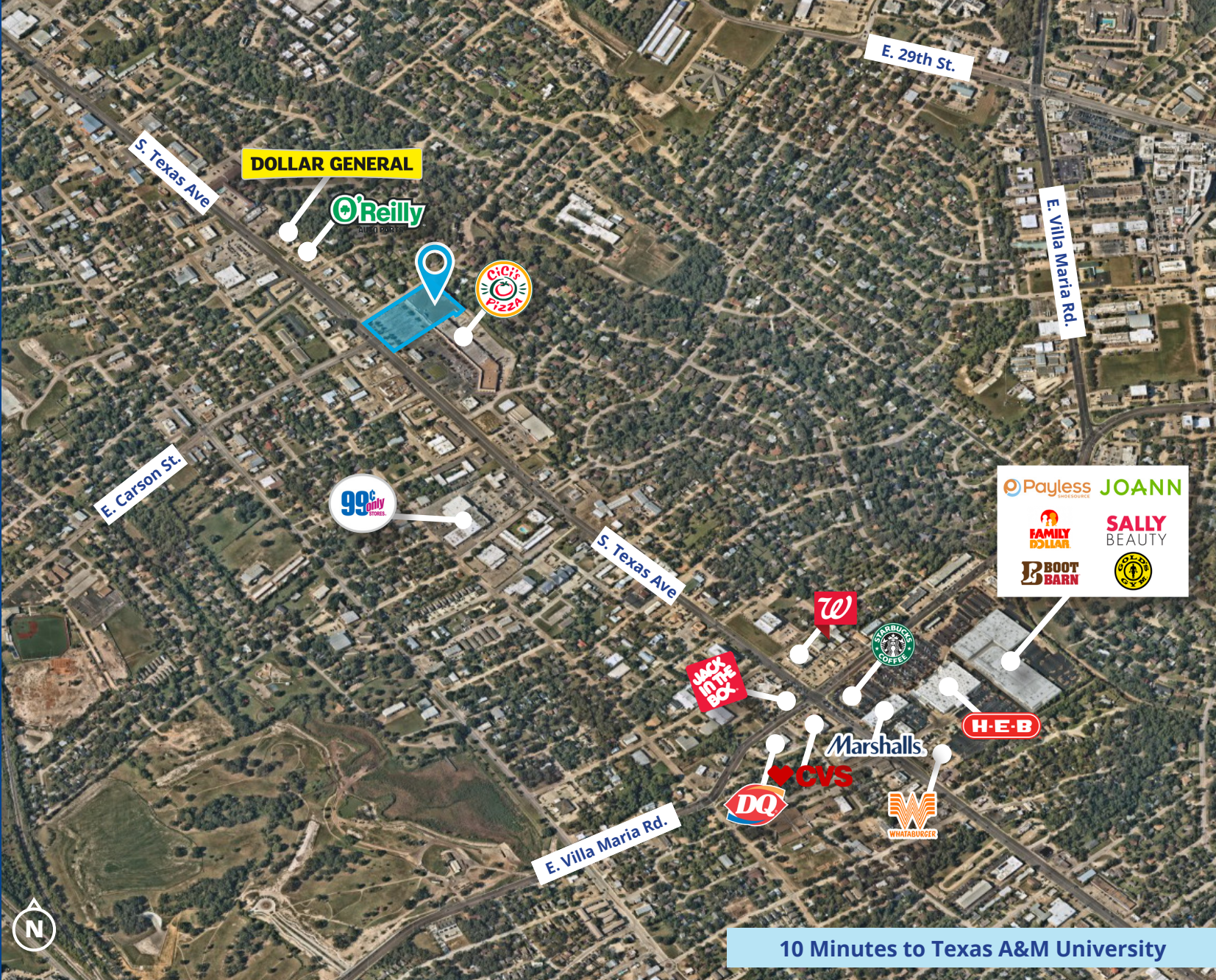
	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	7,375	64,648	114,462
2010 Total Population	7,738	71,661	133,318
2020 Total Population	8,785	82,282	161,079
2020 Group Quarters	175	6,786	13,558
2025 Total Population	9,335	87,646	173,353
2020-2025 Annual Rate	1.22%	1.27%	1.48%
2000 to 2010 Population Change	5.0%	11.0%	16.0%
2000 to 2020 Population Change	19.0%	27.0%	41.0%
2010 to 2025 Population Change	21.0%	22.0%	30.0%
2020 to 2025 Population Change	6.0%	7.0%	8.0%
2020 Total Daytime Population	14,646	91,490	165,899
Workers	9,679	46,036	76,240
Residents	4,967	45,454	89,659
2020 Employees % of Daytime Population	66.0%	50.0%	46.0%
2020 Residents % of Daytime Population	34.0%	50.0%	54.0%
<b>Household Summary</b>			
2000 Households	2,825	23,217	41,351
2010 Households	2,930	25,800	49,091
2020 Households	3,284	29,847	60,105
2020 Average Household Size	2.62	2.53	2.45
2025 Households	3,478	32,016	65,169
2020-2025 Annual Rate	1.15%	1.41%	1.63%
2000 to 2010 Household Change	4.0%	11.0%	19.0%
2000 to 2020 Household Change	16.0%	29.0%	45.0%
2010 to 2025 Household Change	19.0%	24.0%	33.0%
2020 to 2025 Household Change	6.0%	7.0%	8.0%
2010 Families	1,716	13,906	22,944
2020 Families	1,879	15,506	27,450
2025 Families	1,971	16,416	29,444
2020-2025 Annual Rate	0.96%	1.15%	1.41%
<b>Housing Unit Summary</b>			
2020 Housing Units	3,648	32,264	64,317
Owner Occupied Housing Units	39.0%	32.0%	28.0%
Renter Occupied Housing Units	51.0%	61.0%	65.0%
Vacant Housing Units	10.0%	7.0%	7.0%
<b>Owner Occupied Median Home Value</b>			
2020 Median Home Value	\$158,438	\$155,918	\$173,721
2025 Median Home Value	\$169,630	\$171,855	\$193,185
<b>Income</b>			
2020 Per Capita Income	\$23,322	\$22,191	\$22,479
2020 Median Household Income	\$51,217	\$43,237	\$38,802
2020 Average Household Income	\$62,640	\$60,154	\$59,352
Household Income Base	3,284	29,846	60,102
<\$15,000	10.0%	17.0%	21.0%
\$15,000 - \$24,999	12.0%	12.0%	12.0%
\$25,000 - \$34,999	11.0%	12.0%	13.0%
\$35,000 - \$49,999	15.0%	14.0%	12.0%
\$50,000 - \$74,999	24.0%	19.0%	17.0%
\$75,000 - \$99,999	11.0%	10.0%	9.0%
\$100,000 - \$149,999	12.0%	10.0%	10.0%
\$150,000 - \$199,999	3.0%	2.0%	3.0%
\$200,000+	1.0%	3.0%	4.0%

Source: Esri, U.S. Census



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**10 Minutes to Texas A&M University**

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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Date