

# Bryan Towne Center



Wildflower Drive & Briarcrest Drive  
Bryan, Texas

Lamarco.com



## 1,003 – 80,000 SF Available

Bryan Towne Center is a premier regional power center with multiple high visibility spaces available for lease, sale and build-to-suit

Bryan is the home of the Texas A&M Health Science Center, The Texas A&M University System's Rellis Campus and Blinn College

Texas A&M University is less than 5 miles away

There are more than 70,000 students enrolled in Texas A&M and Blinn College

Located off of N Earl Rudder Freeway (TX-6 East Bypass), the primary connector between Houston and Waco

### NATIONAL TENANT LINE-UP

TruFit Athletic Club, Jumping World, Pet Supplies Plus, Rue21, Dollar Tree, Hibbett Sporting Goods, Pizza Hut, Sylvan Learning Center, Sola Salons, Smarty Sprouts Kids Club

### SHADOW ANCHOR

Target

### For Additional Info

JEFF JAMES | 727.403.7777 | jjames@lamarco.com



695 Route 46, Suite 210 | Fairfield, NJ 07004





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## SITE PLAN



## Tenant Roster

SUITE	TENANT	AREA
101	Shibley Donuts	2,400 SF
111	Lucky Nails	2,395 SF
211	Farmer's Insurance	610 SF
411	Pizza Hut	1,724 SF
501	Wayback Burgers	2,066 SF
511	Bryan Modern Dentistry	2,815 SF
601	Cutting Edge Chiropractic	1,649 SF
611	Elements Therapeutic Massage	1,450 SF
711	Available	1,450 SF
811	Available	1,350 SF
911	OneMain Financial	2,000 SF
100	Hibbett Sporting Goods	4,765 SF
200	Rack Room Shoes	6,000 SF
300	Maurice's	5,000 SF
400	Available	1,003 SF
500	Dollar Tree	9,000 SF
310	Sylvan Learning Center	2,400 SF
304	Sola Salon	4,646 SF
300	Smarty Sprouts Kids' Club	5,454 SF
600	Rue 21	6,500 SF
700	Pet Supplies Plus	8,000 SF
1000	Jumping World USA	34,000 SF
1100	TruFit Athletic Club	35,000 SF

Proposed Building 27,500 – 2,400 SF

Pad Sites Available

**TOTAL GLA 141,677 SF**

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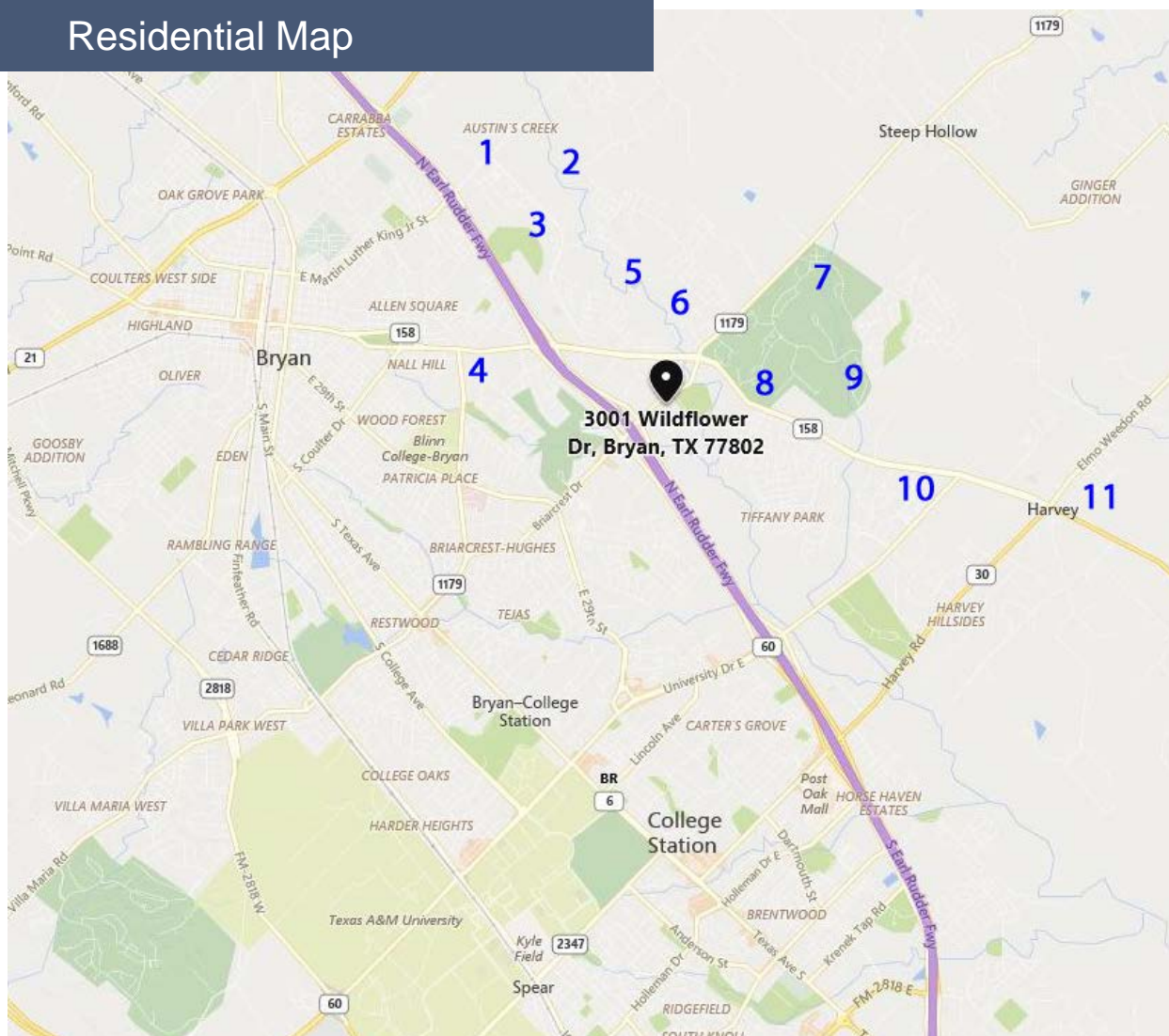
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## Residential Map



### Residential Map Key

1. Rudder Pointe – 43 lots in Ph 1 (~400 total), \$230k-\$310k
2. Austin's Estates Ph 6 – 12 lots, \$375-\$450k
3. Austin's Colony Ph 19 – 14 lots, \$300k-\$340k
4. \*Nash Apartments- 185 units - \$491 - \$1020
5. Austin's Colony Ph 18 – 34 lots, \$300k-\$340k
6. Greenbrier – 251 lots, \$300k- \$375k
7. Miramont Sec 16- 3 lots Custom Homes, from \$500k+
8. Miramont Sect 8- Twin Homes on 28 lots, from \$350k
9. Oakmont- 1A – 93 lots & 1B – 129 Lots, \$280-\$450k (~ 750 lots total)
10. \*Springs at University- 216 units, \$818 - \$1658
11. Yaupon Trails- ~550 lots, \$195k- \$260k

\*denotes multi-family

Demographics	1 Mile	3 Mile	5 Mile
Population	4,784	54,224	144,416
Households	1,990	22,295	53,762
Avg HH Income	\$89,541	\$77,535	\$59,443

### Traffic Counts

Briarcrest Drive (11,209 AADT)  
Wildflower Drive (16,242 AADT)  
North Earl Rudder Freeway I16 (63,155 AAD)

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## SURROUNDING RETAILERS

