



## Property Highlights

- High visibility with exceptional traffic counts
- Convenient access to an outstanding mix of restaurants, retail, & student housing
- Easy access to Texas Avenue & Harvey Mitchell Parkway
- Intersection of Wellborn Road & Southwest Parkway
- One mile from Texas A&M University

### 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

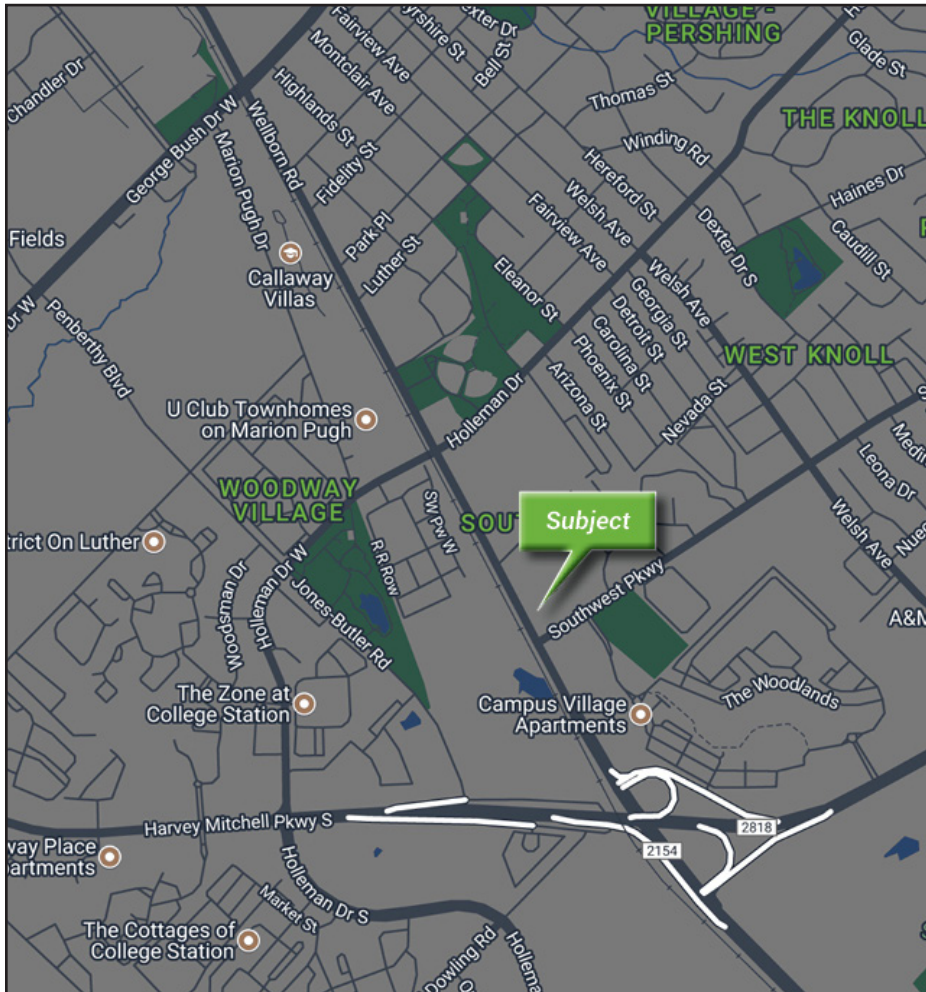


## Property Attributes

Gross Leasable Area:	~22,800 SF
Site Size:	~180,251 SF or ~4.138 AC
Year Built:	2005
Zoning:	C-1, General Commercial
Parking:	155 Surface Parking Spaces

## Traffic Counts

Wellborn Road:	~29,702 VPD
(per TXDOT 2015)	



**Brett Boatner**

Associate | Retail Services

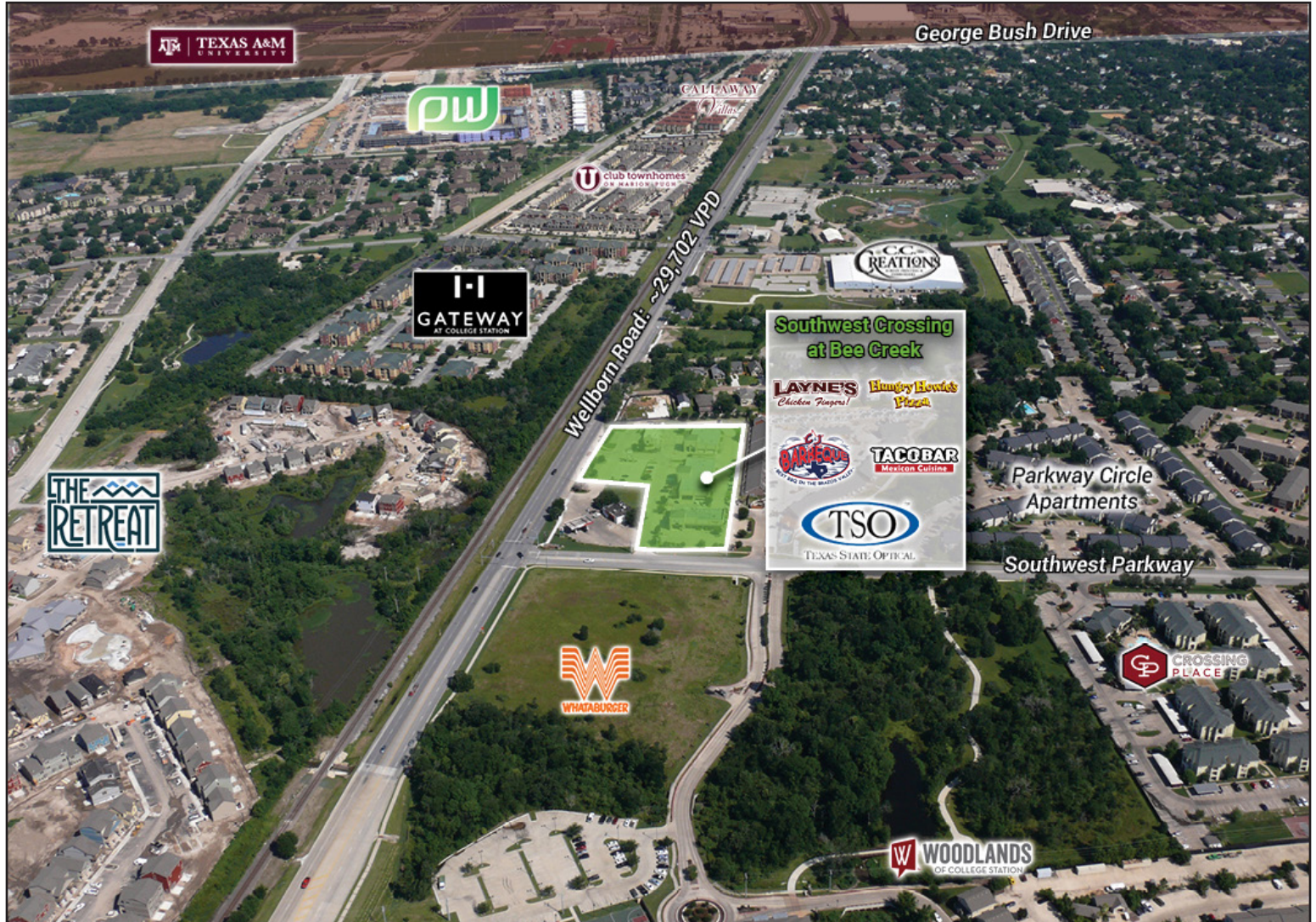
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*Aerial*



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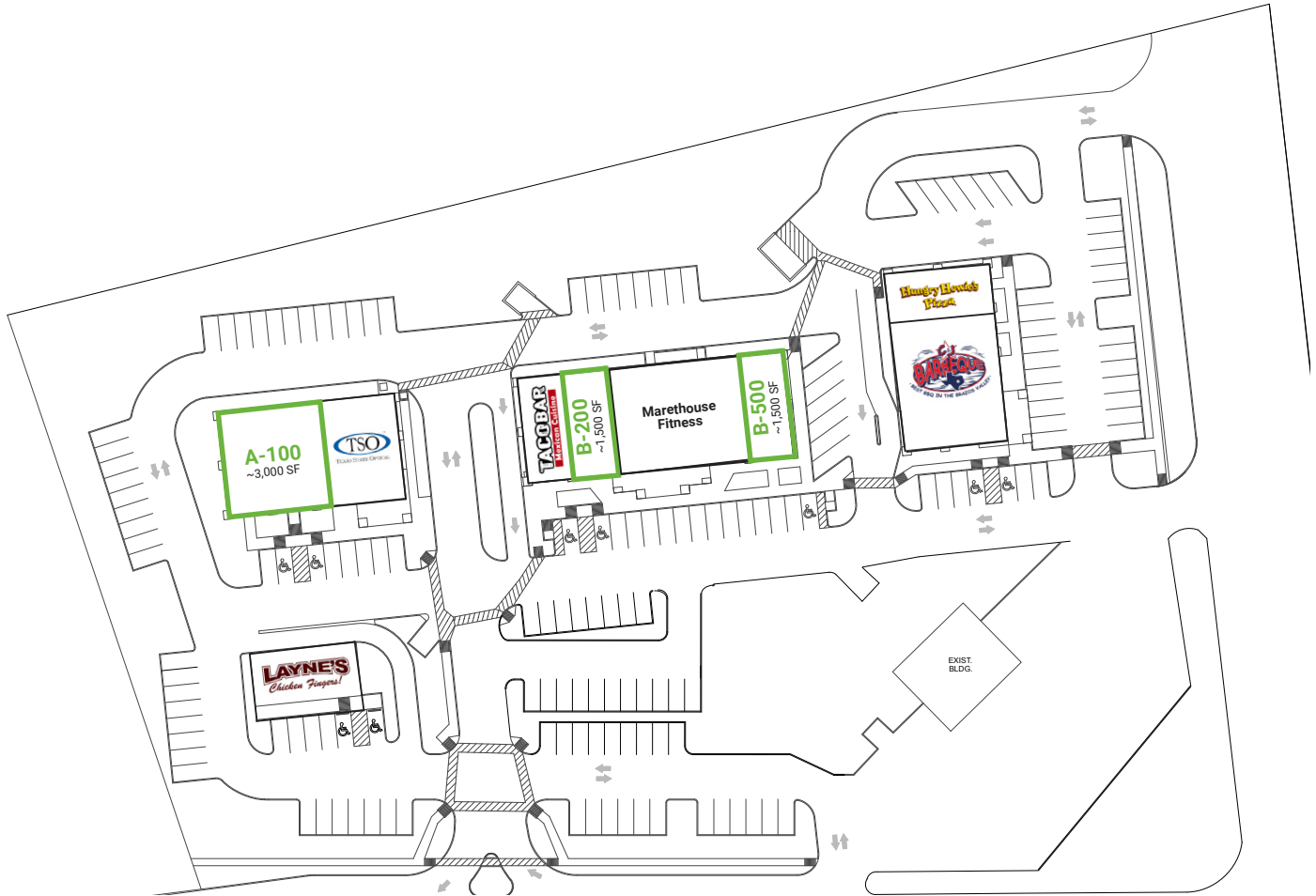
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## Site Plan



Building	Suite	Suite Description & Availability	RSF
<b>A</b>	<b>100</b>	<b>Available - November 2019</b>	<b>~3,000</b>
A	300	Texas State Optical	~3,000
B	100	Taco Bar	~1,500
<b>B</b>	<b>200</b>	<b>Available</b>	<b>~1,500</b>
B	300	Marethouse Fitness	~4,500
<b>B</b>	<b>500</b>	<b>Available</b>	<b>~1,500</b>
C	100	C&J Barbeque	~5,000
C	400	Hungry Howie's Pizza	~1,000
D	100	Layne's Chicken Fingers	~1,800

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## Demographic Profile



WELLBORN ROAD  
**OVER 22,000**  
VEHICLES PER DAY  
(TxDOT AADT 2017)



TOTAL POPULATION OF  
**OVER 151,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



TOTAL HOUSEHOLDS  
**OVER 59,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



AVERAGE HH INCOME  
**OVER \$66,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



TOTAL EMPLOYEES  
**OVER 61,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



AVERAGE HOME VALUE  
**OVER \$211,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
2018 Total Population	17,862	88,131	151,976
2023 Total Population	19,372	94,867	166,859
2018-2023 Annual Growth Rate	1.64%	1.48%	1.89%
2018 Households	7,835	33,757	59,597
2023 Households	8,465	36,665	65,801
2018 Average Home Value	\$204,524	\$205,283	\$211,948
2023 Average Home Value	\$227,436	\$223,291	\$232,353
2018 Average HH Income	\$34,563	\$50,263	\$66,192
2023 Average HH Income	\$38,317	\$55,191	\$74,108

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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Email

Email

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(979) 268-2000  
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Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,  
Please Contact**

**OLDHAM GOODWIN GROUP**

**Brett Boatner**

**Associate | Retail Services**

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