

# OFFERING MEMORANDUM



## STUDIO 6/MOTEL 6 BRYAN—COLLEGE STATION, TEXAS

**M** MUMFORD  
COMPANY  
Trusted Hotel Advisors Since 1978

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**Monthly STR Report on Studio 6 and Motel 6 Available Upon Request**

# INVESTMENT CONSIDERATIONS

## EXECUTIVE SUMMARY

Mumford Company, Inc., as exclusive representative of the Seller, is pleased to offer the dual-branded Motel 6/Studio 6 located in Bryan—College Station, Texas. This acquisition opportunity provides investors the ability to acquire an economy dual-branded hotel asset to capture both transient and extended-stay travelers.



# DEAL FEATURES

- **Dual-branded Motel 6 / Studio 6** configuration captures both transient and extended-stay demand, driving higher occupancy and diversified revenue streams
- **Additional stable income** from on-site restaurant ground lease paying \$1,500 per month (\$18,000 annually). Recent restaurant improvements include roof upgrade (\$20,000) and electrical system (\$15,000)
- **Proven revenue stability** with total revenue consistently in the \$1.3M–\$1.4M range over the past four years and strong historical NOI averaging over \$530,000 annually
- **Superior competitive performance** consistently outperforms the comp set with RevPAR indices of 103–123 (Studio 6) and 148–154 (Motel 6), demonstrating strong market positioning
- **Ideal owner/operator asset** 116 rooms, no management contract, and efficient dual-brand operating model minimize overhead and maximize control
- **Modern, well-maintained facility** opened in 2018 with key amenities including outdoor pool, wireless internet, morning coffee, sundry shop, and vending
- **Recent hotel upgrades** (+\$125,000) include LVT flooring, interior paint, and wall repairs
- **Attractive pricing** at \$4,700,000 (\$40,517 per room), offered at a meaningful discount to replacement cost in a high-growth market
- **Prime location** in the thriving Bryan-College Station MSA (pop. ±287,000), anchored by Texas A&M University (growing student population now over 72K), major demand generators (Kyle Field, Brazos County Expo, Lake Bryan), and ongoing economic expansion in life sciences, semiconductors, aerospace, and energy
- Potential to convert to multi-family

# PROPERTY HIGHLIGHTS

## BUILDING OVERVIEW

2 Stories, Exterior Corridor  
Wood Frame Construction  
Stucco Façade  
Metal Roof  
Concrete Parking Lot

## PRICE

\$4,700,000

## PRICE PER ROOM

\$40,517



# PROPERTY HIGHLIGHTS



116 Guest Rooms  
72 Units—Studio 6  
44 Units—Motel 6



Built in 1965  
Renovated in 2018



1601 South Texas Avenue  
Bryan, Texas 77802  
Brazos County



Wireless Internet  
Morning Coffee  
Outdoor Pool  
Sundry Shop & Vending



# PROPERTY HIGHLIGHTS

## FACILITY INFORMATION

<b>Lobby Flooring</b>	12-inch x 12-inch Tile
<b>Telephone Switch</b>	Suddenlink
<b>Television System</b>	Cable—MVM Technology
<b>Internet</b>	Suddenlink
<b>Life Safety Systems</b>	Summit Security Alarm Panel Hard-Wired Smoke Detectors with Battery Support
<b>House Laundry</b>	2 Fagor Washers 3 Dryers—2 Dexter & 1 Huebsch
<b>Guest Laundry</b>	2 Washers—1 Maytag & 1 LG 2 Dryers—1 Maytag & 1 LG
<b>Ice Machine(s)</b>	1—Scotsman
<b>Vending</b>	Sundry Shop & 2 (1 Drink & 1 Snack)
<b>Acreage</b>	±2.02 Acres

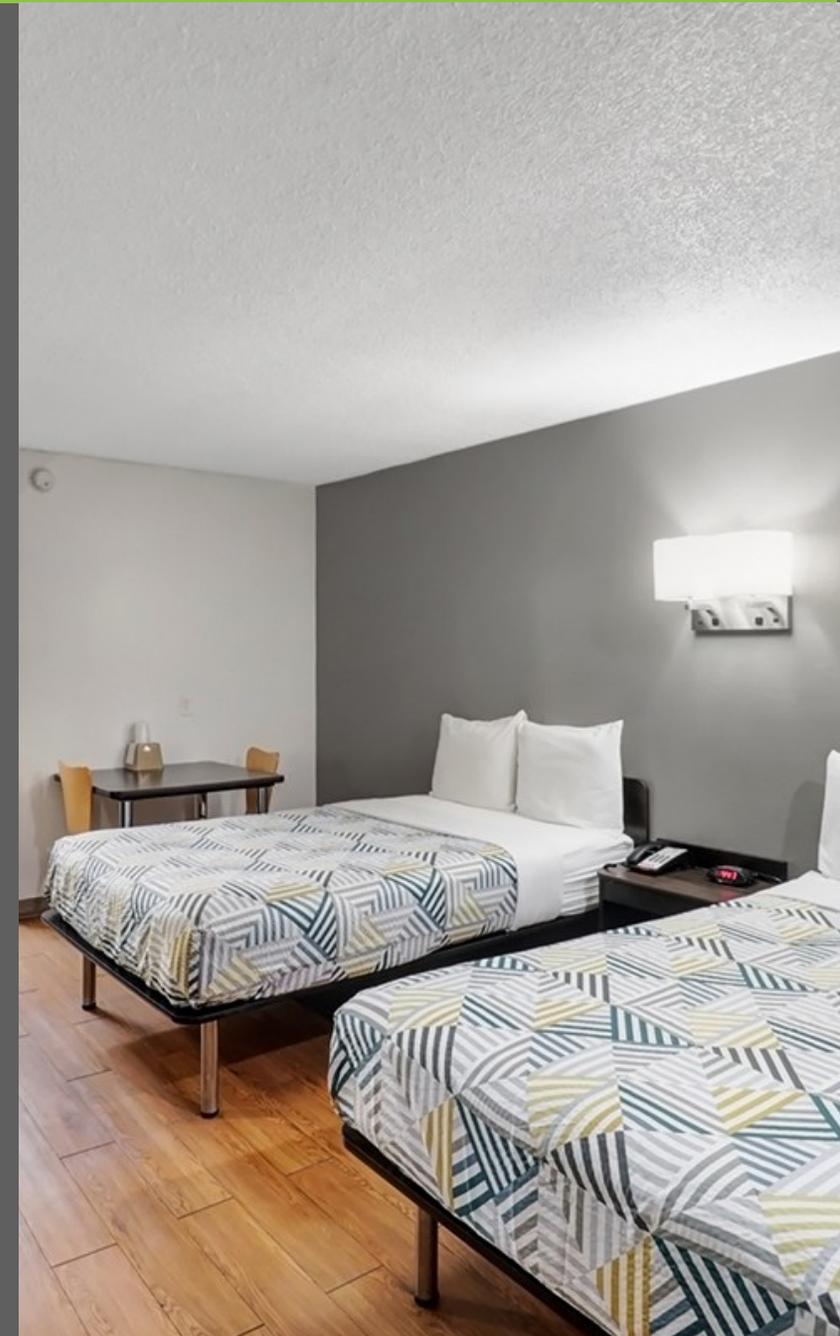
# GUEST ROOMS

## GUEST ROOMS

<b>Wall Treatment</b>	Knockdown Texture
<b>Television</b>	43" & 48" Mix of LG & RCA
<b>PTAC</b>	Mix of Premair & Seasons
<b>Door Lock</b>	Secure Lox

## BATHROOMS

<b>Tub/Tub Surround</b>	Fiberglass
<b>Flooring</b>	4" x 24" Tile
<b>Vanity Material</b>	Black Granite



# STUDIO 6 GUEST ROOMS



## STUDIO 6 GUEST ROOM MIX

Two Full Beds	35
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Two Full Beds Handicap Accessible	1
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Single King Bed	33
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Single King Bed Handicap Accessible	2
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<b>TOTAL</b>	<b>71</b>
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*Guest Rooms are 272 square feet.*

# MOTEL 6 GUEST ROOMS



## MOTEL 6 GUEST ROOM MIX

**Two Full Beds** **22**

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**Two Full Beds  
Handicap Accessible** **1**

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**Single King Bed** **20**

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**Single King Bed  
Handicap Accessible** **1**

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**TOTAL** **44**

*Guest Rooms are 274 square feet.*

# GUEST ROOMS



# ENCUMBRANCES

## FRANCHISE

The hotel is being offered subject to the Studio 6 and Motel 6 franchises. Prospective purchasers should contact G6 Hospitality to determine current franchising application fees and terms.

Motel 6 PIP available upon request.

## FINANCING

The Seller is not offering financing.

## MANAGEMENT

The hotel is not subject to a management contract.

## OPERATING CONTRACTS

The hotel has in place customary operating contracts and service agreements. The costs of these contracts and service agreements are reflected in the expense information provided herein. There are no extraordinary leased items of furniture, fixtures or equipment. A schedule of the operating contracts and service agreements affecting the property will be provided upon request.

# COMBINED FINANCIAL STATEMENT

<b>REVENUE:</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Rooms	\$1,276,760	\$1,390,562	\$1,315,747	\$1,310,863	\$1,284,817
Miscellaneous Income	\$17,409	\$4,083	\$19,708	\$7,859	\$22,235
Sundry	\$0	\$8,924	\$14,149	\$0	\$2
Vending	0	0	0	20,977	17,077
Restaurant Lease Income	18,600	18,600	18,600	17,050	18,600
<b>Total Revenue</b>	<b>\$1,312,769</b>	<b>\$1,422,169</b>	<b>\$1,368,205</b>	<b>\$1,356,749</b>	<b>\$1,342,732</b>
<b>EXPENSES:</b>					
Advertising	\$46,872	\$19,025	\$0	\$0	\$6,872
Bad Debt Expense	\$1,911	\$20,424	\$4,985	\$10,485	\$3,939
Bank/Processing Fees	292	0	357	1,106	1,516
Credit Card Fees	17,910	26,934	23,477	26,367	27,243
Contract Labor	1,149	492	1,190	0	8,549
Convention/Training	909	0	2,411	606	3,245
Employee Relations	0	0	1,438	75	709
Memberships & Subscriptions	2,497	1,387	565	346	266
Appliance	0	0	0	952	0
Franchise Fee Expense	45,096	70,231	46,275	45,557	64,537
Guest Relations	0	0	20	1,498	1,094
Insurance	32,033	37,613	51,566	62,434	55,166
IT & Computer Expense	0	9,844	20,723	21,217	20,900
Legal & Accounting	10,634	6,295	7,238	7,572	9,212
Laundry	15,626	5,297	0	0	0
Fees & Permits	160	0	1,566	0	0
Maintenance & Repairs	49,143	22,432	57,825	45,428	44,071
Meals & Entertainment	0	1,382	217	219	0
Office Expense	5,444	16,157	3,906	1,805	1,003
Payroll Fees	0	1,407	1,679	1,664	1,541
Sales & Marketing	0	0	48,422	40,332	45,204
Salaries	252,604	262,338	300,822	279,674	282,579
Sundry Purchases	5,509	6,023	7,581	17,260	11,543
Operating Supplies	23,123	36,838	36,631	52,174	31,861
Taxes	55,307	83,927	73,279	75,000	75,916
Payroll Taxes	24,505	27,282	32,001	28,066	29,453
Other Taxes	0	0	3,048	0	0
Travel Agent Fees	29,176	35,455	38,228	54,739	58,204
Uniforms	487	80	356	475	218
Utilities	87,179	103,585	88,447	120,476	111,845
Misc	5,162	90	580	2,286	490
<b>Total Expenses</b>	<b>\$712,728</b>	<b>\$794,540</b>	<b>\$854,835</b>	<b>\$897,811</b>	<b>\$890,305</b>
<b>NET OPERATING INCOME</b>	<b>\$600,041</b>	<b>\$627,629</b>	<b>\$513,370</b>	<b>\$458,938</b>	<b>\$452,426</b>

# STUDIO 6—PERFORMANCE HISTORY BY MONTH

## HISTORICAL OPERATING PERFORMANCE BY MONTH

OCC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
2023	44.80%	52.70%	75.60%	79.20%	58.60%	55.30%	80.30%	81.10%	75.20%	59.90%	55.50%	44.80%	63.64%
2024	53.20%	53.60%	57.50%	66.50%	49.90%	44.90%	80.70%	63.50%	56.70%	34.80%	36.00%	28.80%	52.18%
2025	36.10%	52.90%	51.40%	66.30%	59.30%	74.20%	82.70%	67.00%	45.50%	52.30%	53.00%	51.70%	52.32%
TTM	52.18%	52.32%	52.32%	52.32%	52.32%	52.32%	52.32%	52.32%	52.32%	52.32%	52.32%	52.32%	52.32%

ADR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
2023	\$44.26	43.16	43.61	45.72	48.45	43.23	47.24	42.52	48.41	50.75	50.78	46.59	\$46.19
2024	\$43.98	44.67	46.08	53.49	62.27	69.76	52.75	56.95	51.89	62.99	78.95	44.00	\$54.77
2025	\$43.66	46.16	47.21	53.34	56.54	47.47	49.93	51.47	51.93	54.54	57.55	54.83	\$56.64
TTM	\$53.53	\$53.47	\$53.11	\$53.08	\$53.48	\$54.09	\$53.88	\$53.61	\$52.70	\$53.77	\$54.10	\$56.64	

Revenue	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2023	\$43,642	\$45,218	\$72,565	\$77,128	\$62,490	\$50,920	\$83,492	\$75,899	\$77,541	\$66,909	\$60,030	\$45,940	\$761,774
2024	\$51,498	\$49,299	\$58,318	\$75,766	\$68,391	\$66,716	\$93,695	\$79,595	\$62,668	\$48,247	\$60,539	\$27,891	\$742,623
2025	\$34,691	\$48,544	\$53,409	\$75,326	\$73,796	\$75,024	\$90,884	\$75,901	\$50,328	\$62,782	\$64,968	\$62,392	\$768,046
TTM	\$725,816	725,061	720,153	719,713	725,118	733,426	730,615	726,921	714,581	729,116	733,545	768,046	

*Occupancy and ADR were derived from STAR Reports. Room Revenues were calculated statistics in the STAR Reports. These results may not match actual performance.*

# MOTEL 6—PERFORMANCE HISTORY BY MONTH

## HISTORICAL OPERATING PERFORMANCE BY MONTH

OCC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
2023	54.30%	64.70%	82.10%	73.60%	63.80%	69.00%	69.90%	78.90%	78.20%	73.50%	64.20%	58.10%	69.21%
2024	60.50%	51.90%	80.40%	65.30%	57.50%	60.60%	72.70%	59.00%	60.60%	60.50%	58.00%	57.20%	62.08%
2025	46.10%	51.80%	53.00%	62.70%	69.80%	73.90%	74.90%	61.50%	61.80%	56.30%	54.70%	59.20%	60.52%
TTM	60.86%	60.88%	58.55%	58.34%	59.38%	60.48%	60.66%	60.88%	60.97%	60.62%	60.35%	60.52%	

ADR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
2023	\$43.89	44.86	45.92	54.11	51.92	46.80	47.99	49.73	51.65	54.22	52.08	46.57	\$49.31
2024	\$45.42	46.79	45.51	53.13	62.97	66.57	55.42	62.09	52.29	61.24	66.94	40.41	\$54.70
2025	\$46.04	49.43	51.67	59.03	60.40	51.23	52.15	60.10	53.81	53.53	56.25	47.79	\$53.69
TTM	\$54.93	\$55.12	\$55.97	\$56.51	\$56.36	\$55.01	\$54.67	\$54.52	\$54.64	\$54.00	\$53.14	\$53.69	

Revenue	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2023	\$32,507	\$35,758	\$51,423	\$52,569	\$45,182	\$42,625	\$45,755	\$53,519	\$53,315	\$54,358	\$44,135	\$36,906	\$548,054
2024	\$37,481	\$30,986	\$49,909	\$45,796	\$49,387	\$53,251	\$54,956	\$49,968	\$41,828	\$50,536	\$51,249	\$31,528	\$546,876
2025	\$28,950	\$31,545	\$37,353	\$48,856	\$57,505	\$49,974	\$53,278	\$50,415	\$43,896	\$41,107	\$40,615	\$38,590	\$522,085
TTM	\$538,345	\$538,903	\$526,348	\$529,407	\$537,525	\$534,248	\$532,571	\$533,019	\$535,087	\$525,658	\$515,023	\$522,085	

*Occupancy and ADR were derived from STAR Reports. Room Revenues were calculated statistics in the STAR Reports. These results may not match actual performance.*

# STUDIO 6—COMPARATIVE PERFORMANCE HISTORY

## HISTORICAL PERFORMANCE FOR SUBJECT PROPERTY & COMPETITIVE SET

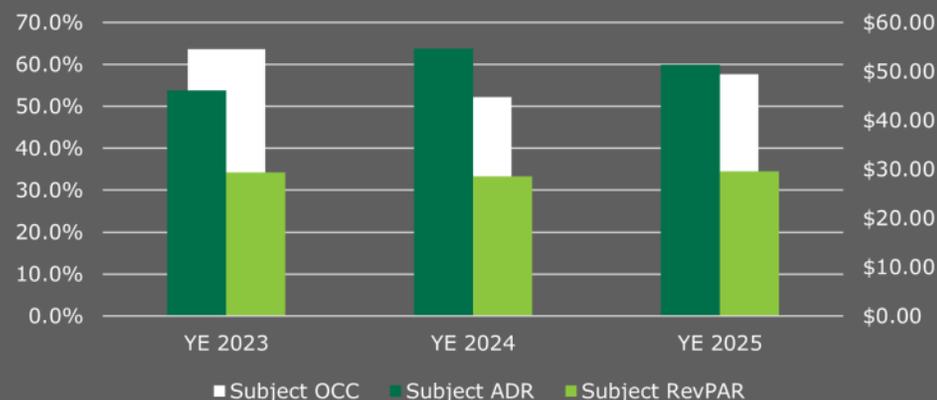
Period	Occupancy			ADR			RevPAR		
	Subject	Comp. Set	Index	Subject	Comp. Set	Index	Subject	Comp. Set	Index
<b>YE 2022</b>	66.1%	44.2%	149.5	\$47.37	\$57.66	82.2	\$31.29	\$25.48	122.8
<b>YE 2023</b>	63.6%	45.8%	138.7	\$46.14	\$55.46	83.2	\$29.34	\$25.42	115.4
<b>YE 2024</b>	52.2%	43.7%	119.3	\$54.77	\$57.54	95.2	\$25.58	\$25.16	113.6
<b>YE 2025</b>	57.7%	44.8%	128.8	\$51.35	\$54.90	93.5	\$29.64	\$24.60	120.5

*Monthly Competitive Set Data Excludes Subject Property.*

## COMPETITIVE SET

Property	Rooms	Year Opened
<b>STUDIO 6 UNIVERSITY AREA</b>	<b>71</b>	<b>2018</b>
Econo Lodge Bryan	49	2016
Motel 6 Bryan—College Station	92	1982
WoodSpring Suites College Station	124	2013
Days Inn by Wyndham Bryan—College Station	98	1983
Days Inn by Wyndham College Station University Drive	98	1983
Knights Inn College Station	110	1984
Super 8 by Wyndham College Station	89	1994
<b>Total Rooms</b>	<b>731</b>	

### Subject Property Performance



# MOTEL 6—COMPARATIVE PERFORMANCE HISTORY

## HISTORICAL PERFORMANCE FOR SUBJECT PROPERTY & COMPETITIVE SET

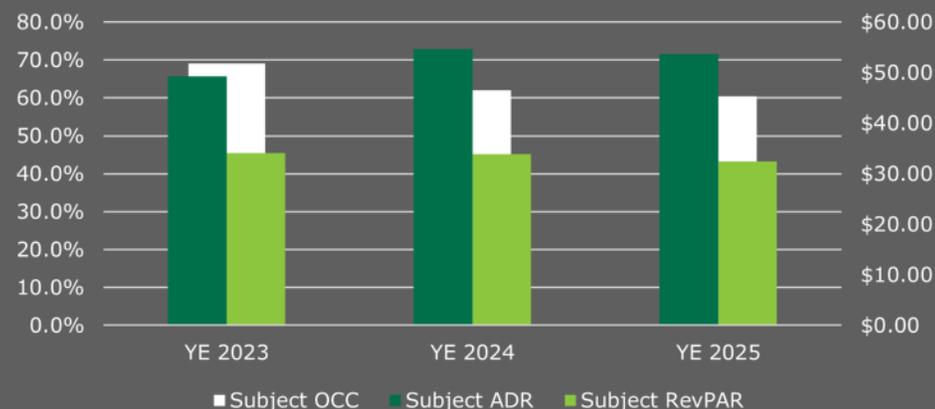
Period	Occupancy			ADR			RevPAR		
	Subject	Comp. Set	Index	Subject	Comp. Set	Index	Subject	Comp. Set	Index
YE 2022	72.4%	38.3%	188.8	\$49.88	\$61.11	81.6	\$36.10	\$23.42	154.1
YE 2023	69.1%	36.4%	190.0	\$49.30	\$61.71	79.9	\$34.07	\$22.44	151.8
YE 2024	62.1%	34.7%	178.8	\$54.70	\$65.60	83.4	\$33.95	\$22.78	149.1
YE 2025	60.5%	35.6%	169.8	\$53.69	\$62.70	85.6	\$32.49	\$22.34	145.4

*Monthly Competitive Set Data Excludes Subject Property.*

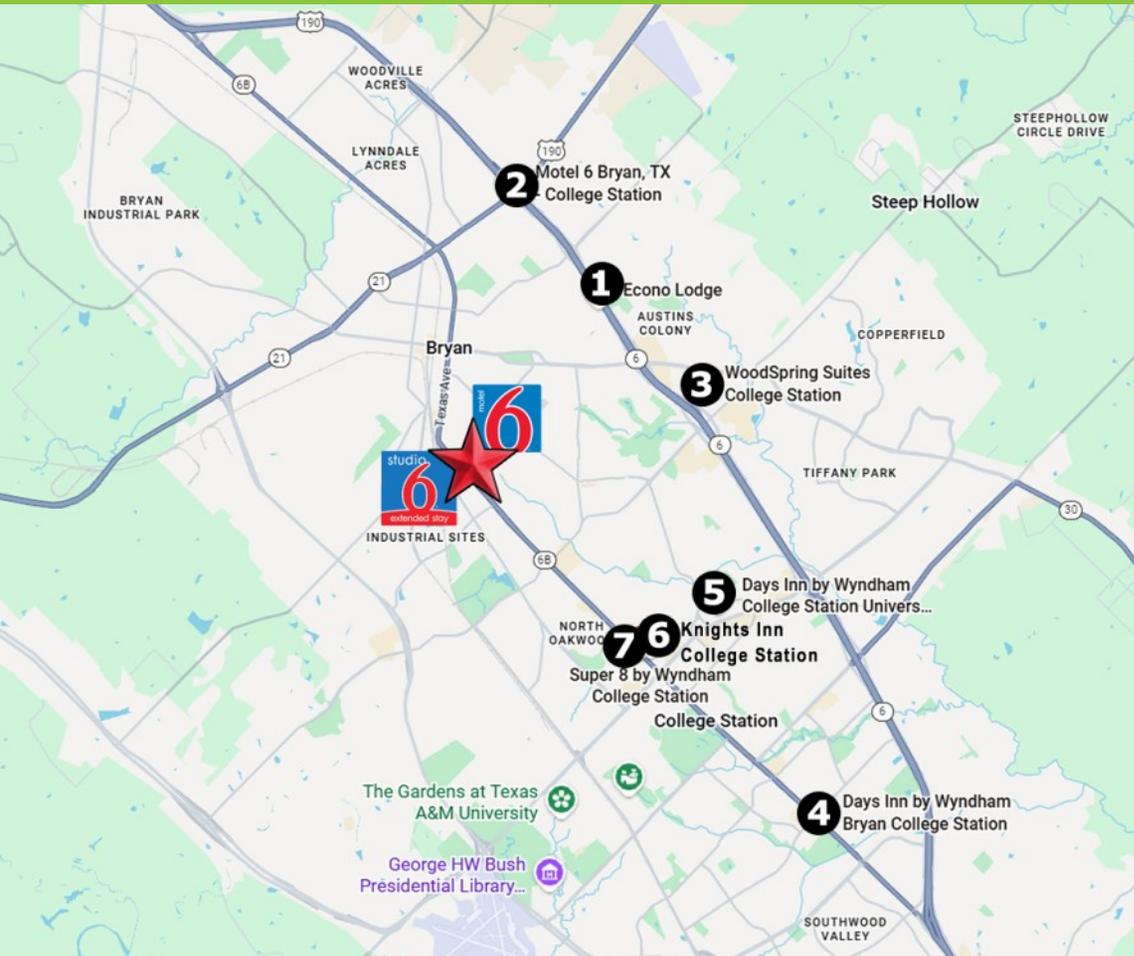
## COMPETITIVE SET

Property	Rooms	Year Opened
<b>MOTEL 6 BRYAN—UNIVERSITY AREA</b>	<b>44</b>	<b>1990</b>
Econo Lodge Bryan	49	2016
Motel 6 Bryan—College Station	92	1982
Days Inn by Wyndham College Station University Drive	98	1983
Knights Inn College Station	110	1984
Super by Wyndham College Station	89	1994
<b>Total Rooms</b>	<b>482</b>	

### Subject Property Performance



# LOCATION OF STR COMPETITIVE SET



## KEY PROPERTY

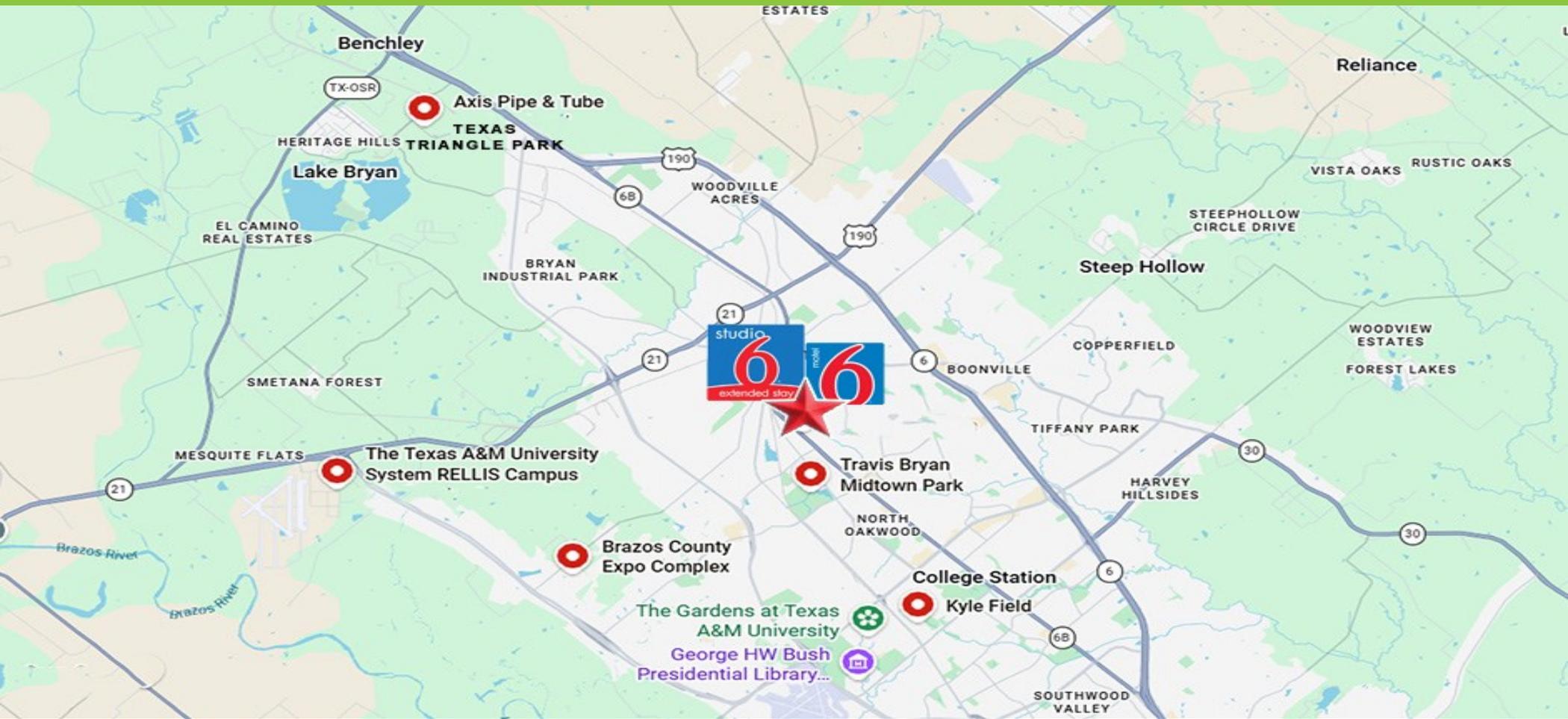


**STUDIO 6  
MOTEL 6  
UNIVERSITY AREA**

KEY	PROPERTY
<b>1</b>	<i>Econo Lodge Bryan</i>
<b>2</b>	<i>Motel 6 Bryan-College Station</i>
<b>3</b>	<i>WoodSpring Suites College Station</i>
<b>4</b>	<i>Days Inn by Wyndham Bryan College Station</i>
<b>5</b>	<i>Days Inn by Wyndham College Station University Drive</i>
<b>6</b>	<i>Knights Inn College Station</i>
<b>7</b>	<i>Super 8 by Wyndham College Station</i>

*Properties in italics are part of STR Competitive Sets for both Studio 6 and for Motel 6.*

# LOCATION



## LOCATION HIGHLIGHTS

The City of Bryan is county seat for Brazos County and at the center of the "Texas Triangle".

College Station-Bryan MSA is home to an estimated 287,462 people

*Fast Company* named **Texas A & M University** to its "World Most Innovative Companies".

Close to Regional Demand Generators:

Kyle Field, one of the five largest stadiums in college football, with a capacity of ±102,000 fans

Main campus of Texas A&M with enrollment of +72,000

Downtown Bryan

Travis Bryan Midtown Park

Brazos County Expo Complex

Lake Bryan

# MARKET OVERVIEW

## BRYAN/COLLEGE STATION, TEXAS

The City of Bryan (estimated 2024 population 91,411) is the county seat for Brazos County, Texas. Other communities in the county include College Station, Navasota (partial), and Wixon Valley. The College Station-Bryan, Texas Metropolitan Statistical Area, which also includes Burleson and Robertson Counties, was home to an estimated 287,462 people in 2024.

Bryan-College Station have earned national accolades as the best places to live and work in the United States:

- #3 America's Next Boom Towns
- #3 Cities with Most Homeowners Under 25
- #4 Top Heartland Metro Area
- #4 Top Cities for Retirees
- #6 Top 25 Growth Cities in the US

## TRANSPORTATION

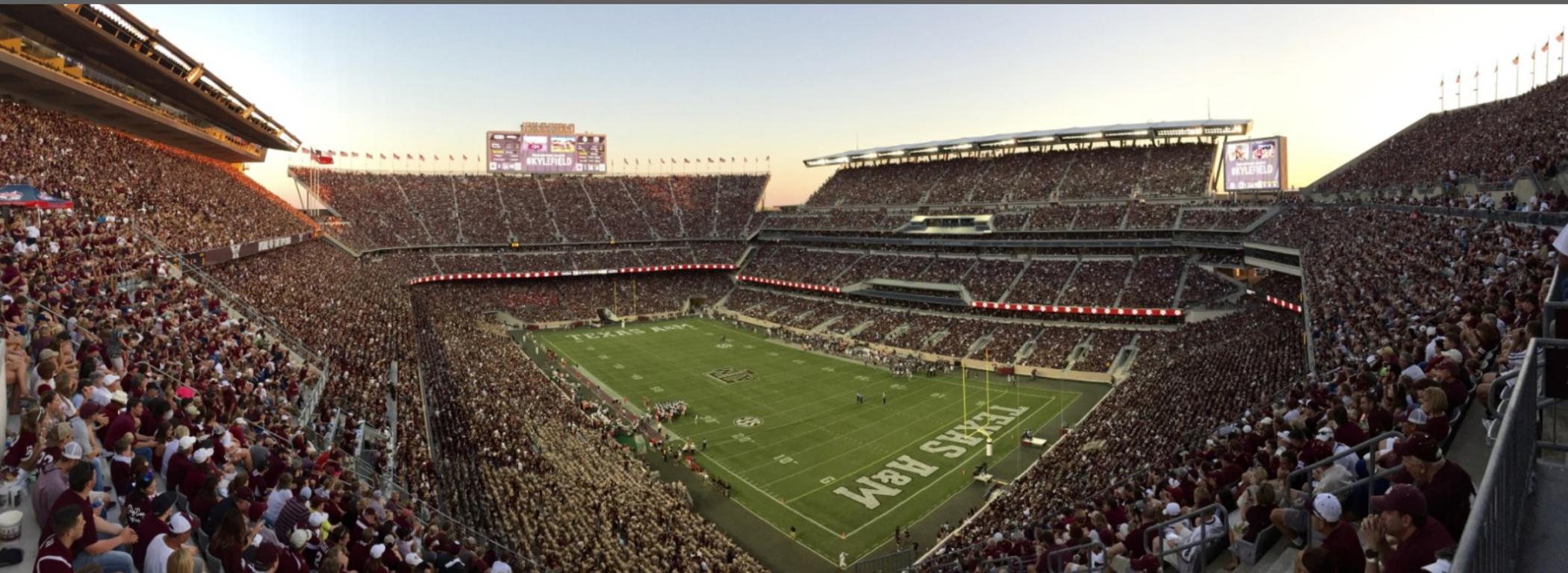
Bryan is at the center of the "Texas Triangle", connected via two major state (interstate grade) highways. State Highway 6 runs generally north-south through Bryan, connecting to Interstate 35 in Waco, Texas, and to US Highway 290 just northwest of Houston.



# MARKET OVERVIEW

State Highway. 21/US 190 runs generally east-west through Bryan, connecting to Interstate 45 in Madisonville, Texas or to US Highway. 71 at Bastrop, Texas (gateway to Austin-Bergstrom International Airport and Interstate 35 in Austin), and southwest to Interstate 35 in San Marcos, Texas.

Also known as the “Central Texas Corridor”, Interstate 14 follows US 190 from Brady east through Killeen, Temple, Bryan-College Station, Livingston and Woodville and State Highway 63 between Jasper and the Sabine River. Potential extension of the corridor may take the route west to San Angelo and Interstate 20 at Midland-Odessa, and this project has been designated as a high priority by the Texas legislature.



# MARKET OVERVIEW

Owned by Texas A&M, Easterwood Airport offers commercial flights to Dallas/Fort Worth International Airport and to George Bush International Field in Houston. Coulter Field, which is owned by the City of Bryan, serves general aviation in the region.

Originally encompassing 924 acres, the Texas Triangle Park and Inland Port is home to the BTU Dansby Power Plant and Axis Pipe & Tube. FedEx Ground operates a facility in the park, and the park is bisected by Union Pacific.

A Union Pacific mainline provides rail freight service in Bryan. Texas Triangle Park lies in close proximity to Union Pacific's Brazos Yard in neighboring Robertson County.

## ECONOMY

Bryan lies at the heart of the "Texas Triangle", a fast-growing economic corridor anchored by Dallas/Fort Worth, Austin, Houston, and San Antonio. With access to 25 million people within 200 miles, a strong transportation network, and the presence of Texas A&M University, Bryan, College Station, and Brazos County enjoy a vibrant economy that has seen solid growth over the last five years.

CITY	DISTANCE
Waco, TX	85 miles
Houston, TX	98 miles
Austin, TX	108 miles
San Antonio, TX	167 miles
Dallas, TX	176 miles
Lake Charles, LA	217 miles



# MARKET OVERVIEW

According to data from the Federal Reserve Bank of St. Louis, the total real gross domestic product (GDP) of the College Station-Bryan Area in 2023 was \$15.8 billion, and it has seen steady growth since 2020. Anchored by education and research, the region contributes an estimated \$22.3 billion in income to the Texas economy (approximately 1% of the state GDP). Major segments include:

**Life Sciences & Biomanufacturing** - Anchored by FUJIFILM Diosynth Biotechnologies, the Brazos Valley BioCorridor has become a flagship hub for contract biomanufacturing. The region's life sciences ecosystem spans translational medicine, veterinary health, and agricultural biotech, supported by Texas A&M Health, Matica Biotechnology, and the Global Health Research Complex. Ongoing investments exceeding \$330 million continue to expand the corridor's footprint, reinforcing the region's status as a growing CDMO hub.

**Semiconductors & Advanced Electronics** - The Texas A&M Semiconductor Institute (TAMUSI) is shaping the future of microelectronics R&D and workforce development. As a CHIPS Act partner and host of the annual Texas Semiconductor Summit, TAMUSI draws collaboration from top companies like Arm and national research consortia.

This sector continues to grow locally. ARQ Electronics Manufacturing Services provides circuit-board assembly and system integration for high-reliability applications, serving aerospace and industrial clients. Nearby, Allied Electronics & Automation (RS Group) established a US innovation hub at Lake Walk, expanding access to advanced components and test systems. Discussions continue on a proposed, multi-billion dollar semiconductor manufacturing and research campus at Texas A&M—RELLIS.

**Aerospace & Defense** - The Texas A&M Space Institute, in partnership with NASA's Johnson Space Center, advances research in propulsion, materials, and in-space systems that support both commercial and national space programs. Complementing this work, the Ballistic, Aero-Optics & Materials (BAM) Range provides one of the nation's premier testing environments for high-velocity defense technologies, attracting collaboration from industry and federal partners.

# MARKET OVERVIEW

To expand collaboration and investment in these sectors, Texas A&M and the Greater Brazos Partnership have partnered with Plug and Play, a global innovation platform known for connecting established companies with emerging technologies. Through the new Innovation Triangle, Plug and Play facilitates partnerships between aerospace and defense firms, researchers, and suppliers.

***Energy & Nuclear Innovation*** - The Brazos Valley is home to the Roland C. Dansb Power Plant, and energy research thrives in the College Station-Bryan region. The Energy Proving Ground at the RELLIS Campus tests advanced small modular reactors (SMRs) in collaboration with Kairos Power and Natura Resources, part of a state-supported push toward clean, scalable nuclear solutions. This initiative not only strengthens the region's leadership in sustainable energy technologies, but also aligns with Texas' broader reputation as the #1 energy-producing state in the United States.



# MARKET OVERVIEW

**AgriTech & Food Innovation** – The forthcoming Aplin Center, a \$250 million Texas A&M development, will unite hospitality management, food science, and agricultural innovation in one experiential hub. Texas A&M AgriLife Research, the state’s premier agricultural and life sciences agency, drives advancements in crop science, animal health, and sustainable food production through applied research and statewide extension programs.

Now entering a new phase of investment and expansion, notable projects in Bryan-College Station include:

- **Amazon** – A new, 93,000-square-foot delivery station in the Texas Triangle Park area expands last-mile distribution capacity.
- **Axis Pipe & Tube** – Its \$100 million capacity expansion will add production capabilities at its Texas Triangle Park facility.
- **CertainTeed (Saint-Gobain)** – The company’s \$148 million roofing products manufacturing and distribution complex anchors a growing cluster of building-materials manufacturing.
- **FUJIFILM Diosynth Biotechnologies** – The company’s \$330 million expansion in the Brazos Valley BioCorridor adds new manufacturing lines and advanced process capabilities.
- **Brown Oak Masterbrick** – A 397,000-square-foot brick manufacturing plant has been developed on 109 acres in north Bryan.

Regional business and industrial parks support local businesses. Encompassing more than 400 acres, Bryan Business Park is home to Honeywell, Toyo Ink, New Southwest Banking Company, Coca-Cola, and Sanderson Farms. Nearly half the business park is still available for development. Brazos County Industrial Park, with approximately 300 acres, is home to Pepsi-Cola, Kent Moore Cabinets, Lubrizol, Saint-Gobain NorPro, and Transit Mix. The newest entrant is Lake Walk, a mixed-use district. Lake focuses on technology and innovation. Supporting the companies at Lake Walk are hospitality and dining venues.

# MARKET OVERVIEW

## HEALTH CARE

Healthcare is one of the fastest growing sectors in the Brazos Valley. The presence of Texas A&M Health Science Center and its College of Medicine provide a pipeline of physicians, nurses, and healthcare professionals, as well as advancing research in patient care and public health. Serving the acute health needs of the community are Baylor Scott & White Medical Center (142 beds) and CHI St. Joseph Health Regional Hospital (236 beds).

## EDUCATION

One of 24 universities in the United States to have land-, sea- and space-grant designations, Texas A&M University is the largest university by enrollment in Texas, with an undergraduate enrollment of 62,543 undergraduates and 18,811 graduate students across all its campuses. More than 74,407 students are enrolled at the 5,200-acre main campus in College Station. It offers over 140 undergraduate degree programs, 175 master's degree programs, 90-plus doctoral degree programs, and 6 professional degree programs.

Over the years, the College Station campus has created unique attractions on campus. Historical attractions include the Albritton Bell Tower, the Century Tree, and Military Walk. In honor of its Cadet Corps, there is the Sam Houston Corps of Cadets Center. Among the outdoor features are the 20-acre Aggie Park with its outdoor amphitheater and the 27-acre The Gardens with its 7-acre Teaching Garden.

The 2,000-acre RELLIS Campus in Bryan features the Army Futures Command and the Texas A&M Institute. Blinn College is the designated community college for Brazos County, and it is also part of the RELLIS Campus. Also in Bryan is the Texas A&M Health Science Center.

Texas A&M spent nearly \$1.4 billion on research in fiscal year 2024, and it offers more than 50 core research facilities categorized into six thematic areas. Because of its extensive research, in 2025, **Fast Company** named Texas A&M as the only university among its World's Most Innovative Companies.

# MARKET OVERVIEW

Texas A&M competes in the NCAA's Division I-A Southeastern Conference, fielding 20 varsity teams. With a seating capacity of 102,733, Kyle Field is one of the five largest stadiums in college football. Reed Arena, which seats nearly 13,000 fans, is home to men's and women's basketball and volleyball. The West Campus houses the Carolyn and Jack Little Athletic Complex, which houses the 3,500-seat Ellis Field (soccer), softball, and track facilities.

## RETAIL

A Texas Cultural District, historic Downtown Bryan features shops, art galleries, and restaurants, as well as live music and year-round events. In all, it features more than 60 locally owned shops, restaurants, and entertainment venues. Each month, First Fridays draws visitors downtown to enjoy rotating art shows, live music, and to visit the downtown's eclectic shops, restaurants, and bars. In April, it hosts the Downtown Street & Art Fair. While regional artists and artisans sell their wares, attendees can also enjoy art demonstrations, live music, and street performers.



# MARKET OVERVIEW

The City of Bryan has several major retail centers – Tejas Center, Bryan Towne Center, Colony Park, and Rudder’s Landing. Prominent anchor tenants include H-E-B, Walmart, Lowe’s Home Improvement, and Kroger.

## CONVENTION SERVICES

Situated on 150 acres, the Brazos County Expo Complex encompasses the 3,000-seat North Area and the 720-seat South Arena (plus covered and outdoor warm-up arenas), two 60,000-square-foot pavilions, the 50,000-square-foot Exhibit Hall, and an adjacent 26,000-square-foot Ballroom which can be sub-divided into three smaller spaces. In mid-October, it is home to the Brazos Valley Fair and Rodeo. Throughout the year, it hosts equestrian events for the Greater Houston Quarter Horse Association.

The Rudder Theatre Complex on the Texas A&M campus includes an auditorium, theatre, exhibit hall, meeting facilities and box office. At 11 stories high, Rudder Tower offers picturesque views of the Texas A&M campus and houses the Appelt Aggeland Visitor Center. Venues include the 2,450-seat auditorium, a 750-seat theatre, a 250-seat forum, and a 6,000-square-foot exhibit hall. Rudder Auditorium hosts events such as Broadway productions, concerts, movies, conferences, commencement ceremonies and recitals.

## TOURISM

The presence of Texas A&M University in the region greatly enhances recreational and entertainment in the Brazos Valley. From college sports to lectures and live performances, Texas A&M hosts a variety of events, and many of these are open to the general public. In addition, Bryan hosts a wide range of special events throughout the year that draw visitors to the region. Among these are the Troubador Festival (March), Fiestas Mexicanas and Festa Italiana (September), Bryan, TX Songwriter Festival (October), and other events that tie into annual holidays.

# MARKET OVERVIEW



The 150-acre Travis Bryan Midtown Park has developed into a major sports and recreation destination. Venues include the Legends Event Center, Travis Fields, Topgolf, and D-BAT Aggieland. The park also features a festival grounds space for large, outdoor events. Circling the park is a multi-purpose trail.

Impounded in 1974 to act as the cooling reservoir for the Roland C. Dansby Power Plant, the 829-acre Lake Bryan has become an outdoor mecca. The lake has been stocked with game fish, with largemouth bass, channel catfish, and sunfish being the most prevalent. Surrounding the lake are 20 miles of hiking, biking, and running trails. Special events at the park include mountain bike races, trail races, triathalons, boat races, and even circuses.

Spanning 250 acres, Aggieland Safari offers a 2.5-mile, drive-thru safari, giving visitors the opportunity to see 75 species of exotic animals in grasslands. For a more intimate view, there is the Walkabout Adventure Zoo featuring an additional 50 species.

# MARKET OVERVIEW

Commemorating the early settlers in the region is the Boonville Heritage Park. The county seat until the arrival of the Houston and Texas Central Railway in 1866, Boonville today preserves the Turner-Peters dog-trot log cabin, the Twin Sister's Cannon, and other historic attractions. Wildflower Day, Boonville Day, and other special activities draw visitors to the park.

The Bryan-College Station region is home to several museums. The Brazos Valley Museum of Natural History includes exhibits not only on the natural history but also on Texas and local history. Throughout the year, it hosts traveling exhibits and in-house exhibits on special topics. The Brazos Valley African American Museum has art and artifacts from Africa, and its exhibits range from the Civil War through Civil Rights.

Situated on the Texas A&M campus, the George H.W. Bush Presidential Library and Museum preserves and displays the records and artifacts of George H.W. Bush, the 41st president of the United States, and showcases much of U.S. history since 1941. It is one of 13 presidential libraries in the United States.



# NOTICE TO PURCHASERS

## AGENCY

In compliance with Real Estate Board regulations, parties to transactions involving real estate should understand the unique and valuable role that real estate brokers and their agents play in marketing real estate. That role has been defined over the years by both law and custom. The following is intended to give you a brief explanation of that role:

Brokers and their agents may be employed to represent any party to a real estate transaction.

Customarily, unless a purchaser has an agreement with a broker that the broker and the broker's agent will represent the buyer's interests, the broker and broker's agents will represent the listing broker and the seller.

The person the broker and the broker's agent represent is usually referred to as the "client", and the other party is usually referred to as the "customer".

The broker and the broker's agents owe the client duties of disclosure, loyalty and faithfulness. At the same time, brokers and their agents are required to treat all parties to a transaction fairly.

If a broker represents the seller, the broker and the broker's agents may still provide buyers, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase a particular property.

Brokers and their agents have a duty to respond accurately to customer's questions, to disclose to customers material information about a particular property of which they have knowledge, and to submit all written offers to purchase, sell, option or lease a property promptly to both customers and clients without discrimination.

Mumford Company is the listing broker for the property submitted in this informational brochure. They represent the seller and will be paid a commission by the seller.

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*This notice is for your information and, if you have any questions after reading the material, please ask the broker or seek appropriate counsel.*

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