

COMMERCIAL FOR LEASE

BOARDWALK PLAZA SHOPPING CENTER

1713 PARK PLACE SUITE 100, COLLEGE STATION, TX 77840



FOR LEASE
RENT: \$18 SF/YR + NNN: \$10.8 SF/YR

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



PRESENTED BY:

RACHEL GONZALEZ-DUNHAM, CCIM rachel@rachelinvest.com
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PROPERTY SUMMARY

1713 PARK PLACE | COLLEGE STATION, TX 77840



Property Summary

Lease Rate:	\$18 PSF/YR
Lease Term:	Negotiable
Available SF:	3,249
Year Built:	2011
Parking:	Exposed
Parking Ratio:	4.52
HVAC:	Central, HVAC System
Lighting:	Yes
NNN:	\$10.8 PSF/YR
Zoning:	GC

Property Overview

Located in the Midtown submarket of College Station, 1713 Park Place offers a highly visible commercial opportunity positioned near major retail and daily traffic generators. The property features approximately 3,249 square feet of retail/office space on a 1.11-acre site, providing flexibility for a variety of retail, service, or office users.

Strategically situated near the intersection of Texas Avenue and George Bush Drive, the property benefits from strong traffic exposure and easy accessibility. It is located directly near the well-known grocery anchor H-E-B and is only minutes from Texas A&M University.

Location Overview

The property is located in College Station, a rapidly growing city driven by the economic and academic influence of Texas A&M University, one of the largest universities in the United States. The university contributes significantly to the area's population growth, business activity, and consumer demand.

The Park Place corridor is situated near major local roads including George Bush Drive and Texas State Highway 6, providing convenient connectivity throughout the city and surrounding communities.

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PROPERTY DESCRIPTION

1713 PARK PLACE | COLLEGE STATION, TX 77840



1713 Park Place | Suite 100 | College Station, TX 77840

Located at 1713 Park Place, this well-positioned retail and office property offers an excellent opportunity for businesses seeking visibility and accessibility in the heart of College Station.

The property features flexible commercial space suitable for a variety of retail, service, or professional office users. Tenants benefit from convenient access, nearby parking, and a location surrounded by established neighborhoods, retail centers, and dining options.

Just minutes from Texas A&M University, the property is ideally situated to serve the city's large student population, local residents, and growing professional community. Its central location makes it an excellent choice for businesses looking to establish or expand their presence in one of the most active commercial markets in the Brazos Valley

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PROPERTY PHOTOS

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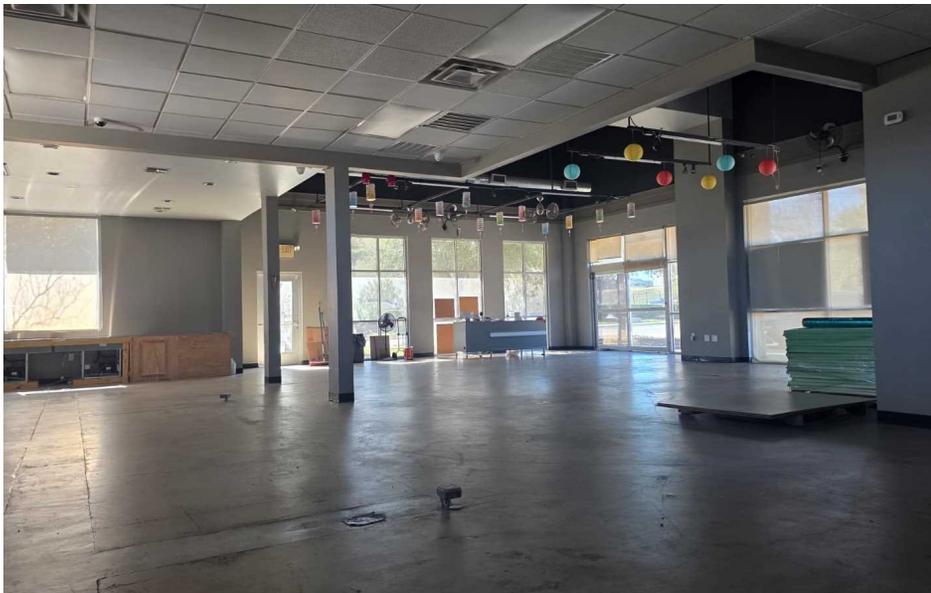


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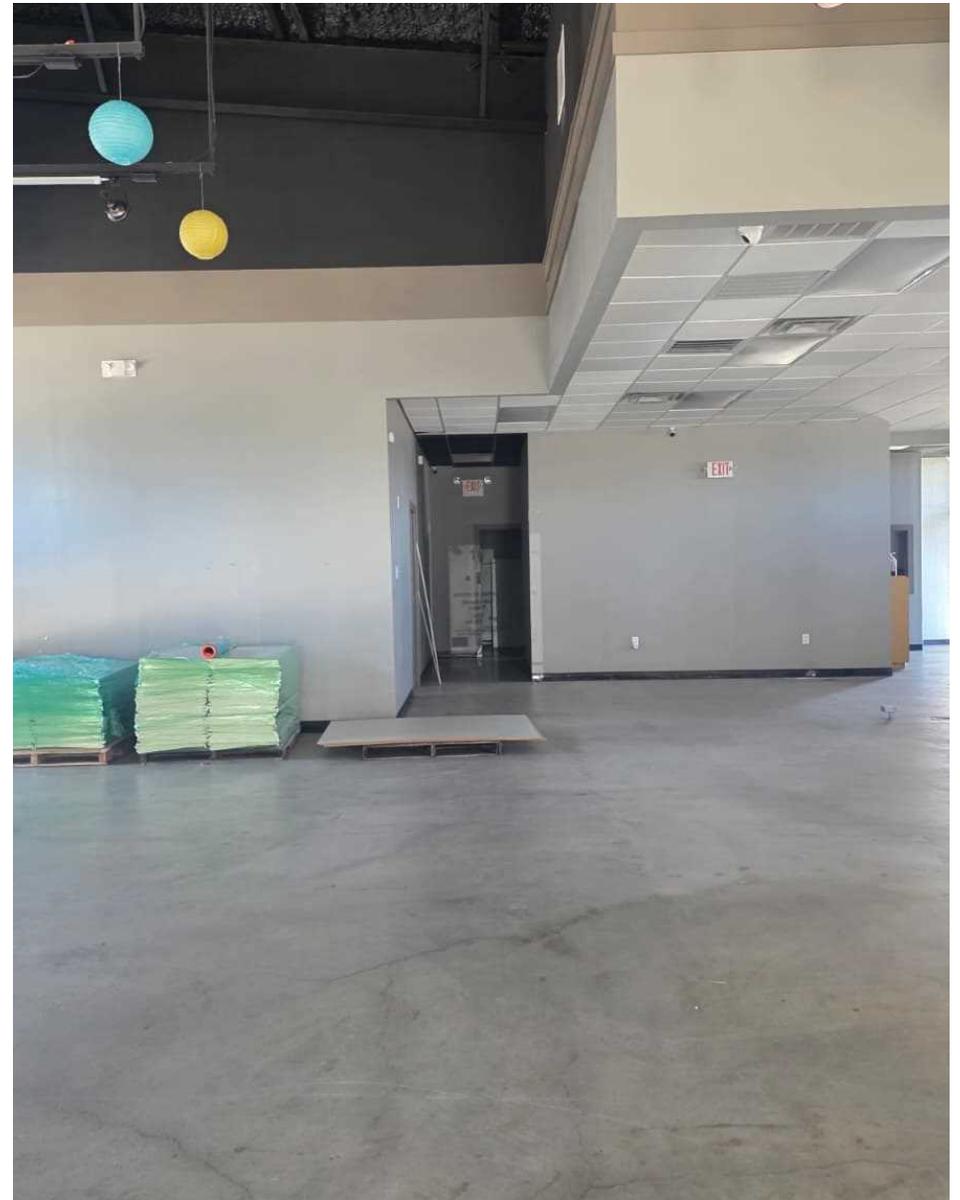


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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Suite 100	3,249	Negotiable	\$0 /mo	Retail	Average	Available Now

Highlights

- End cap space.
- Located in a well-established commercial area of College Station
- Flexible space suitable for retail, service, or professional office users
- Minutes from Texas A&M University, one of the largest universities in the U.S.
- Convenient access to major corridors including Texas State Highway 6
- Surrounded by established residential neighborhoods and student housing.

AERIAL MAP

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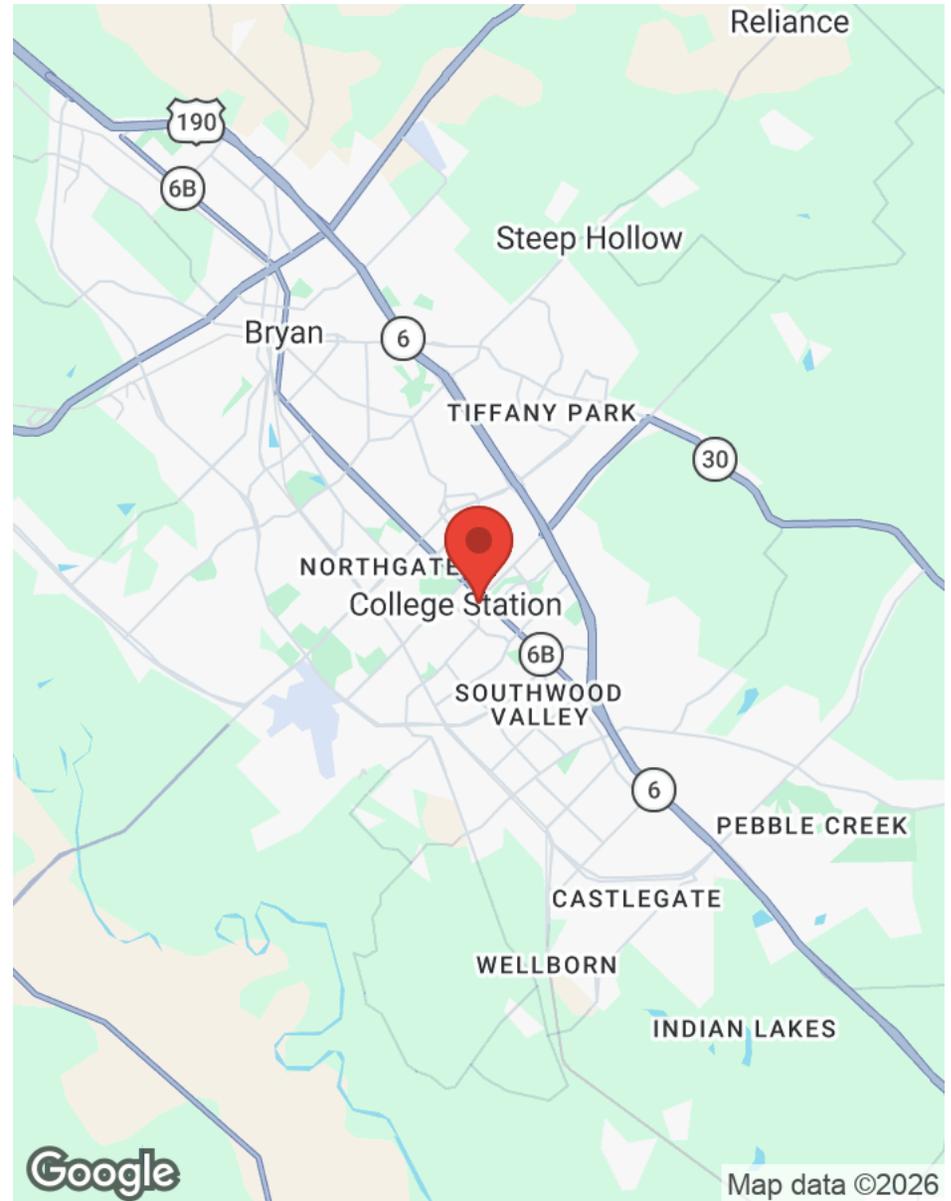
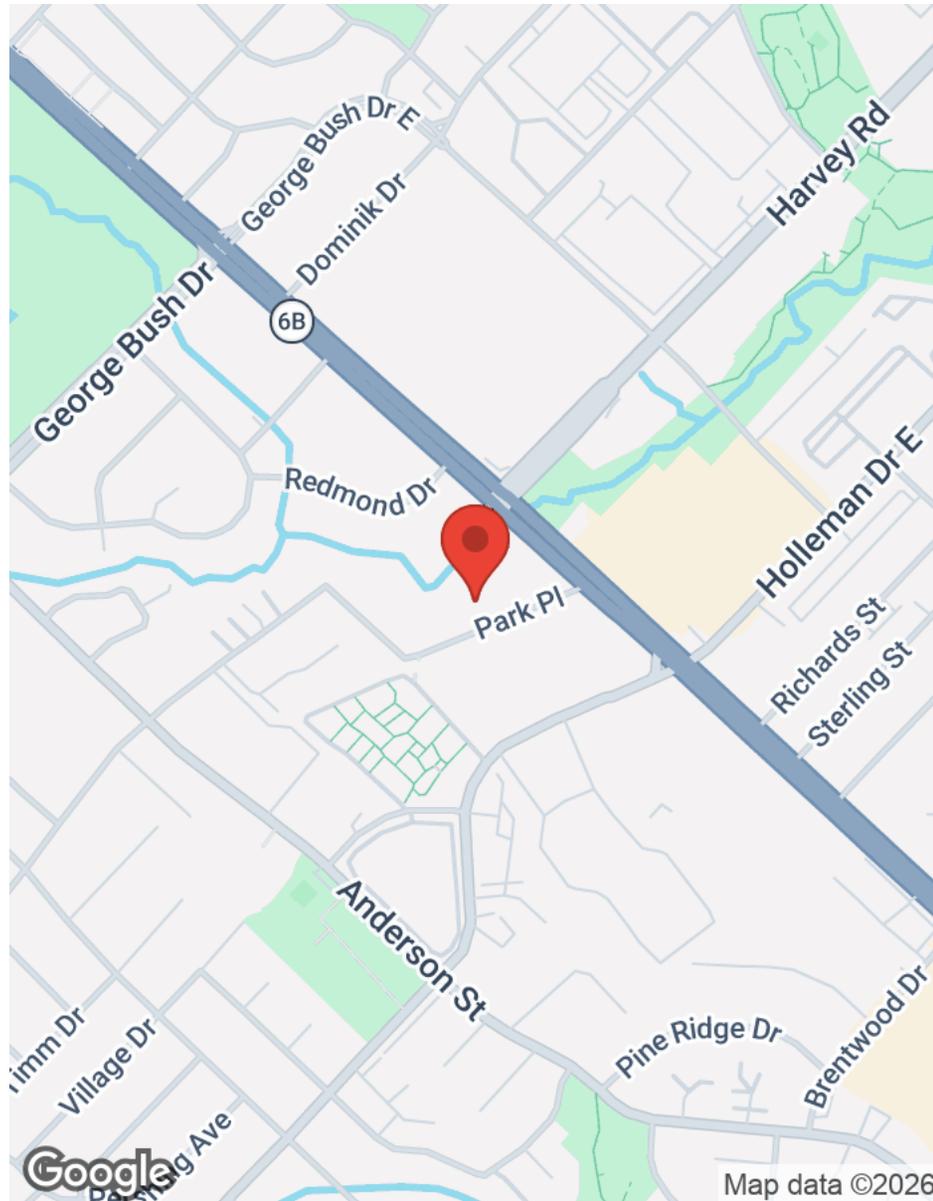
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LOCATION MAPS

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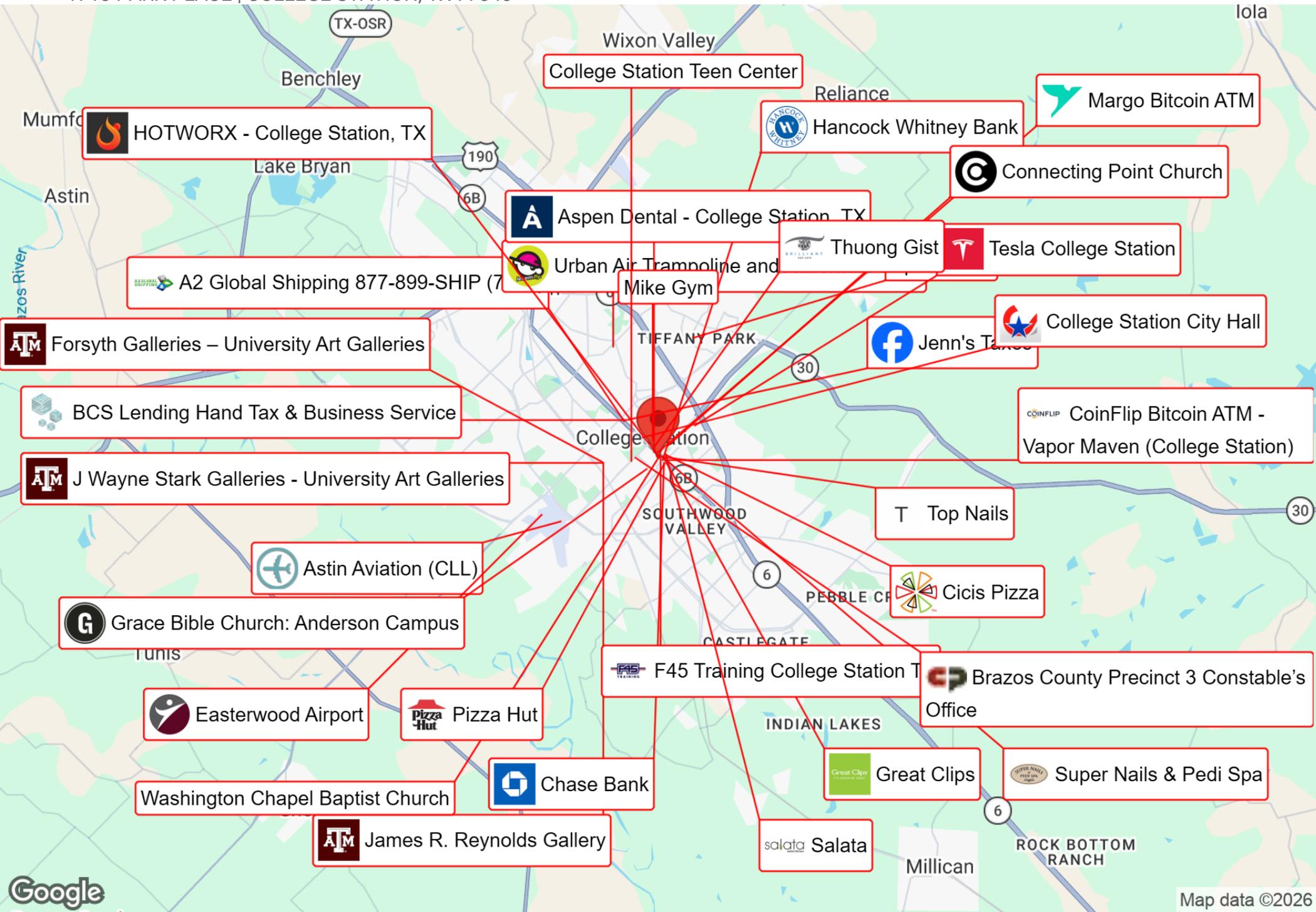


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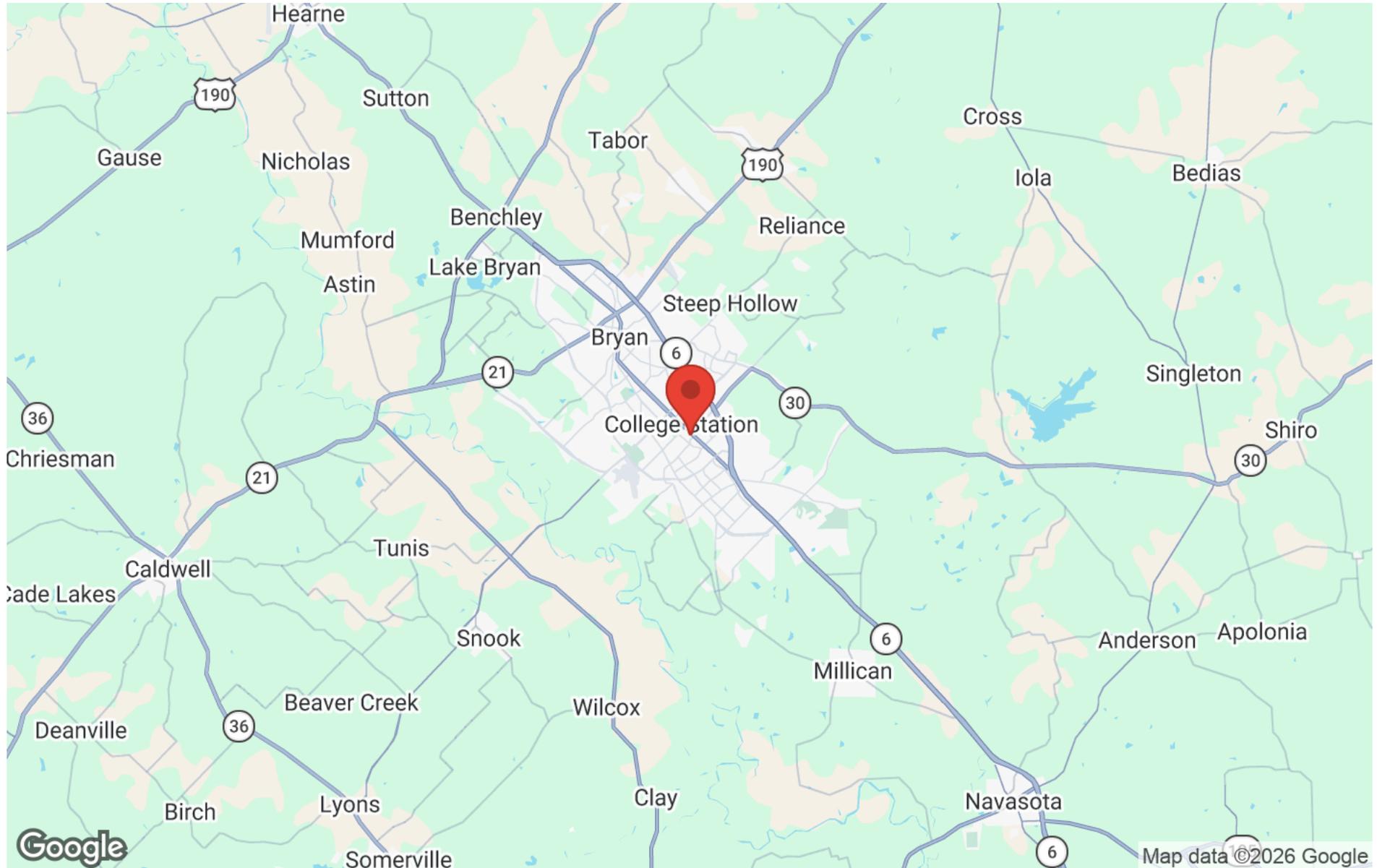
BUSINESS MAP

1713 PARK PLACE | COLLEGE STATION, TX 77840



REGIONAL MAP

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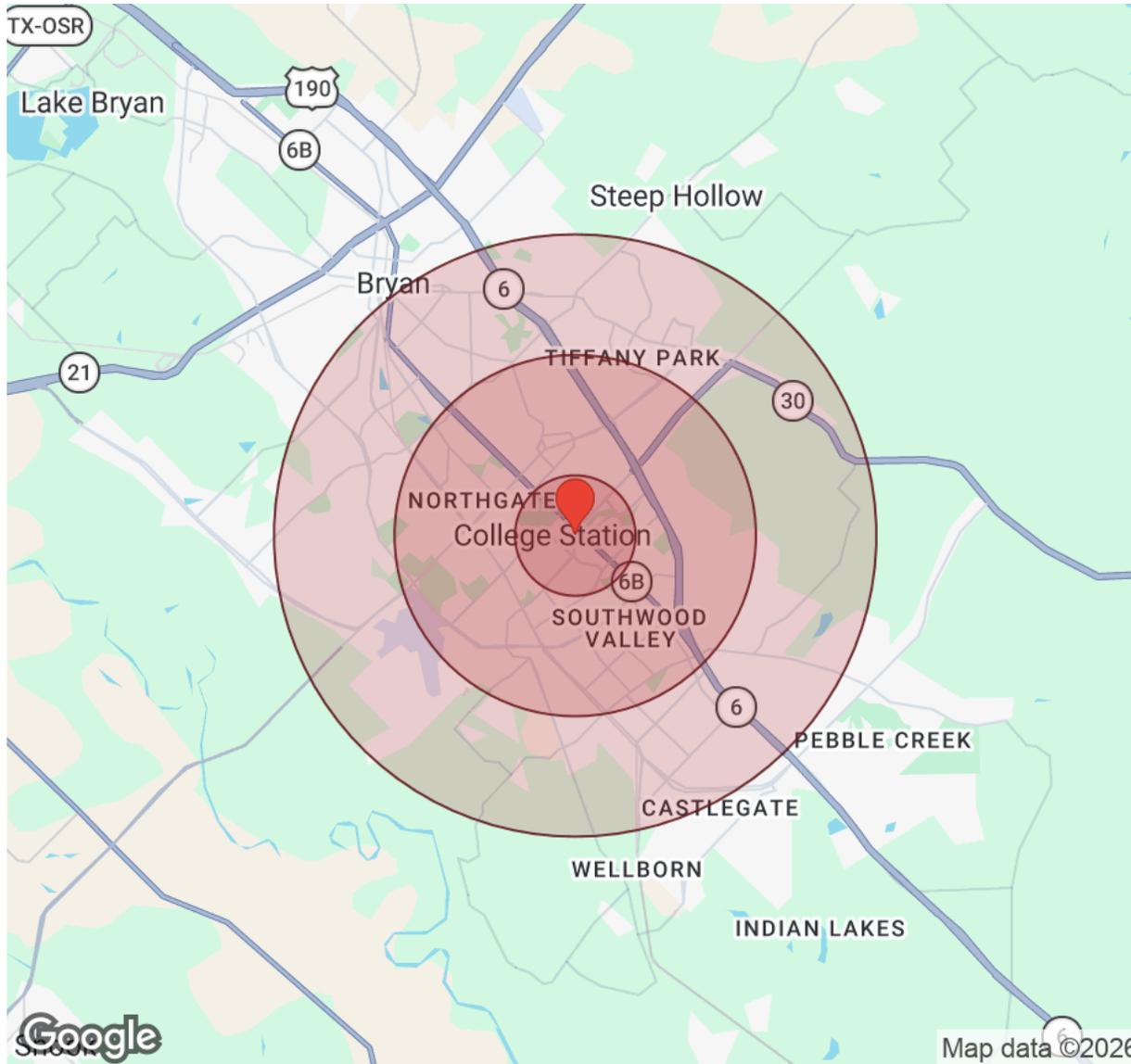


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DEMOGRAPHICS

1713 PARK PLACE | COLLEGE STATION, TX 77840



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	13,655	63,304	97,191
Female	7,862	43,526	79,028
Total Population	21,517	106,830	176,219

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,109	57,378	96,233
Black	2,431	11,431	19,067
Am In/AK Nat	22	128	194
Hawaiian	11	64	123
Hispanic	5,123	25,415	43,790
Asian	2,399	10,213	13,340
Multiracial	340	1,966	3,172
Other	80	246	317

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,904	45,453	77,452
Occupied	7,782	39,992	68,744
Owner Occupied	745	8,252	22,330
Renter Occupied	7,037	31,740	46,414
Vacant	1,123	5,461	8,709

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,544	13,079	25,776
Ages 15 - 24	11,141	51,230	64,565
Ages 25 - 54	6,220	30,231	57,402
Ages 55 - 64	762	5,203	11,588
Ages 65+	849	7,087	16,888

Income	1 Mile	3 Miles	5 Miles
Median	\$34,622	\$39,183	\$51,221
Under \$15k	2,119	9,724	12,833
\$15k - \$25k	915	3,939	5,699
\$25k - \$35k	888	4,408	6,350
\$35k - \$50k	1,453	5,716	8,916
\$50k - \$75k	894	5,060	9,344
\$75k - \$100k	659	4,256	8,211
\$100k - \$150k	456	3,446	8,726
\$150k - \$200k	159	1,777	4,406
Over \$200k	239	1,666	4,259

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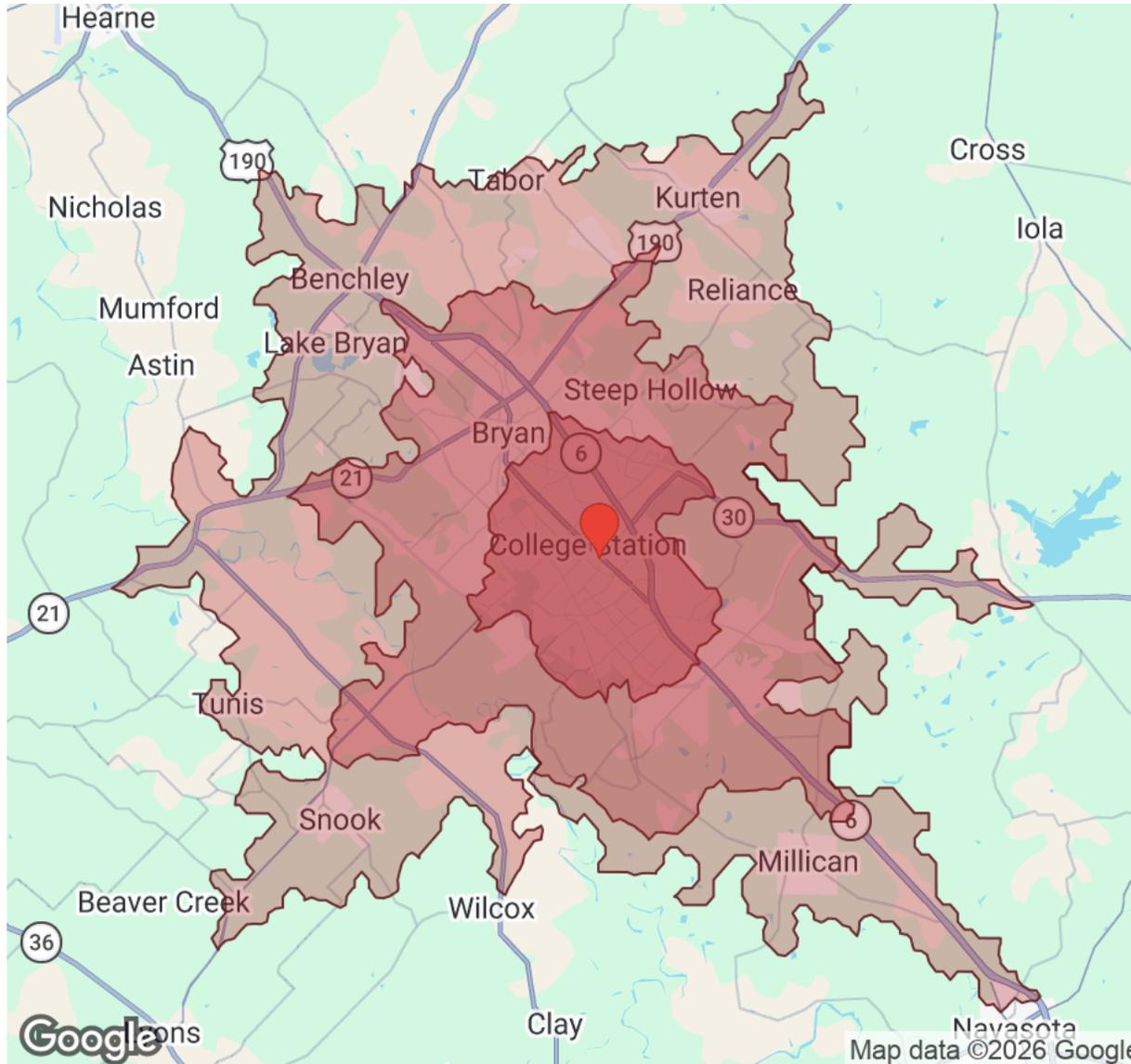


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Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	85,993	128,756	135,806
Female	67,696	108,951	115,558
Total Population	153,688	237,707	251,364

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	85,466	125,842	133,751
Black	16,414	26,956	28,153
Am In/AK Nat	169	285	302
Hawaiian	108	119	126
Hispanic	35,779	64,537	68,723
Asian	12,679	15,380	15,459
Multiracial	2,812	4,207	4,474
Other	292	357	377

Housing	10 Mins	20 Mins	30 Mins
Total Units	67,623	100,798	106,219
Occupied	59,949	89,733	94,544
Owner Occupied	17,499	37,920	41,855
Renter Occupied	42,450	51,813	52,689
Vacant	7,675	11,065	11,675

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	21,205	38,543	41,319
Ages 15 - 24	60,815	73,303	75,108
Ages 25 - 54	47,871	82,598	87,688
Ages 55 - 64	9,461	18,153	19,842
Ages 65+	14,337	25,109	27,407

Income	10 Mins	20 Mins	30 Mins
Median	\$48,022	\$58,365	\$59,517
Under \$15k	12,109	14,579	14,854
\$15k - \$25k	5,228	6,630	6,949
\$25k - \$35k	5,713	7,621	7,960
\$35k - \$50k	8,044	10,958	11,501
\$50k - \$75k	8,018	12,433	13,185
\$75k - \$100k	7,077	10,594	11,141
\$100k - \$150k	6,828	12,642	13,709
\$150k - \$200k	3,515	6,734	7,200
Over \$200k	3,416	7,543	8,046

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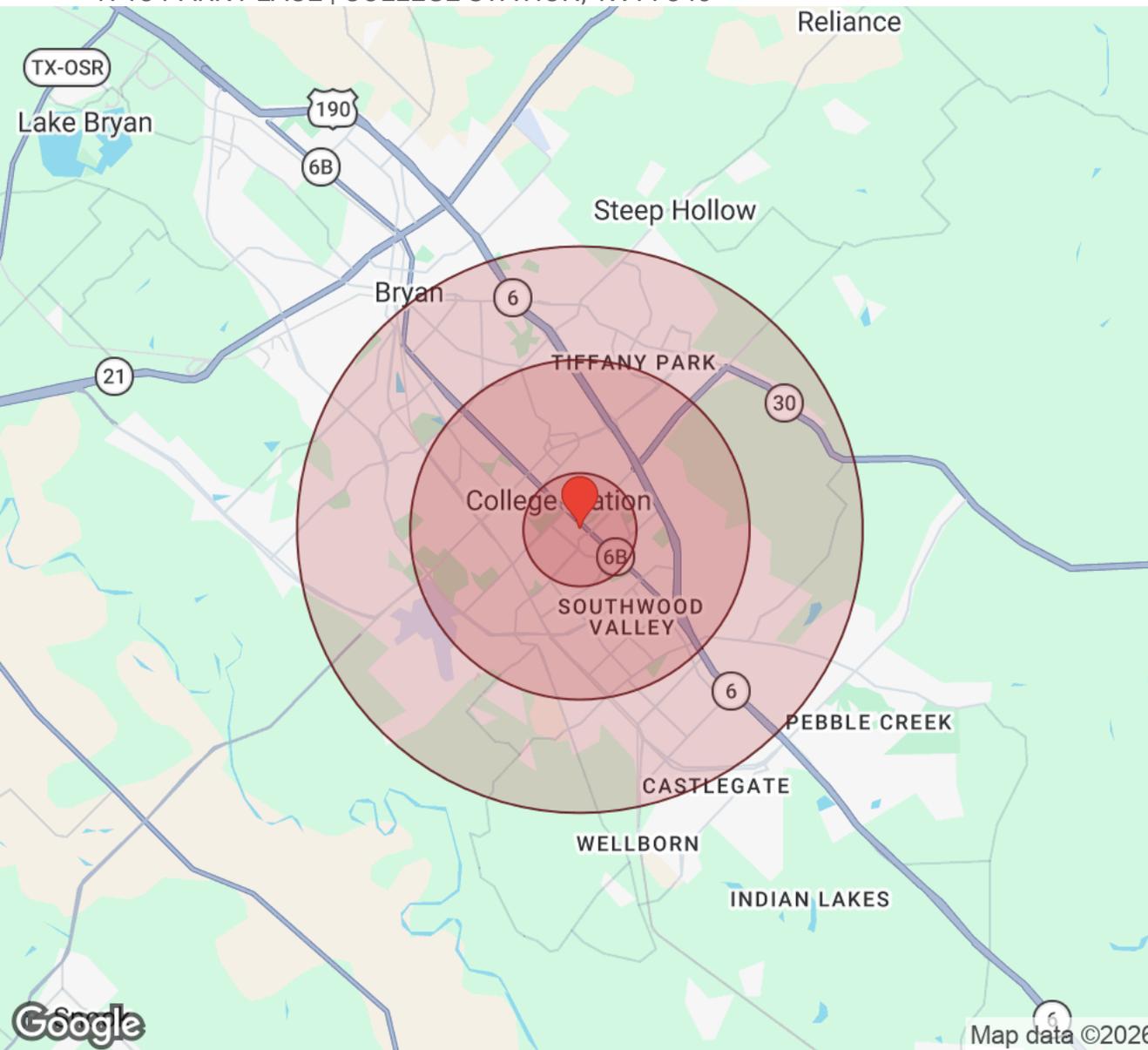


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Renter Occupied	7,037	31,740	46,414
Vacant	1,123	5,461	8,709

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	1,077	5,186	9,380
Ages 5 - 9	799	4,236	8,604
Ages 10 - 14	668	3,657	7,792
Ages 15 - 19	4,539	17,501	22,559
Ages 20 - 24	6,602	33,729	42,006
Ages 25 - 29	2,053	9,286	14,667
Ages 30 - 34	1,407	6,345	11,496
Ages 35 - 39	935	4,682	9,546
Ages 40 - 44	785	3,940	8,458
Ages 45 - 49	559	3,150	6,888
Ages 50 - 54	481	2,828	6,347
Ages 55 - 59	398	2,542	5,772
Ages 60 - 64	364	2,661	5,816
Ages 65 - 69	328	2,526	5,437
Ages 70 - 74	233	1,815	4,249
Ages 75 - 79	152	1,346	3,134
Ages 80 - 84	70	799	2,053
Ages 85+	66	601	2,015

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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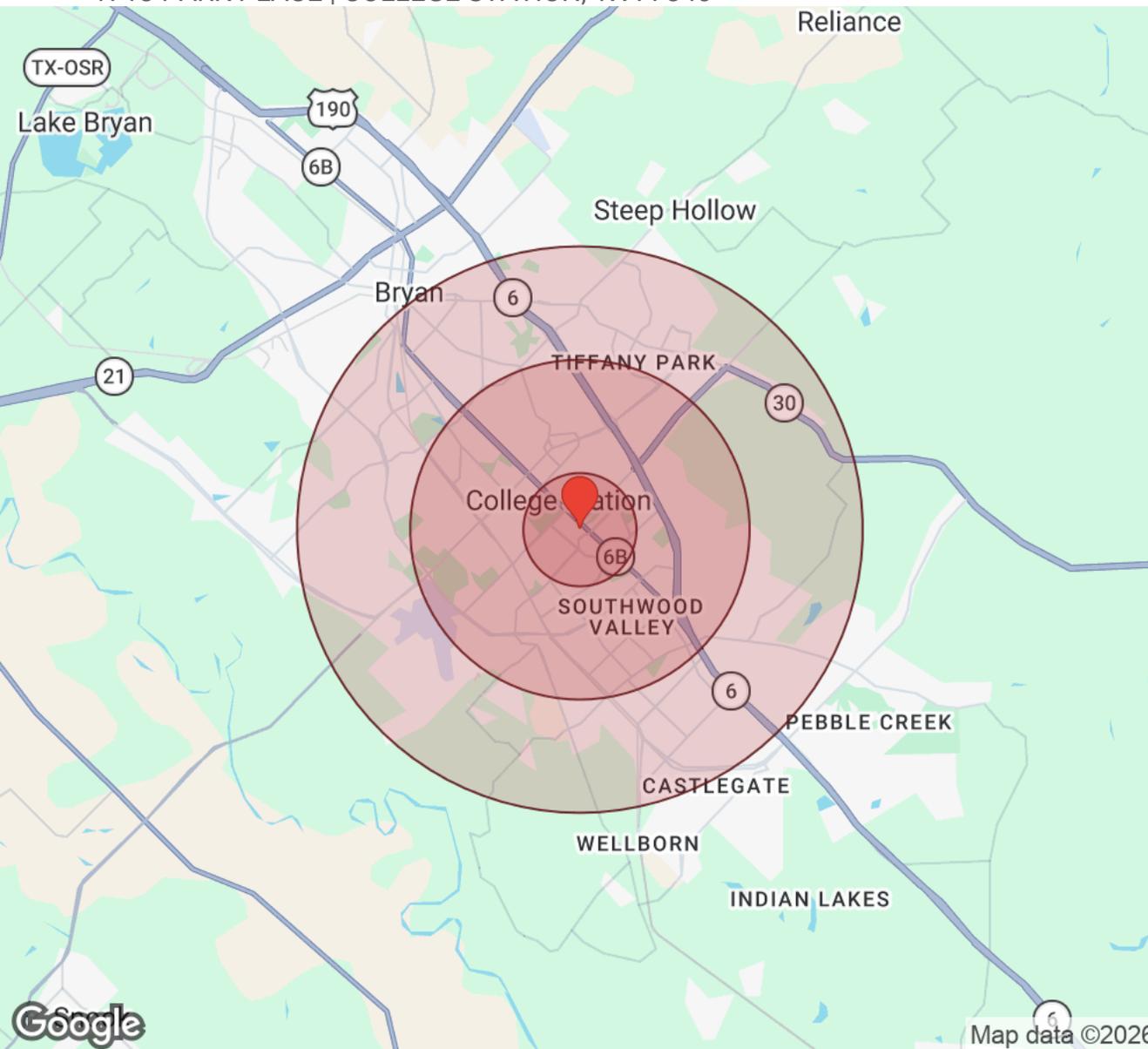
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\$10k - \$15k	458	2,321	3,234
\$15k - \$20k	352	1,723	2,496
\$20k - \$25k	563	2,216	3,203
\$25k - \$30k	482	2,344	3,400
\$30k - \$35k	406	2,064	2,950
\$35k - \$40k	529	2,299	3,047
\$40k - \$45k	406	1,585	2,712
\$45k - \$50k	518	1,832	3,157
\$50k - \$60k	488	2,735	4,695
\$60k - \$75k	406	2,325	4,649
\$75k - \$100k	659	4,256	8,211
\$100k - \$125k	338	2,145	5,305
\$125k - \$150k	118	1,301	3,421
\$150k - \$200k	159	1,777	4,406
Over \$200k	239	1,666	4,259

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PROFESSIONAL BIO

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As a dedicated professional in the dynamic world of real estate. I have cultivated a career grounded in continuous learning, goal setting and active involvement in the real estate community. With over 30 years of experience. I am driven by commitment to excellence, integrity and hard work, consistently delivering positive results.

Understanding the profound trust client place in me, my goal is not merely to close in sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results. I look forward to leveraging my expertise to guide you through your real estate journey.

“The World of Real Estate is a phone call away.”

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1713 PARK PLACE



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