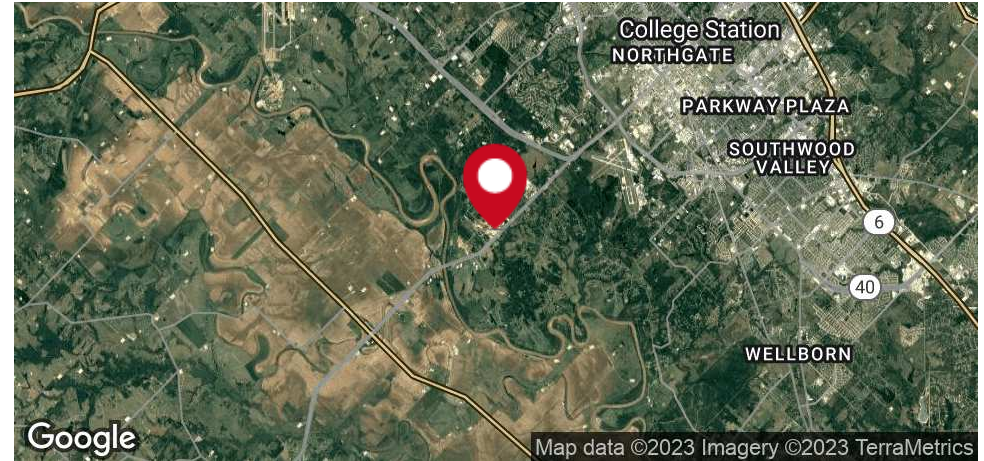


Executive Summary

7066 RAYMOND STOTZER PKWY | COLLEGE STATION, TX 77845



OFFERING SUMMARY

Lease Rate: \$7,900/ month

Building Size: 8,000 SF

PROPERTY OVERVIEW

8,000 SF industrial space located on HWY 60 just one mile from Easterwood Airport and three miles from Texas A&M University. Space includes 3 sixteen-foot roll-up door, with a twenty-foot eave. The owner is willing to do a buildout for an insulated office space. Comes with up to 2 Acres of yard space

PROPERTY HIGHLIGHTS

- Location! One mile from Easterwood Airport and three miles from Texas A&M University
- 16 Foot Roll-up Door
- 20 Foot Eave
- Owner willing to do an insulated office space buildout
- Up to 2 Acres Yard Space
- 40' x 160' covered awning
- 3 bays, 1 wash bay

RICK LEMONS, CCIM

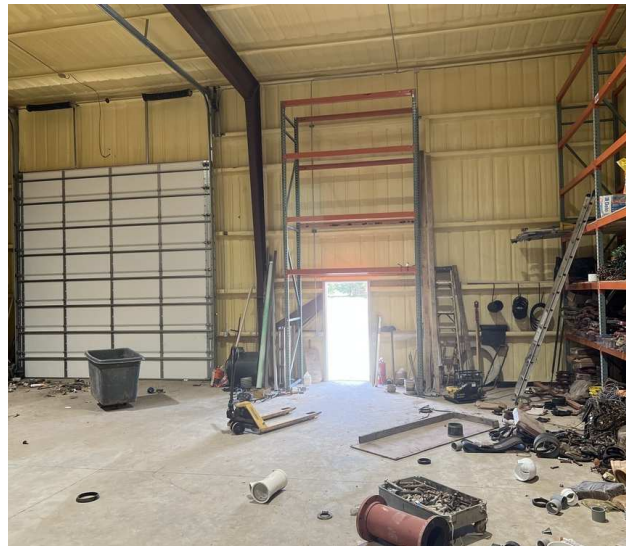
Broker
979.221.2929
rlemons@lkgra.com



Industrial Property For Lease

Additional Photos

7066 RAYMOND STOTZER PKWY | COLLEGE STATION, TX 77845



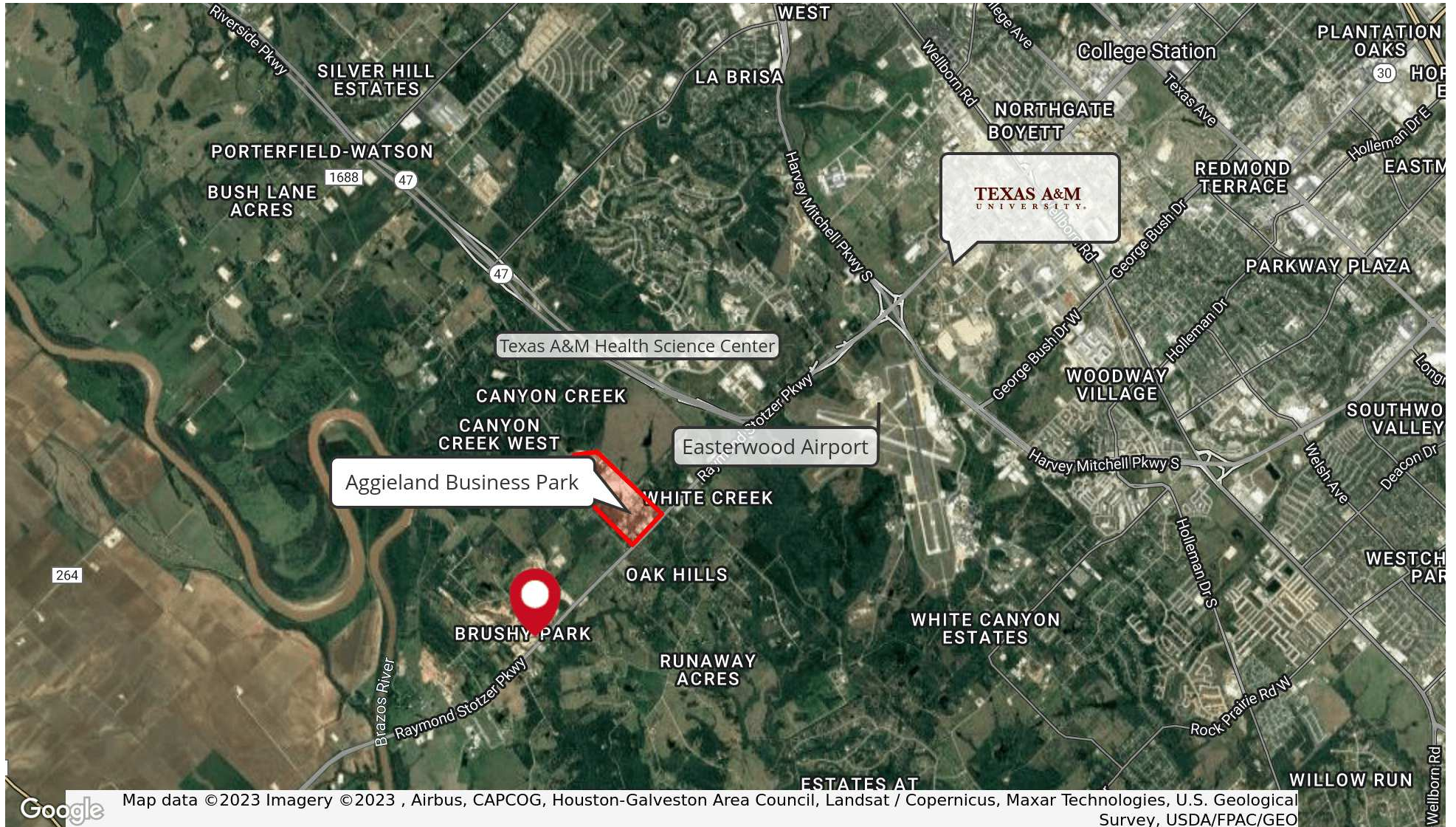
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Industrial Property For Lease

Retailer Map

7066 RAYMOND STOTZER PKWY | COLLEGE STATION, TX 77845



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979.221.2929
rlemons@lkgra.com



Industrial Property For Lease



LKG REALTY ADVISORS

BRYAN - COLLEGE STATION

Market Overview

TEXAS A&M UNIVERSITY

Opened its doors in 1876 as the state's first public institution of higher learning. Today, it stands as a research-intensive flagship university with more than 130 undergraduate degree programs, 93 doctoral programs, and 5 first professional degrees as options for study. The University not only ranks among the top ten research institutions in the nation, but also maintains one of the largest student bodies with enrollment of over 66,000 students in Fall of 2015. In 1971 and 1989, respectively, Texas A&M was designated as a sea-grant institution, making it among the first four universities to hold the triple distinction of land-grant and space-grant designations. The Texas A&M campus located in College Station, Texas serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies.

Source: <https://www.tamu.edu/>



RELLIS CAMPUS

Home to several Texas A&M System state agencies, and over one million square feet of laboratory and office space, RELLIS offers a unique research and development experience. RELLIS is research-driven with active projects in soil erosion, automotive technology, computational mechanics and alternative energy. The RELLIS Vision is to facilitate interactions between a variety of industries and academia resulting in truly extraordinary relationships.

Source: <https://rellis.tamus.edu/> BLINN COLLEGE



BLINN COLLEGE

Established in 1883, Blinn College offers certificates and two year degrees in more than 50 academic and technical areas of concentration. With over 19,000 students Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the state of Texas and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.

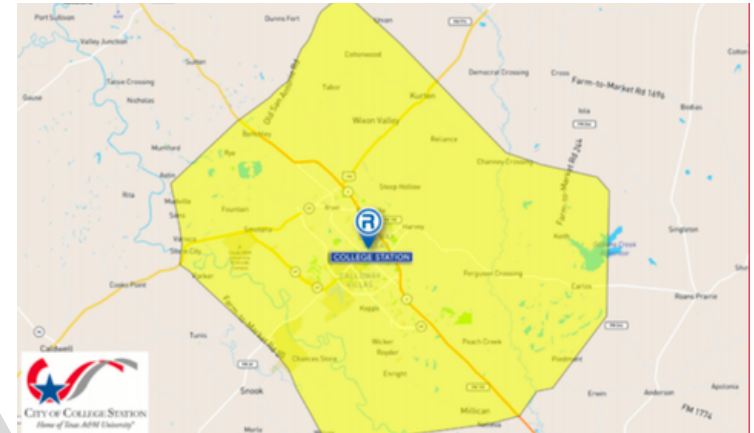
Source: <http://www.blinn.edu/>



Growth

Year over Year Employment Growth as of May 2018 → 4.5%

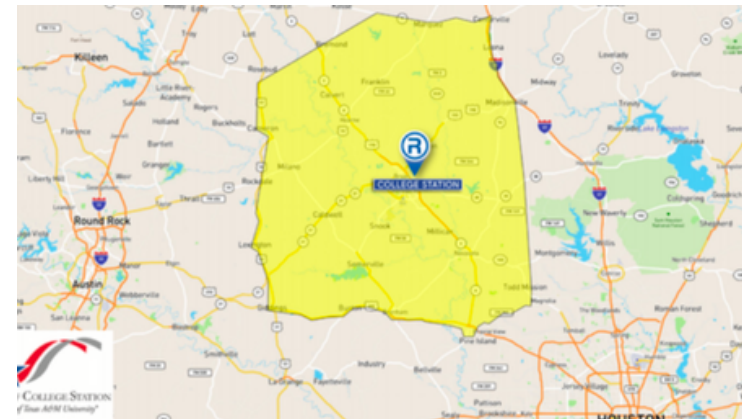
PRIMARY TRADE AREA:



Population 2020: 233,031

Projected 2022: 245,409

SECONDARY TRADE AREA:



Population 2020: 378,012

Projected 2022: 393,475

Source: Real Estate Coach

COLLEGE STATION

RANKINGS & RECOGNITION

#2 Best Small Places for Business & Careers (Forbes 2019)

#1 to in Best Place to Retire in Texas (CNBC 2018)

#1 Highest Median Income Growth in U.S. (WalletHub 2019)

#4 Safest Cities in Texas (Niche 2017)

#2 Best Small U.S. Cities for White Collar Jobs (Forbes 2018)

#15 Fastest Growing U.S. Metros (US Census Bureau 2016)

#5 U.S. Cities With the Fastest Growing Economies (WalletHub 2018)

#2 Best Small Places in Texas For Cost of Doing Business (Forbes 2019)



Traffic Generators

Century Square



Century Square is an exciting mixed-use destination adjacent to Texas A&M University. Redefining the Brazos Valley, the 60-acre development creates a dynamic community center

where people congregate from across the region to experience a walkable, urban destination. The leadership team is heavily comprised of former students of Texas A&M who are deeply engaged in the University's culture and its vision for the growth of the Brazos Valley. The project features premier retail and restaurant entertainment venues, 60,000 SF of Class-A office, two full service hotels: The George and Cavalry Court, luxury apartment homes: 100 Park, and an active central gathering place.

Midtown Park

Travis Bryan Midtown Park is well underway, and soon, both residents and visitors can enjoy a variety of recreational amenities in the heart of Bryan. The 150-acre park will be a world-class



destination featuring outdoor athletic fields, indoor recreation facilities and nature-based recreation opportunities. One of the major planned components of the park is the approximately 126,000-square-foot \$40 million multipurpose sports and event center. The building will have eight high school-sized basketball courts, which can convert into 16 volleyball courts. That space can be used for myriad activities, including gymnastics and wrestling meets, meetings, pickleball tournaments, archery and cheerleading competitions, boxing and soccer matches, dance and martial arts competitions, e-gaming conventions, trade shows, markets and other special events. The facility also will include concessions, an arcade, party rooms and a flex space for smaller events. <http://www.century-square.com> <http://www.bryantx.gov>

Brazos Valley Bio Corridor

The Brazos Valley Biocorridor is interconnected, master-planned properties specializing in corporate office, biomanufacturing and R&D real estate options. Situated along two major thoroughfares -- State Highway 60 (University Drive) and State Highway 47 -- the biocorridor is adjacent to the Texas A&M Health Science Center and between Texas A&M University's main campus (~2 miles) and the new 2,000 acre RELLIS campus (~6 miles). Multiple corporate headquarters operate within proximity to one another and add value to the area's intellectual spirit. They include FUJIFILM Diosynth Biotechnologies Texas, iBio, ViaSat and G-CON Manufacturing. Major developments within the Biocorridor include:

Aggieland Business Park - 133 acre industrial and office park available for manufacturing, warehouse, office, distribution or R&D development projects

Camwest Crossing - 60,000 square foot Class-A office park spanning over 45 acres with office, retail, and frontage along Health Science Center Parkway and State Highway 47.

Lake Walk / Atlas - 200 acre master-planned mixed use campus including office, manufacturing, commercial and residential, all incorporating an extensive park and trail system

Texas A&M Health Science Center - 200 acre campus home to the Colleges of Medicine and Nursing, as well as Blinn College and the Texas Brain and Spine Institute

Westgate Park - 95 acre mixed use park directly across Highway 47 from the Texas A&M Health Science Center

INDUSTRY & COMMERCE

Bryan Business Park

- 200+ acres of the park occupied by businesses including Toyo Int, New Southwest Banking Co., Coca-Cola, and Sanderson Farms
- Ideal for industrial, R&D, or traditional business operations

The Business Center at College Station

- Over 200 acres five miles from A&M
- Ideal location for businesses seeking to expand their opportunities
- Includes a fully developed infrastructure, fiber optic connectivity, landscaping and zoning for further technology and odic development
- Current residents include firms involved in telecommunications, software development and technology manufacturing

Midtown Business Park

- Midtown Business Park consists of 252 developable acres
- Direct access to State Highway 6 and State Highway 40
- Office and light manufacturing, the park has offerings for a variety of planned building uses, including light-manufacturing, professional office and commercial retail.

Texas Triangle Park

- Texas triangle park represent's the Research Valley's premier rail served industrial solution
- Central location and connectivity serves as a inland getaway to North America's Southwest Region and major consumer markets
- Focused on energy advanced manufacturing, international trade/ logistics and energy research and development

STATE AGENCIES HEADQUARTERED

The A&M System provides service and education to the people of Texas and beyond through seven state agencies and several campuses. The A&M System members educate over 151,000 students and make more than 23 million additional educational contacts through services and outreach programs each year. With more than 25,000 faculty and staff, the A&M system has a physical presence in 250 of the states 254 counties and programmatic presence in every county. Below are some of the system agencies that are headquartered in Bryan-College Station.



MAJOR HEALTH SERVICES

Baylor Scott & White Medical Center

College Station is a five story, 143 bed hospital located on a 98 acre campus near the intersection of Texas Highway 6 and Rock Prairie Road. The medical center is a certified Advanced Primary Stroke Center and a certified Chest Pain Center as well as a Level III trauma center.



CHI St. Joseph Health

has 5 hospitals, 2 long-term care facilities, & 30+ clinics in the Brazos Valley. The biggest is the 310-bed CHI St. Joseph Health Regional Hospital in Bryan. It is a Level II Trauma Center, the highest-level in a nine-county area, and was named one of America's Best Hospitals in 2020. CHI recently acquired the former 167-bed College Station Medical Center, where they have moved labor and delivery services. This Level III Trauma Center is an accredited Chest Pain Center, a certified Primary Stroke Center, and a Joint Commission accredited joint replacement program.



The Physicians Center

is a physician-owned clinic with a network of more than 150 physicians who are experts in a wide range of medical fields. They also offer services like surgery, sports medicine and radiology.

