

FOR LEASE

TEXAS AVENUE CROSSING

1400 TEXAS AVENUE SOUTH
COLLEGE STATION, TEXAS 77840

Oldham
Goodwin

OG



AVAILABILITY
1,256 SF



TRAFFIC
~103,283 VPD



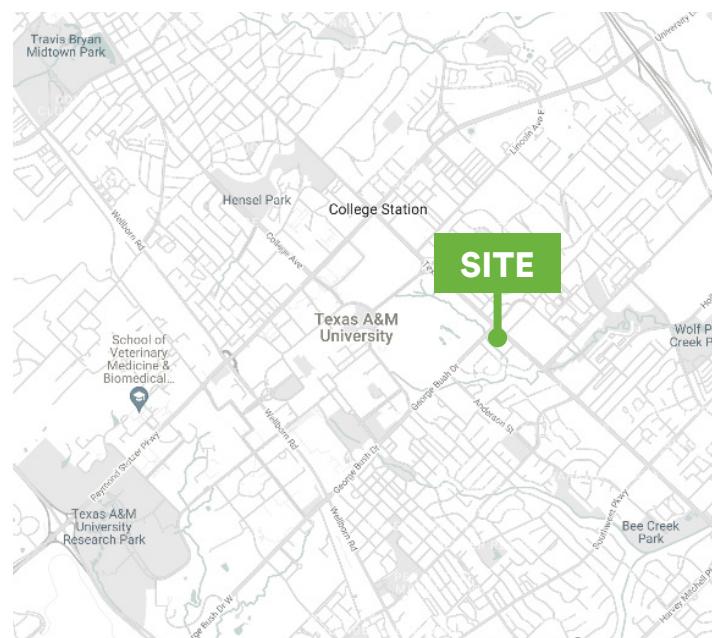
PARKING
5.29/1,000 SF



RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- 1,256 SF Retail Space Available
- Coveted retail site directly across from Texas A&M University, home to the largest student body in the country (77,000+ Students - Fall 2023 Enrollment)
- Located at one of College Station's most prominent intersections - George Bush Drive and Texas Avenue
- Over 700' of frontage provides excellent exposure to over 100,000 VPD
- Attractive tenant lineup includes Total Wine, James Avery, Jason's Deli, Rally House, and Boot Barn
- Average monthly visitors increased 53% in 2022 with improved tenant mix
- Dense trade area with over 100,000 residents within 3 miles of the site



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	25,243	101,804	175,362
2028 Total Population	25,582	104,810	182,570
2023-2028 Growth Rate	1.34%	2.95%	4.11%
2023 Households	7,049	40,284	67,712
2028 Households	7,201	41,644	70,695
2023 Median Home Value	\$257,374	\$235,094	\$231,195
2023 Average Household Income	\$49,164	\$58,692	\$70,286
2023 Total Consumer Spending	\$158,346,491	\$974,831,453	\$1,839,257,303
2028 Total Consumer Spending	\$181,264,692	\$1,113,243,769	\$2,116,095,959



~103,283 VPD
George Bush Drive & Texas Avenue



73,087
Employees

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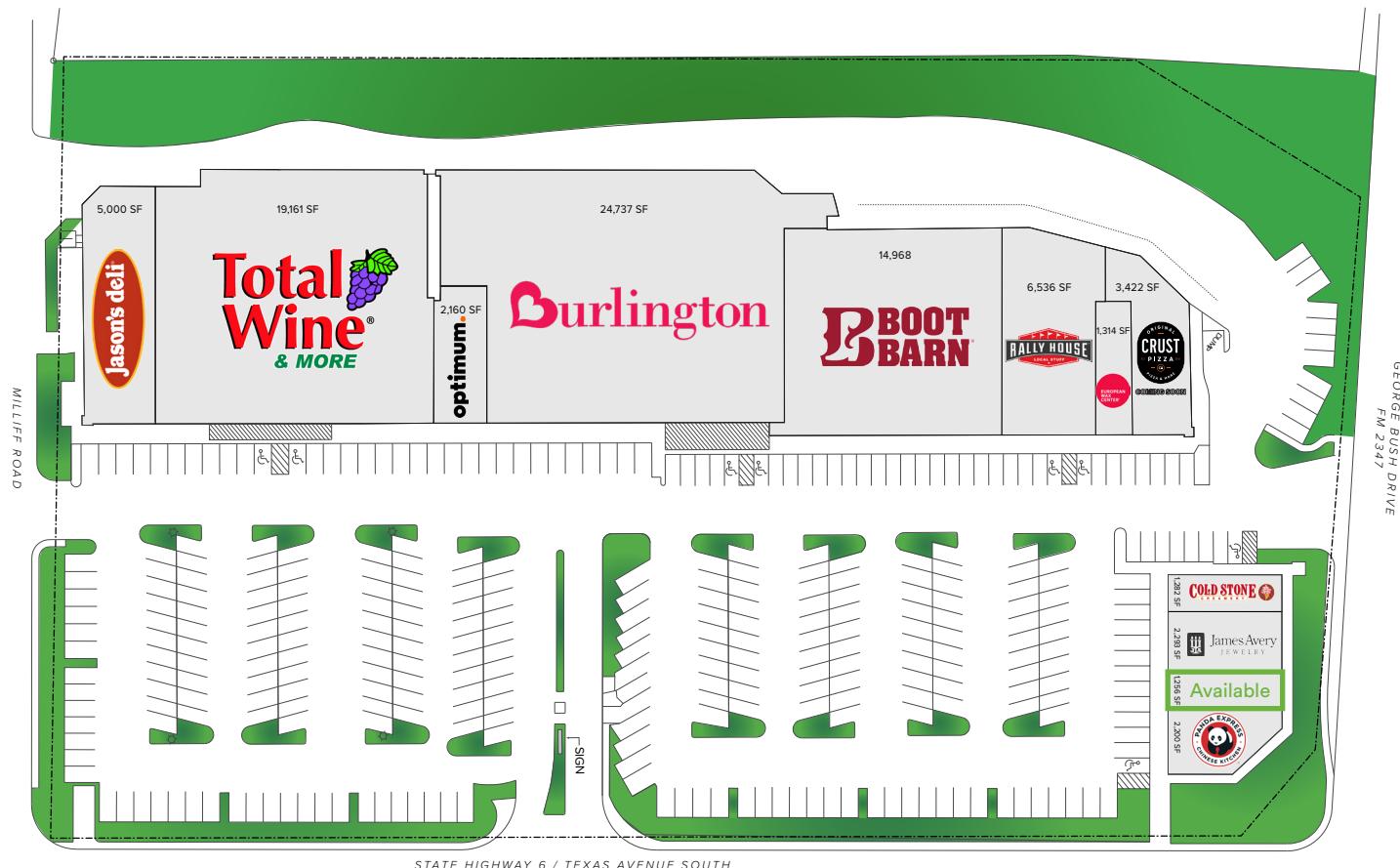
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AREA RETAILERS



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SUITE

AVAILABILITY

RSF

1400	Panda Express	2,200
1404	Available	1,256
1406	James Avery	2,293
1408	Cold Stone Creamery	1,282
1410	Double Dave's Pizza	3,422
1414	European Wax Center	1,314
1416	Rally House	6,536
1424	Boot Barn	14,968
1430	Burlington	24,737
1440	Optimum	2,160
1450	Total Wine	19,161
1460	Jason's Deli	5,000



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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

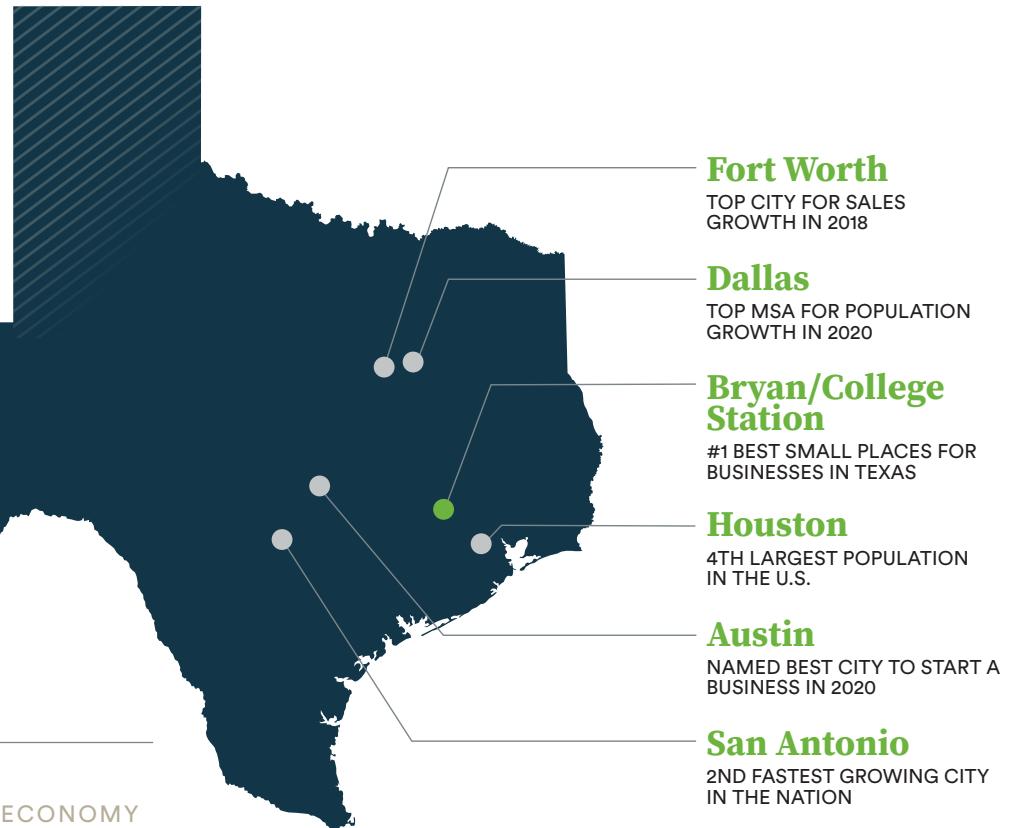


BEST STATE
FOR BUSINESS

TOP STATE
FOR JOB GROWTH



LARGEST
MEDICAL CENTER



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over \$3.1 Billion annually. A&M's 79,000 students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.



BRAZOSVALLEY
POPULATION
412,681

#1 BEST SMALL
TOWNS FOR
BUSINESS AND
CAREERS IN
TEXAS

#1 FASTEST JOB GROWTH
RATE IN TEXAS
IN MID-SIZED
METRO AREAS



HOME TO TEXAS A&M UNIVERSITY

LARGEST UNIVERSITY IN THE COUNTRY

FALL 2024 ENROLLMENT- 79,000

TIER 1 RESEARCH INSTITUTION

12%
LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE

4.1%
UNEMPLOYMENT
RATE



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

532457

Licensed No.

Designated Broker of Firm

Licensed No.

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Sales Agent/Associate's Name

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Email

Phone

Email

Phone

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

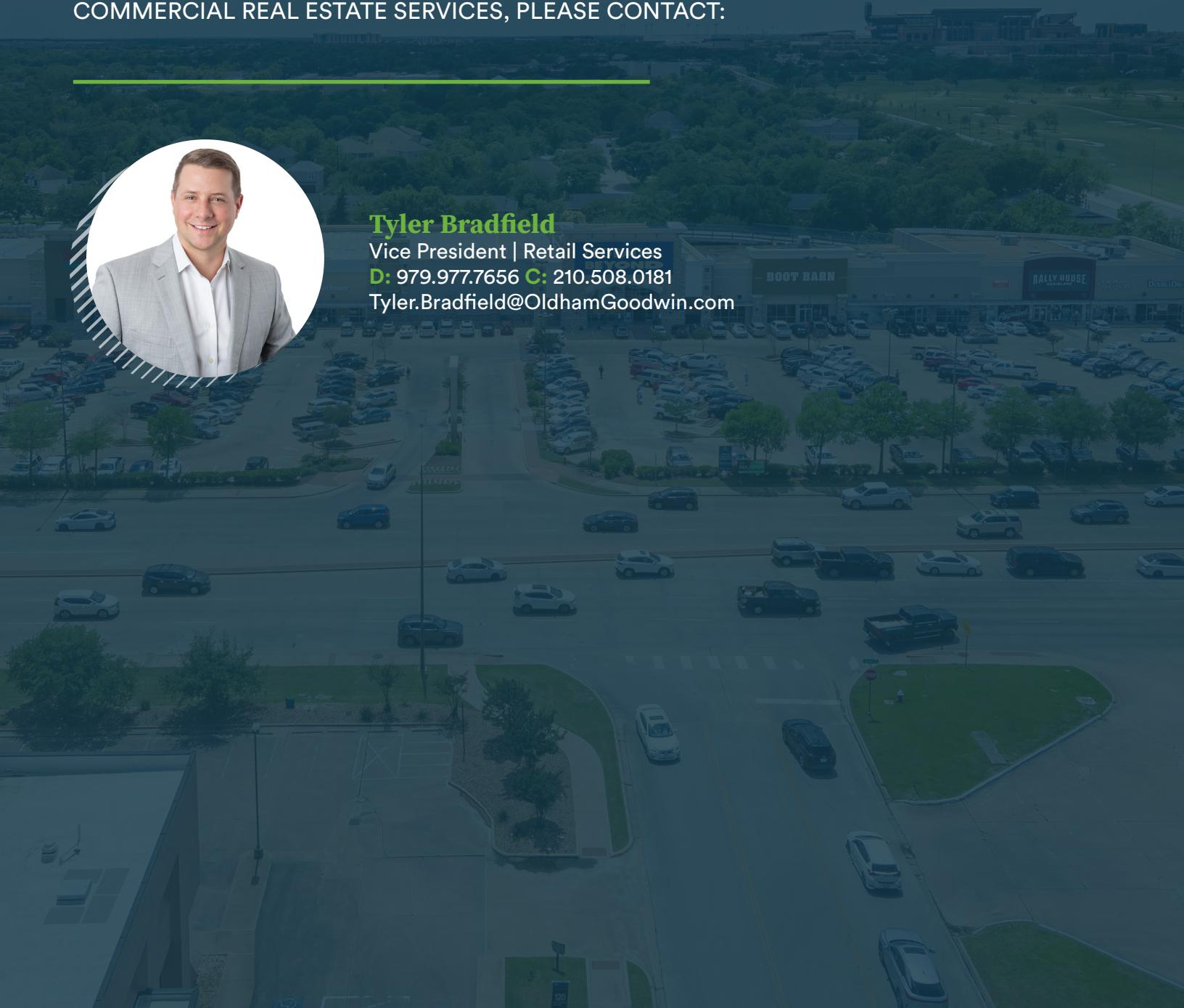


Tyler Bradfield

Vice President | Retail Services

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Bryan

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH

OLDHAMGOODWIN.COM