

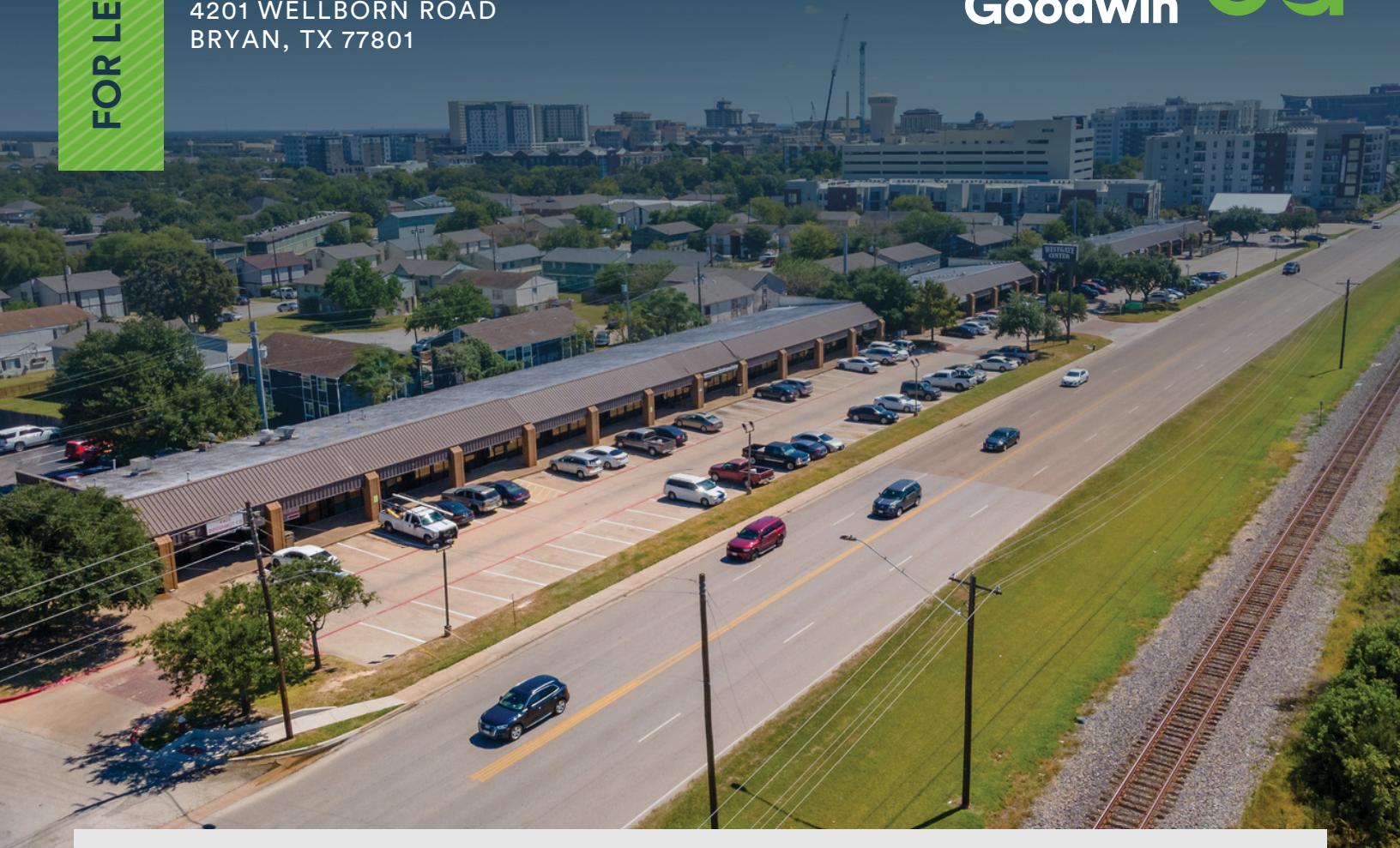
FOR LEASE

# WESTGATE CENTER

4201 WELLBORN ROAD  
BRYAN, TX 77801

Oldham  
Goodwin

OG



**AVAILABILITY**  
734-5,000 SF



**TRAFFIC**  
26,856 VPD



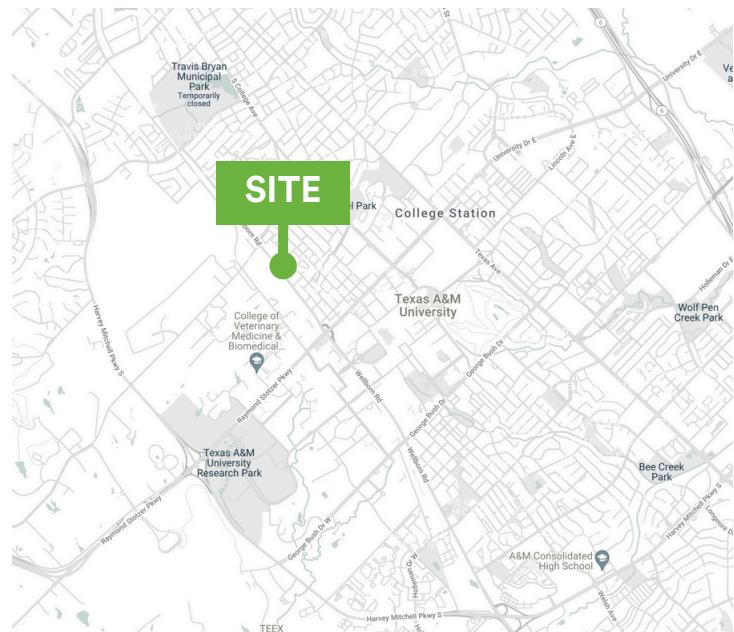
**PARKING**  
177 SURFACE SPOTS



**RATE**  
CALL BROKER

## PROPERTY HIGHLIGHTS

- Easy access with ample parking available
- Cost effective & affordable rents
- Less than 1/4 mile from Texas A&M University
- Available for immediate occupancy
- Located just north of the intersection of University Drive & Wellborn Road (two main thoroughfares in Bryan/College Station)
- Well rounded & established tenant mix



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	24,828	103,747	175,892
2029 Total Population	26,368	112,075	190,306
2024 - 2029 Growth Rate	6.20%	8.03%	8.19%
2024 Households	6,181	38,145	65,956
2029 Households	6,707	41,593	71,905
2024 Median Home Value	\$245,714	\$228,350	\$228,834
2024 Average Household Income	\$37,410	\$51,422	\$61,318
2024 Total Consumer Spending	\$115,193,587	\$847,226,864	\$1,631,004,736
2029 Total Consumer Spending	\$134,644,596	\$1,008,486,657	\$1,935,636,447



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## SITE PLAN

Building A



Building B



Building C



SUITE	AVAILABILITY	RSF
4201	Kai's Donuts	~1,800
4207	Jara Pizza	~1,200
4223	BPL Plasma	~6,000
4239-4243	BPL Plasma	~2,200
4245	Thrift Station	~800
4309	Fat Shack	~2,500
4315	Holick's Boot Shop	~2,500
4321	Bentley's Barber Shop	~1,000
4323	Available	~734
4333	Buddies Boutique	~1,266
4335	Available	~1,000
4337	Restaurant Coming Soon	~1,500
4341	Neff's Majestic Hair Studio	~750
4345	Pin-Toh Thai Cafe	~750
4353	Available - November 2026	~5,000

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TEXAS  
OVERVIEW

**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** 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



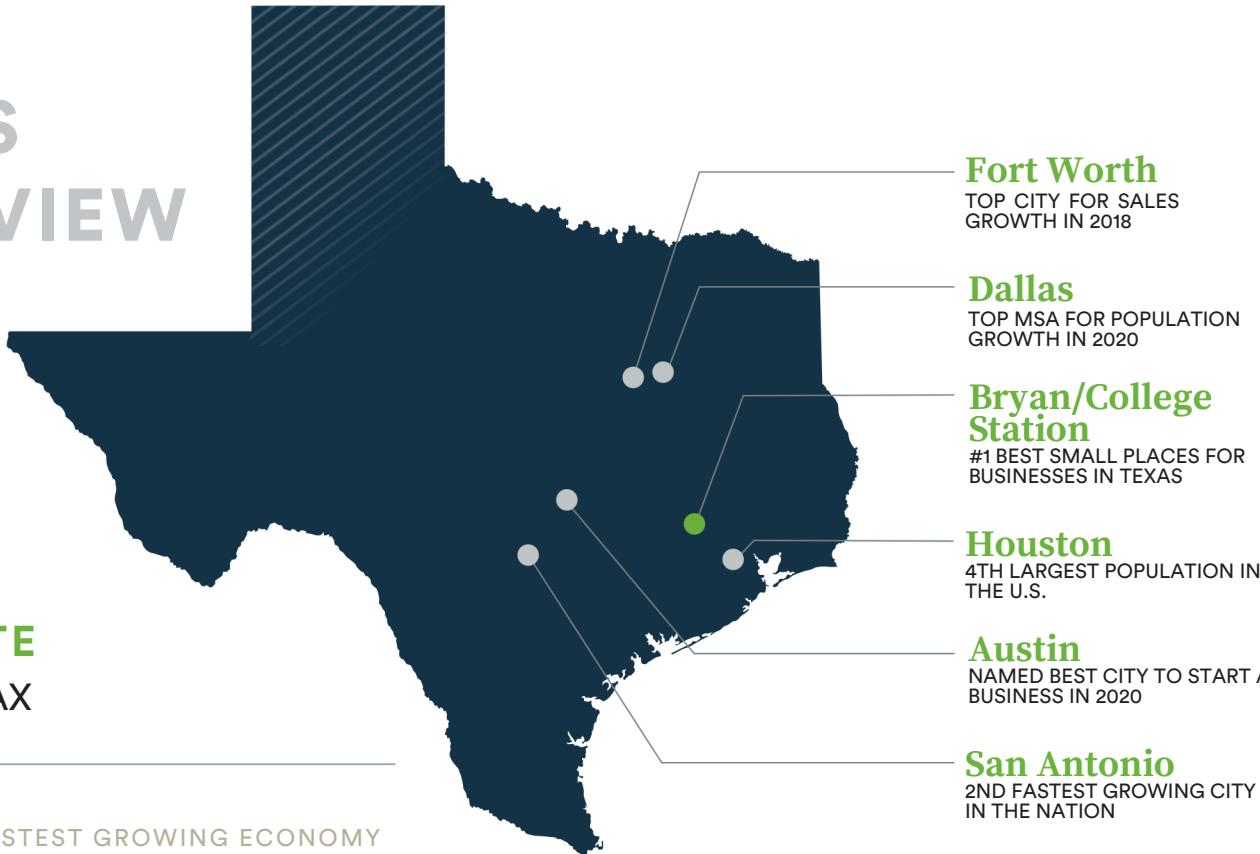
**BEST STATE**  
FOR BUSINESS



**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**  
4<sup>TH</sup> LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2<sup>ND</sup> FASTEST GROWING CITY  
IN THE NATION

FOR LEASE

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## 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 77,000 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.



BRAZOS VALLEY  
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 2023 ENROLLMENT - 77,000  
TIER 1 RESEARCH INSTITUTION

**12%** LOWER  
COST  
OF LIVING THAN THE  
NATIONAL AVERAGE

**4.1%**  
UNEMPLOYMENT  
RATE



## 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

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



**Freddy Alonso**

Associate | Retail Services

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**Bryan**

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