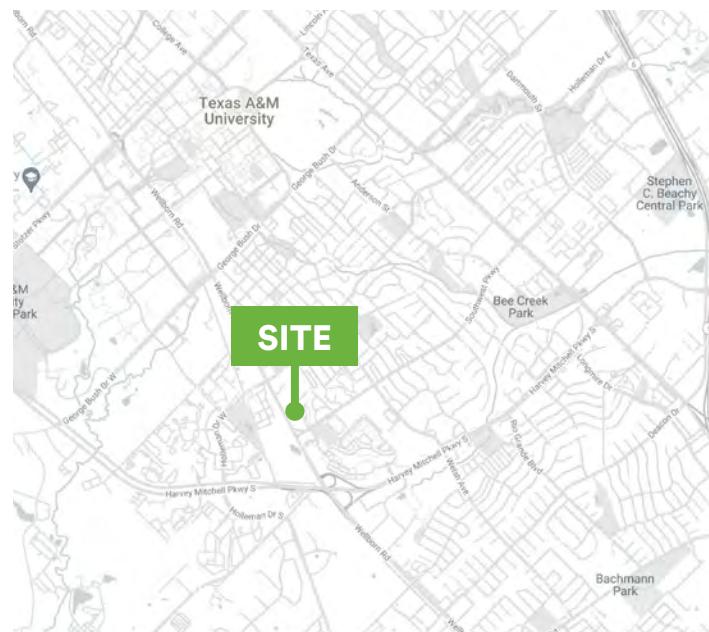
 SITE 0.75 AC

 TRAFFIC
37,130 VPD

 RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- Excellent visibility from Wellborn Road and Southwest Parkway with combined traffic counts in excess of 50,000 VPD
- Convenient access to an outstanding mix of restaurants, retail & student housing
- One mile from Texas A&M University
- Easy access to Texas Avenue & Harvey Mitchell Parkway
- Adjacent to one of the highest grossing Whataburger locations in the country
- Area retailers include McDonalds, Starbucks, Chipotle, and Andy's Frozen Custard
- Very dense trade area with over 22,000 residents within 1 mile



FOR LEASE

1201 WELLBORN ROAD PAD SITE

1201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840

Holleman Drive



SITE

Wellborn Road: ~37,130 VPD

Southwest Parkway: ~13,717 VPD



Harvey Mitchell Parkway: ~77,350 VPD

FACETS



LIQUOR SALES

DISTANCE TO SUBJECT PROPERTY

TYPE

ANNUAL LIQUOR SALES

AVERAGE MONTHLY SALES

SALES/SF



YESTERDAY'S



4.7 Miles

Steakhouse

\$2,310,679.00

\$192,556.00

\$240.02

3.6 Miles

Bar/Grill

\$959,566.00

\$79,963.00

\$176.72

7.4 Miles

Sports Bar

\$2,815,196.00

\$234,600.00

\$376.72

2.2 Miles

Bar/Grill

\$1,741,182.00

\$145,098.50

\$310.93

2.1 Miles

Mexican Food

\$1,770,043.00

\$147,503.58

\$441.08

2.2 Miles

Bar/Grill

\$2,140,547.00

\$178,378.92

\$307.73

4.4 Miles

Entertainment

\$1,408,968.00

\$117,414.00

\$35.22

3.8 Miles

Mexican Food

\$1,395,034.00

\$116,252.83

\$178.07

2.8 Miles

Dance Hall

\$953,786.00

\$79,482.17

\$76.71

FOR LEASE

1201 WELLBORN ROAD PAD SITE

1201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	22,988	95,025	160,891
2029 Total Population	24,450	102,145	173,945
2024-2029 Growth Rate	6.36%	7.49%	8.11%
2024 Households	7,800	33,868	60,329
2029 Households	8,342	36,764	65,719
2024 Median Home Value	\$242,857	\$267,914	\$274,912
2024 Average Household Income	\$36,542	\$51,518	\$67,251
2024 Total Consumer Spending	\$163,197,148	\$767,610,515	\$1,567,524,989
2029 Total Consumer Spending	\$193,037,724	\$909,825,570	\$1,859,613,348



37,130 VPD
Wellborn Road



66,950
Employees

1201 WELLBORN ROAD PAD SITE

1201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840

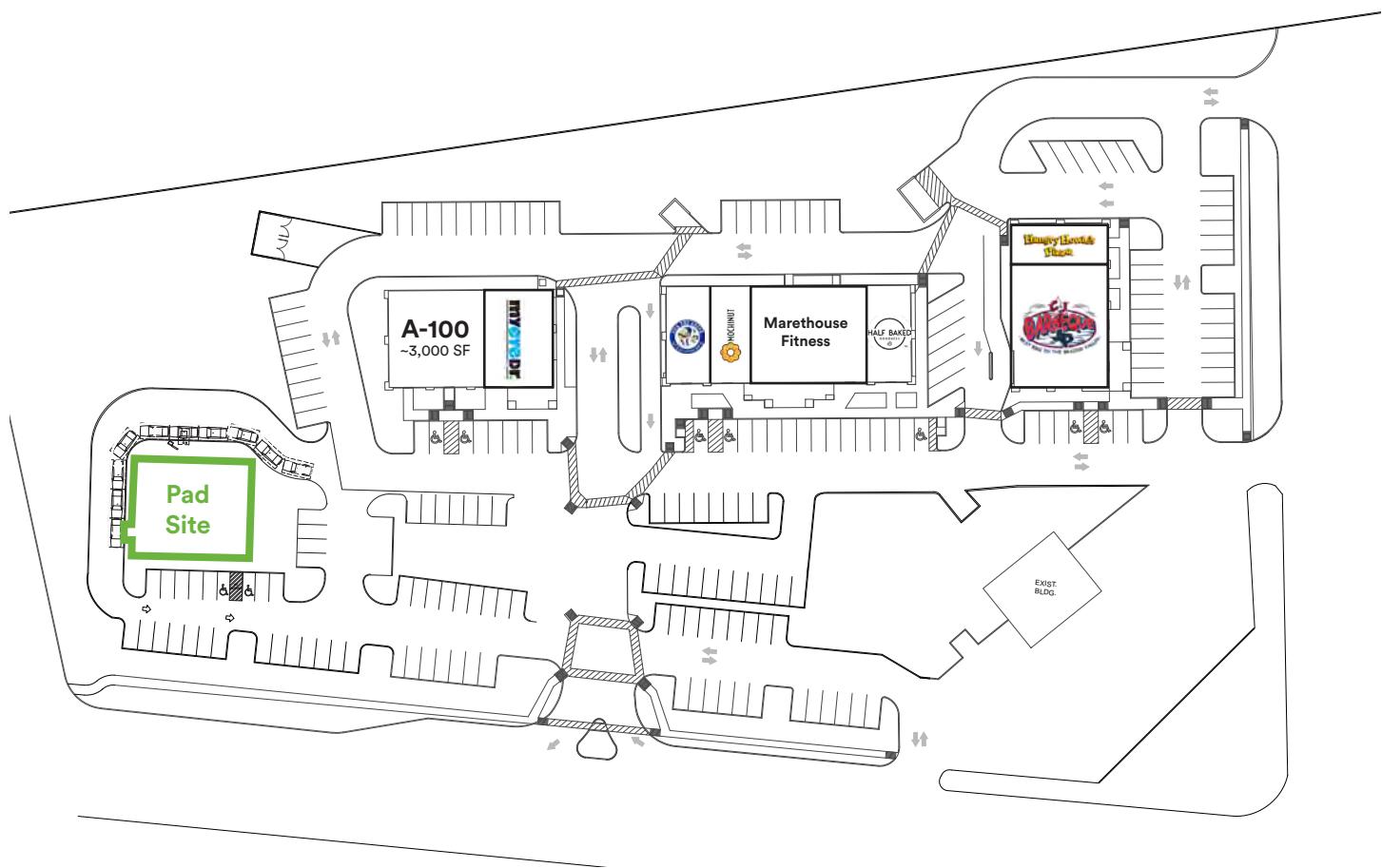


APARTMENTS	# OF BEDS	DRIVE TIME	DISTANCE (MILES)	AVERAGE PRICE PER BED
Parkway Circle Apartments	344	2	0.3	\$549.50
Gateway at College Station	960	2	0.4	\$534.00
Crossing Place	384	2	0.4	\$496.00
Campus Village	1,072	2	0.5	\$683.00
Madison Point Apartments	388	2	0.5	\$589.00
The Grove at Southwood	288	2	0.7	\$458.00
Willowick Apartments	320	2	0.5	\$426.00
The Zone	588	3	0.8	\$631.00
The Landing at College Station	622	3	0.6	\$898.00
Redpoint College Station	796	3	1	\$685.00
Woodlands of College Station	1,537	3	0.7	\$694.00
Walden Pond Apartments	156	4	1.6	\$418.00

1201 WELLBORN ROAD PAD SITE

1201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840

SITE PLAN

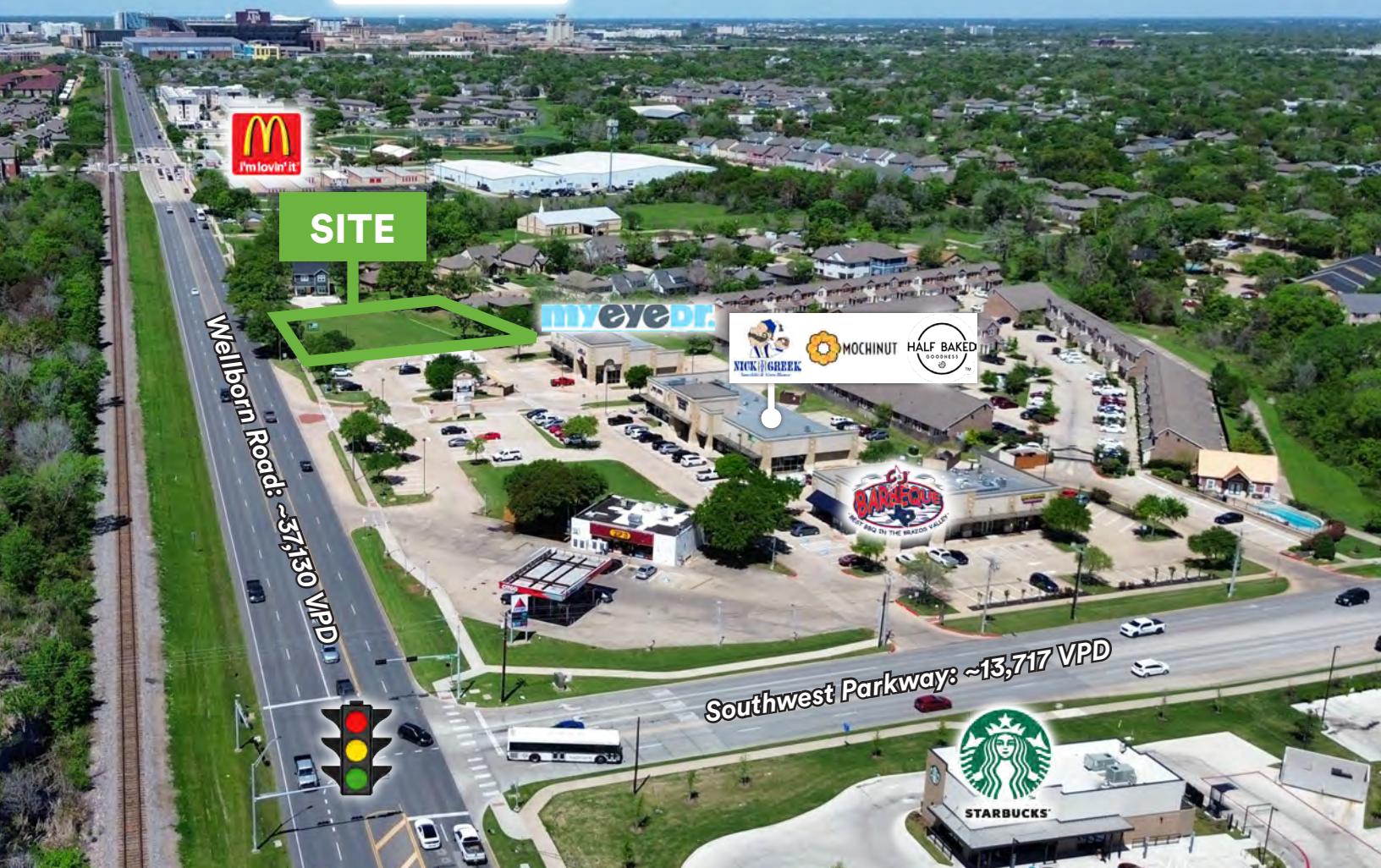


BUILDING	SUITE	AVAILABILITY & DESCRIPTION	RSF
A	100	Available with proposed drive thru	~3,000
A	300	My Eye Dr.	~3,000
B	100	Nick the Greek	~1,500
B	200	Mochinut	~1,500
B	300	Marethouse Fitness	~4,500
B	500	Half Baked Goodness	~1,500
C	100	C&J Barbeque	~5,000
C	400	Hungry Howie's Pizza	~1,000
Pad Site	1201	Available	0.75 AC

FOR LEASE

1201 WELLBORN ROAD PAD SITE

1201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840



1201 WELLBORN ROAD PAD SITE

1201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840

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

1201 WELLBORN ROAD PAD SITE

1201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840

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.



BRAZOS VALLEY
POPULATION
412,681

#1 BEST SMALL
TOWNS FOR
BUSINESS AND
CAREERS IN
TEXAS

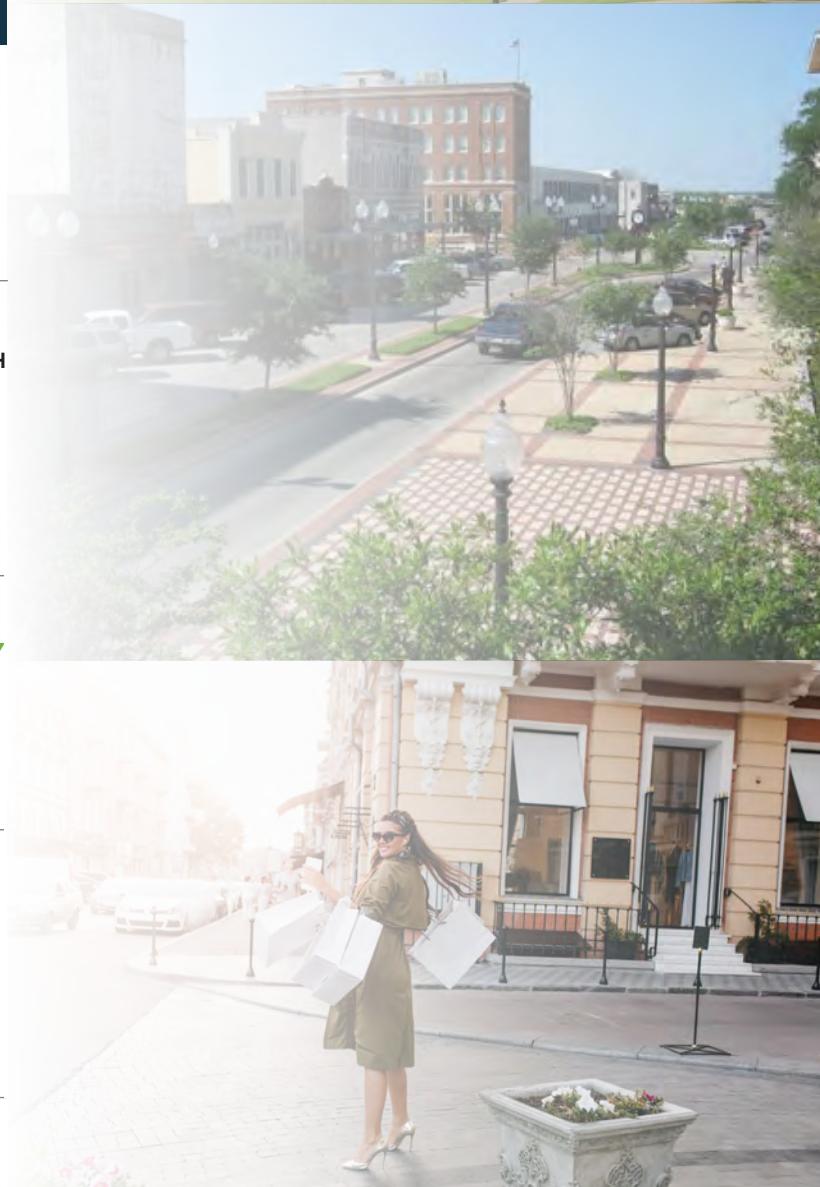
#1 FASTEST JOB GROWTH
RATE IN TEXAS
IN MID-SIZED
METRO AREAS



HOME TO TEXAS A&M UNIVERSITY
LARGEST UNIVERSITY IN THE COUNTRY
FALL 2024 ENROLLMENT - 79,000
TIER 1 RESEARCH INSTITUTION

12%
LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE

4.1%
UNEMPLOYMENT
RATE



1201 WELLBORN ROAD PAD SITE

1201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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

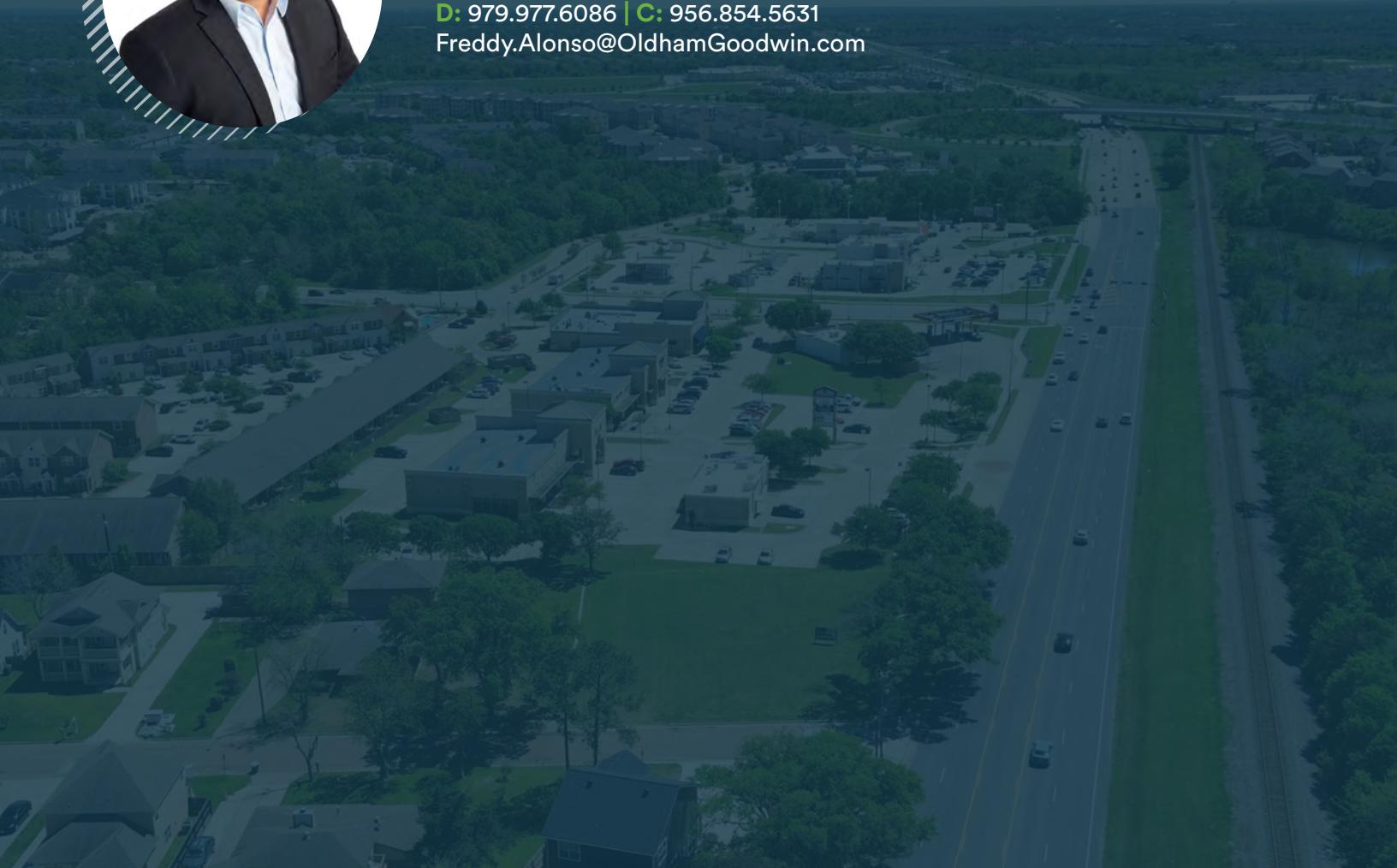


Freddy Alonso

Associate | Retail Services

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Bryan

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM