

FOR LEASE

# BRYAN TOWNE CENTER

3001-3143 WILDFLOWER DRIVE  
BRYAN, TEXAS 77802

Oldham  
Goodwin 

Suite 211



Suite 100

Pad Site



## AVAILABILITY

610 - 4,765 SF



## TRAFFIC

142,000 VPD



## PARKING

14.78/1,000 SF



## RENTAL RATE

CALL BROKER

## PROPERTY HIGHLIGHTS

- 610 SF 2nd Generation Restaurant
- 4,765 SF Retail Space Available
- 45,000 SF Pad Site Available
- Bryan's premier regional Power Center, shadow Anchored by Target
- Affluent and quickly growing area, with median income in of ~\$67,000/Year.
- Easy access and excellent visibility from North Earl Rudder Freeway (~79,000 VPD) and Briarcrest Drive (~63,000 VPD)
- Attractive tenant lineup includes Target, TruFit, Hibbett Sports, Rack Room Shoes, Aqua Tots and PopShelf with over 4,000,000 total visits annually over the past 12 months
- 112 Room Hyatt House Hotel
- Close proximity to Texas A&M University (2024 Fall Enrollment of over 79,000), Texas A&M Health Science Center, and Blinn College





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## LIQUOR SALES

### NAME

### ANNUAL LIQUOR SALES

### ESTIMATED TOTAL SALES

### DISTANCE TO SUBJECT PROPERTY



Twin Peaks

\$2,665,439

\$5,700,000

1.2



Los Cucos

\$797,132

\$8,500,000

1.5



Angry Elephant

\$1,121,551

\$3,300,000

1.6



Texas Roadhouse

\$1,132,262

\$13,400,000

2.8



Wings N More

\$992,737

\$12,500,000

3.0



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	5,346	63,222	156,451
2029 Total Population	5,761	68,708	169,486
2024-2029 Growth Rate	7.76%	8.68%	8.33%
2024 Households	2,228	25,815	57,610
2029 Households	2,412	28,218	62,888
2024 Average Household Income	\$81,267	\$72,132	\$60,054
2024 Total Consumer Spending	\$65,373,678	\$687,737,347	\$1,410,523,690
2029 Total Consumer Spending	\$76,425,320	\$816,031,919	\$1,674,066,346



~142,000 VPD  
Hwy 6/Briarcrest  
Dr.



37,741  
Employees  
(3 Mile Radius)



# RESIDENTIAL MAP



NEIGHBORHOOD	NUMBER OF HOMES	DRIVE TIME	SALES PRICE RANGE
Miramont	500+	3 mins	\$675,000 - \$8,000,000
Briarcrest Estates	290+	4 mins	\$250,000 - \$625,000
Austin's Colony	840+	4 mins	\$300,000 - \$700,000
Greenbrier & Riverstone	520+	4 mins	\$400,000 - \$1,250,000
Wheeler Ridge	560+	4 mins	\$175,000 - \$345,000
Windover	300+	4 mins	\$200,000 - \$450,000
Tiffany Park	280+	5 mins	\$345,000 - \$550,000
Copperfield	750+	5 mins	\$250,000 - \$575,000
Oakmont	700+	6 mins	\$350,000 - \$685,000
Park Meadow	100+	6 mins	\$435,000 - \$650,000



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SUITE	AVAILABILITY	RSF
Suite 100	Available - Retail Space	4,765 SF
Suite 211	Available - 2nd Generation Restaurant Space	610 SF
Pad Site	Available	~1.3 AC

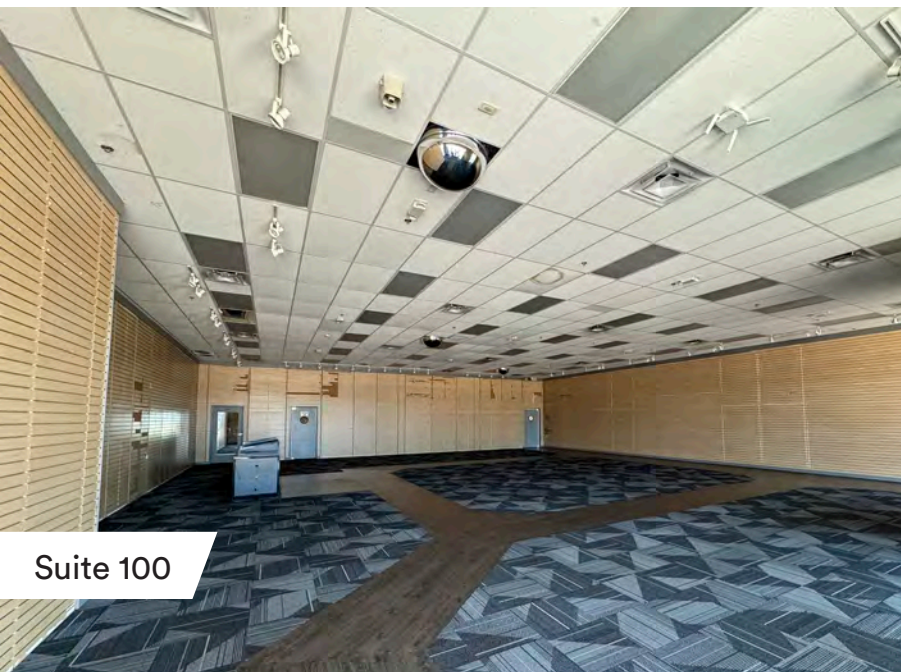




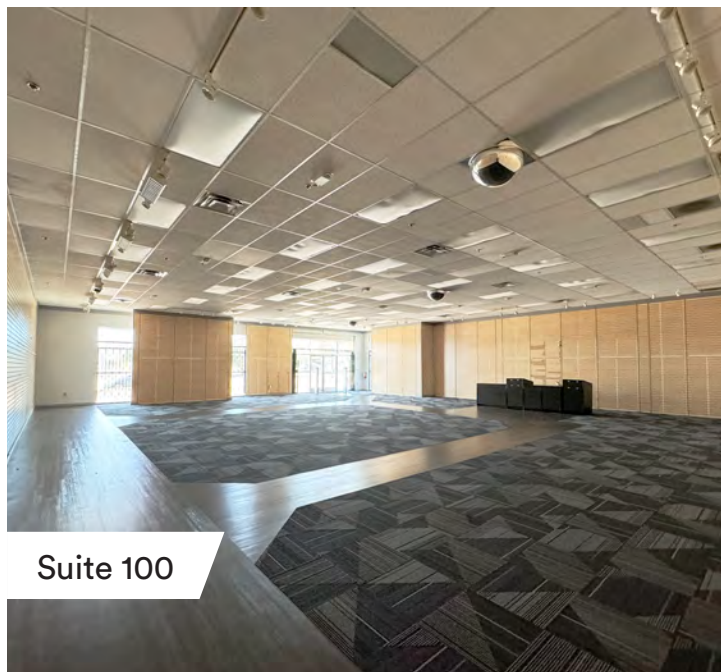
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Suite 100



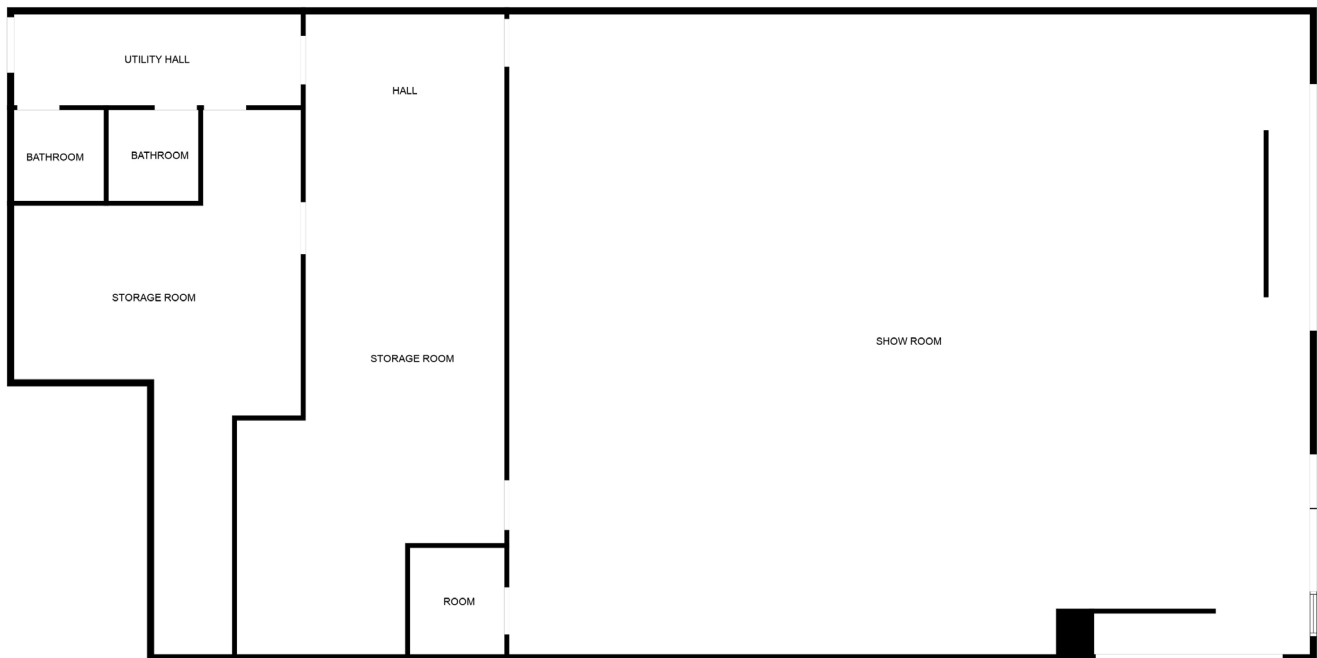
Suite 100

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BRYAN, TEXAS 77802

*Suite 100 - 4,765 SF*





FOR LEASE

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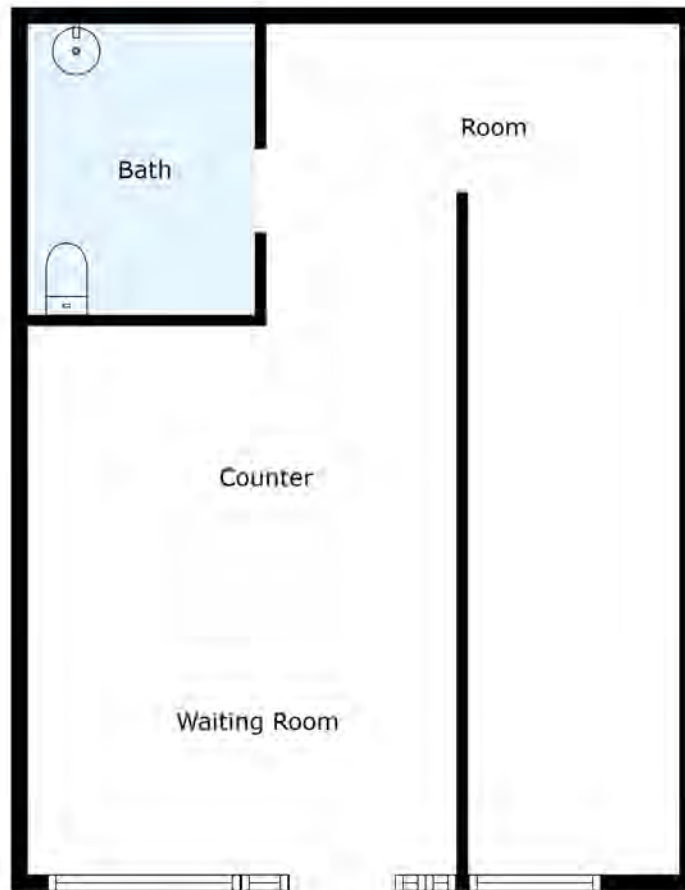


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## *Suite 211 - 610 SF*





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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



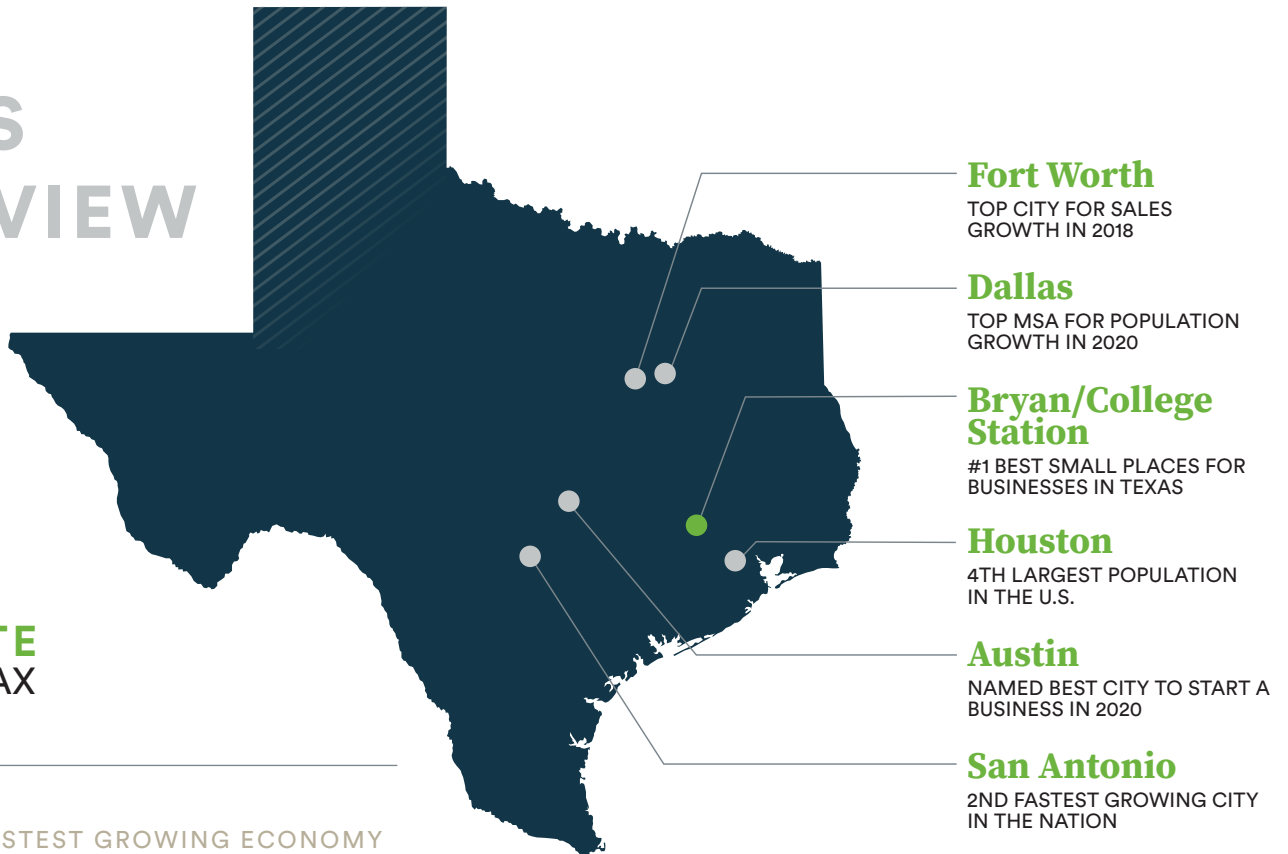
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**



**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



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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 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





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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.

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Licensed Supervisor of Sales Agent/Associate

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Phone

Sales Agent/Associate's Name

Licensed 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:



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**Bryan**

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



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