

Executive Summary

WELROC STATION | 12815 FM 2154 RD, COLLEGE STATION, TX 77845



OFFERING SUMMARY

Available SF: 1,250 / 1,800 SF

Lease Rate: \$20.00 SF/yr (NNN)

Lot Size: 2.74 Acres

Year Built: 2002

Building Size: 15,799

Zoning: General Commercial

PROPERTY OVERVIEW

Great Location in the center of College Station near one of the largest student housing complexes. Fantastic retail spot at an affordable price. Exposure on Wellborn Rd.

PROPERTY HIGHLIGHTS

- Affordable retail space in the center of College Station
- Within 1 mile of the high-density student housing population
- Close proximity to Texas A&M (3 miles), schools, and hospitals
- Traffic counts for the intersection of Rock Prairie and Wellborn is 37,000 vehicles per day
- 2 suites available, st 150 & st 120. 1,250sf and 1,800sf respectively
- 2 suites can be combined to 3,050sf

RICK LEMONS, CCIM

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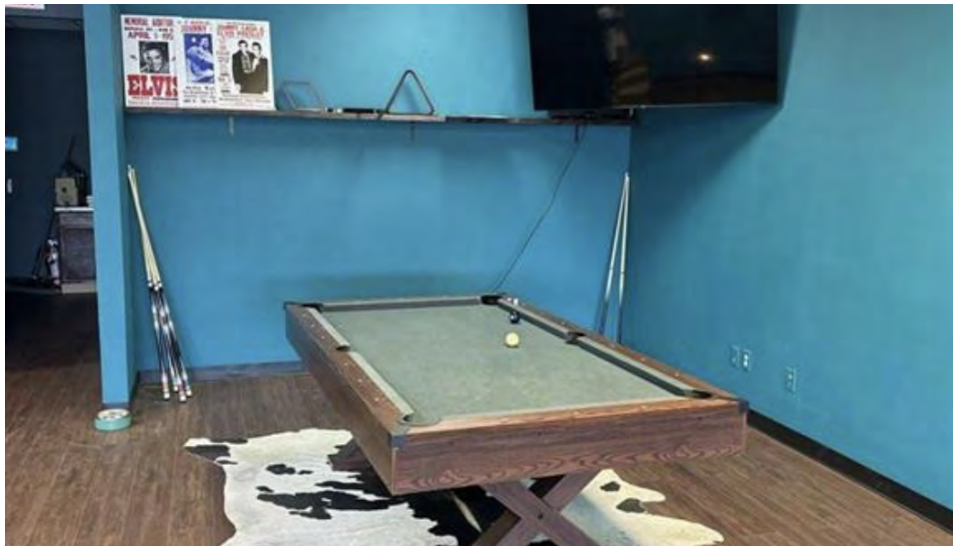


Retail Property For Lease

12815 FM 2154 #150



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12815 FM 2154 #120



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Lease Spaces



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 1,800 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
12815 FM 2154 RD #150	Available	1,800 SF	NNN	\$20.00 SF/yr	Great retail space with Wellborn Road Frontage. It has high traffic counts and is near Texas A&M University. The space has an open retail floor, private office, restroom, and rear storage with a door.
12815 FM 2154 RD #120	Available	1,250 SF	NNN	\$20.00 SF/yr	Great retail space with Wellborn Road Frontage. High traffic counts and near Texas A&M University. Open retail floor space, private offices, restroom, and rear storage with double-door access.

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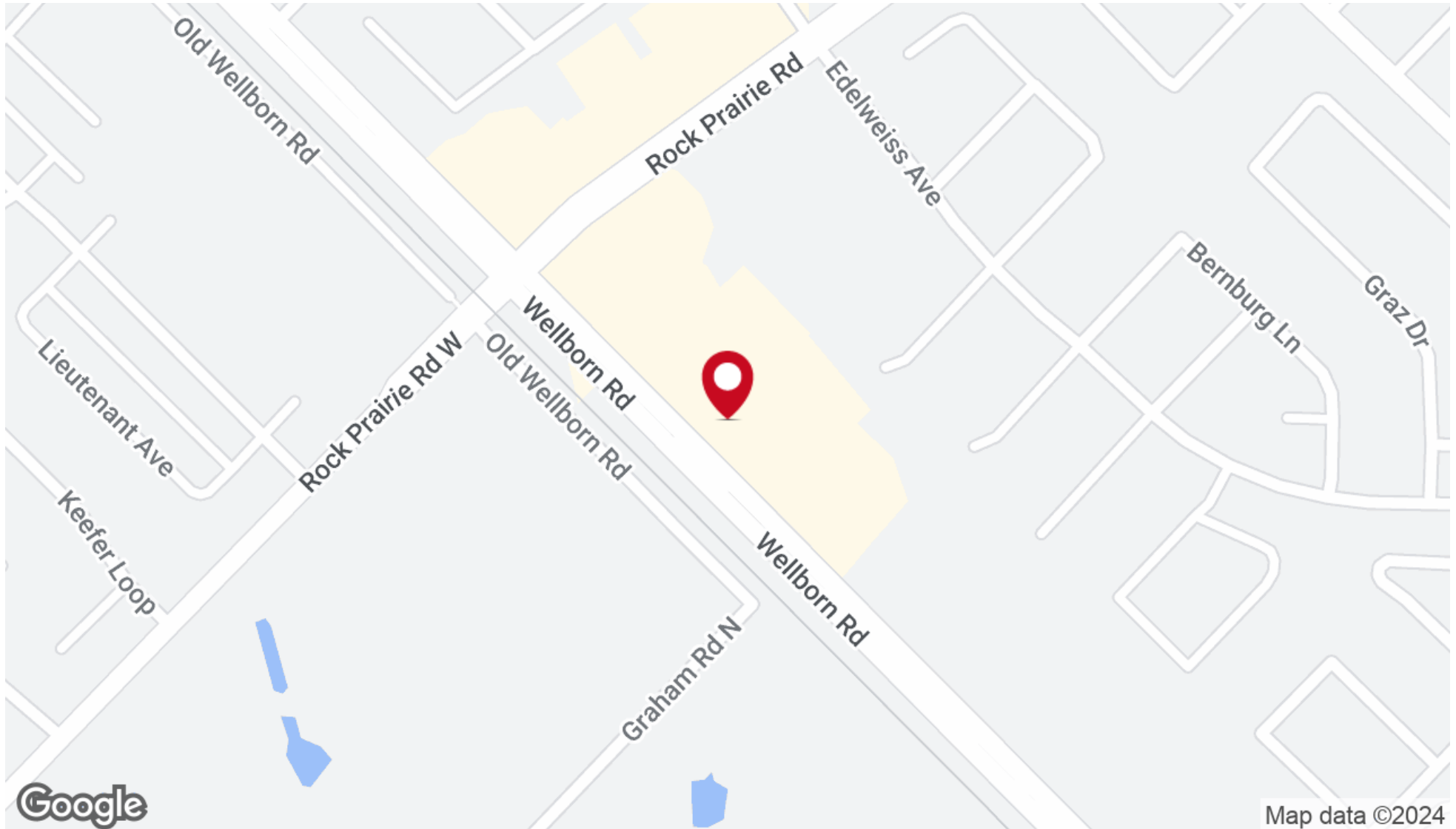


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Location Map

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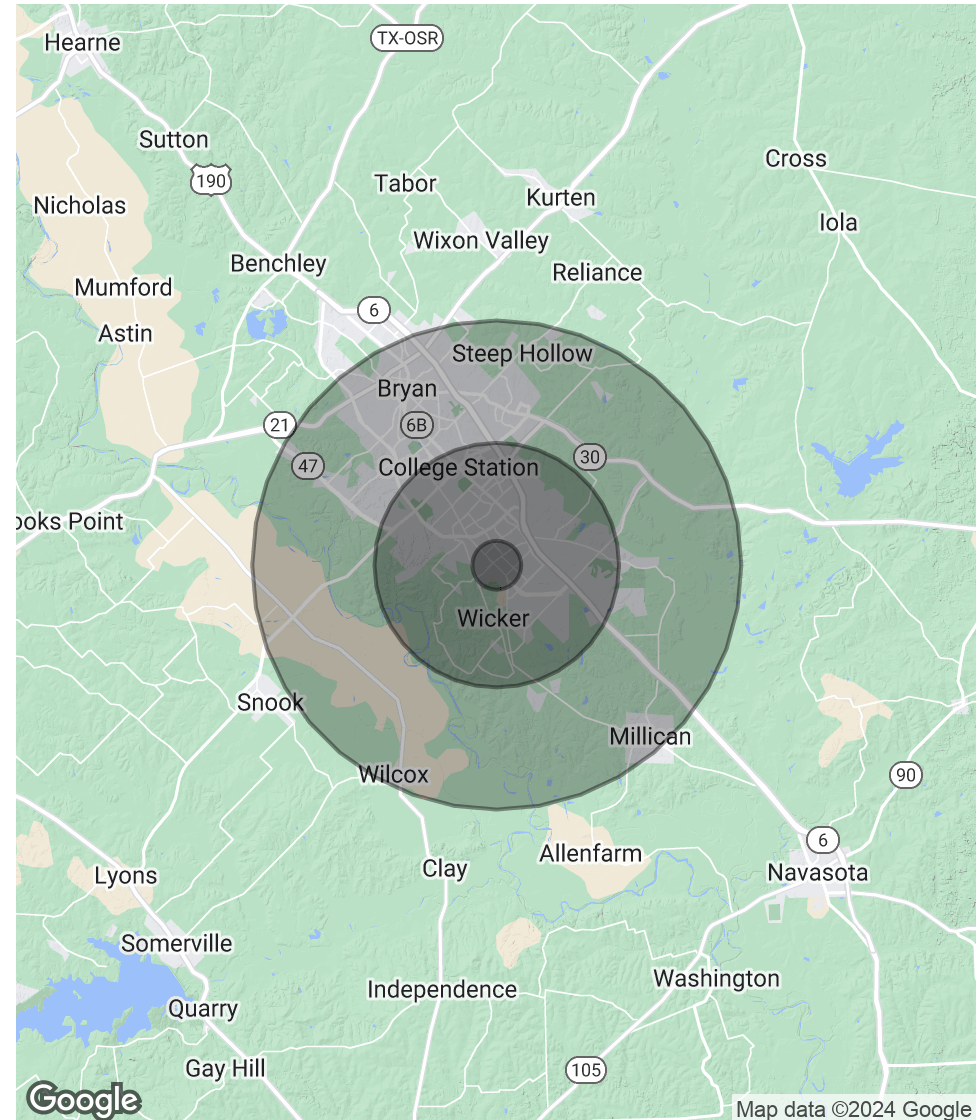
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,993	122,609	208,173
Average Age	30.6	27.9	30.3
Average Age (Male)	31.9	27.6	29.7
Average Age (Female)	31.4	29.0	31.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,861	50,618	85,126
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$77,284	\$64,363	\$65,132
Average House Value	\$182,954	\$170,943	\$163,529

2020 American Community Survey (ACS)



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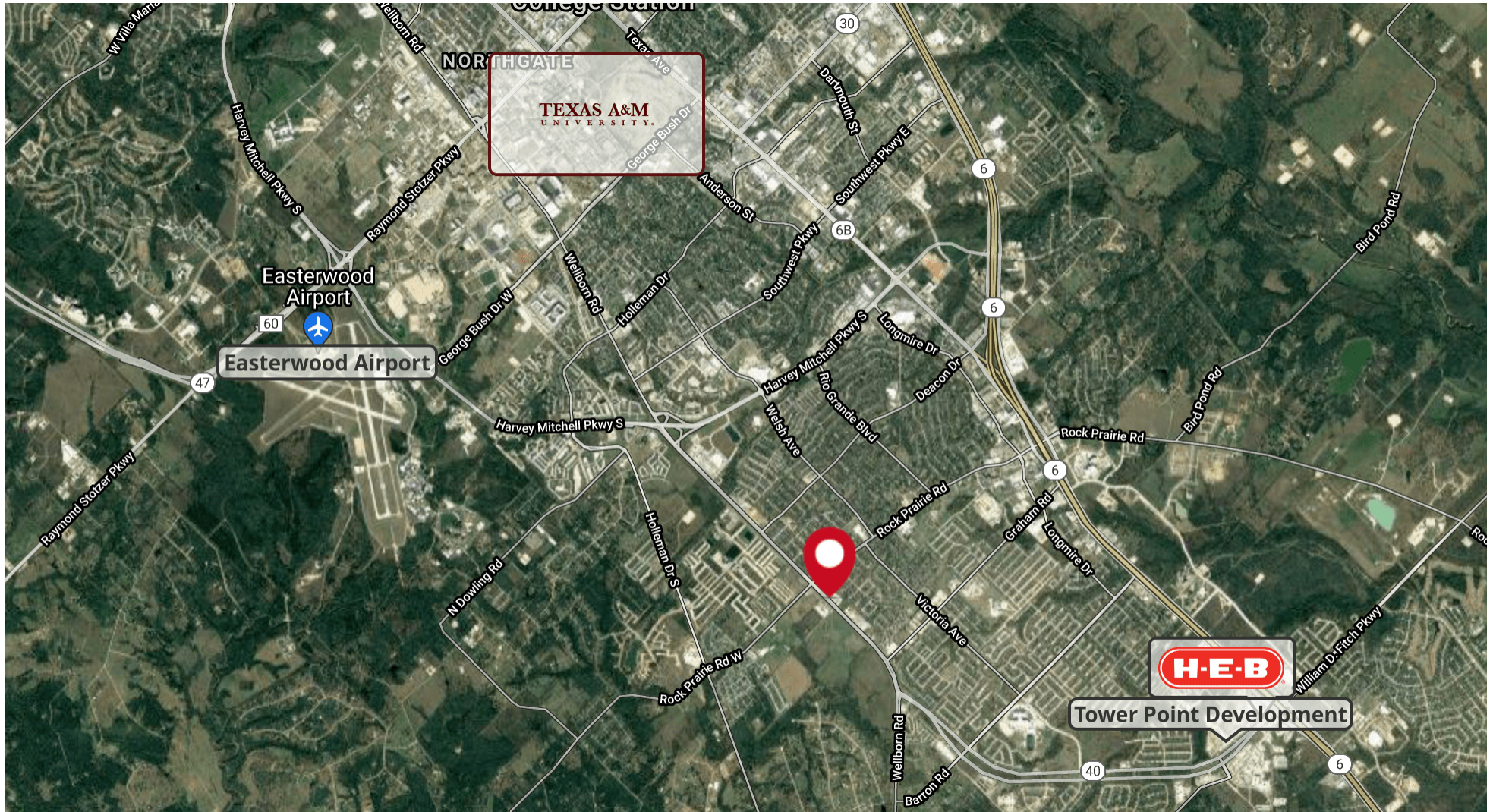


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WELROC MAP

WELROC STATION | 12815 FM 2154 RD, COLLEGE STATION, TX 77845



Google

Map data ©2021 Imagery ©2021, CAPCOG, Houston-Galveston Area Council, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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L K G REALTY ADVISORS

Map of Spring Branch, Texas, showing various neighborhoods and commercial areas. The map includes labels for neighborhoods like Woodward Village, Steeplechase, and Southwood Valley. It also features callouts for local businesses and services, such as Aspen Heights, Campus Village, H-E-B, and various fast-food restaurants. A red location pin is placed near the intersection of Rock Prairie Rd and Victoria Ave.

Neighborhoods labeled on the map include: WEST PARK, DEXTER PLACE, BEE CREEK, PLEASANT FOREST, BERNADINE ESTATES, SOUTHWOOD, SOUTHWOOD VALLEY, SHADOW AMBERLAK STONE, WILSH Rock, STEEPLCHASE, SOUTHWOOD FOREST, BRANDON HEIGHTS, BRIDLE GAT ESTATES, SUN MEADOWS, SPRING, EDELWEISS GARTENS, ROCK PRARIE WEST BUSINESS PARK, DEVONSHIRE, TRAIL, ED, GREAT OAKS PH 1, HOLT HILLS, WHITE CANYON ESTATES, OAK LAKE ESTATES, OAKHURST, THE WOODLANDS, QUAIL RUN ESTATES, THE GLADE, SAN, and WILSH.

Commercial areas and services highlighted include:

- Aspen Heights Beds: 797
- Campus Village Beds: 1070
- CAMPUS VILLAGE at College Station
- ASPEN HEIGHTS
- WOODLANDS OF COLLEGE STATION
- H-E-B
- Chick-fil-A
- McDonald's
- Starbucks
- WHATABURGER
- WELLS FARGO
- FREEBIRDS WORLD BRISTOL
- DUTCH BROS
- BARRACKS TOWNHOMES
- THE COVE
- Chicken EXPRESS
- DOLLAR GENERAL
- SONIC
- Little Caesars
- SUBWAY

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