

**50,368 SF FREESTANDING
RETAIL BUILDING**



AVAILABLE

PROPERTY OVERVIEW

Property Group USA is pleased to present the opportunity to lease this freestanding, 'big box' retail property prominently located in College Station, Texas.

PROPERTY SNAPSHOT

ADDRESS: 2351 Earl Rudder Fwy, College Station, TX

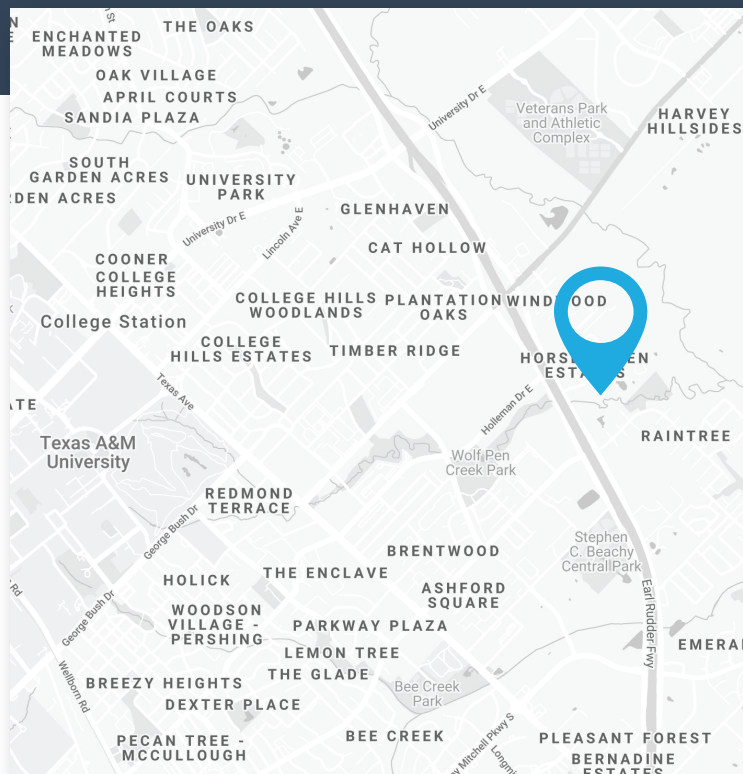
BUILDING SF: 55,440 SF

LOT SIZE: ± 10.5 acres

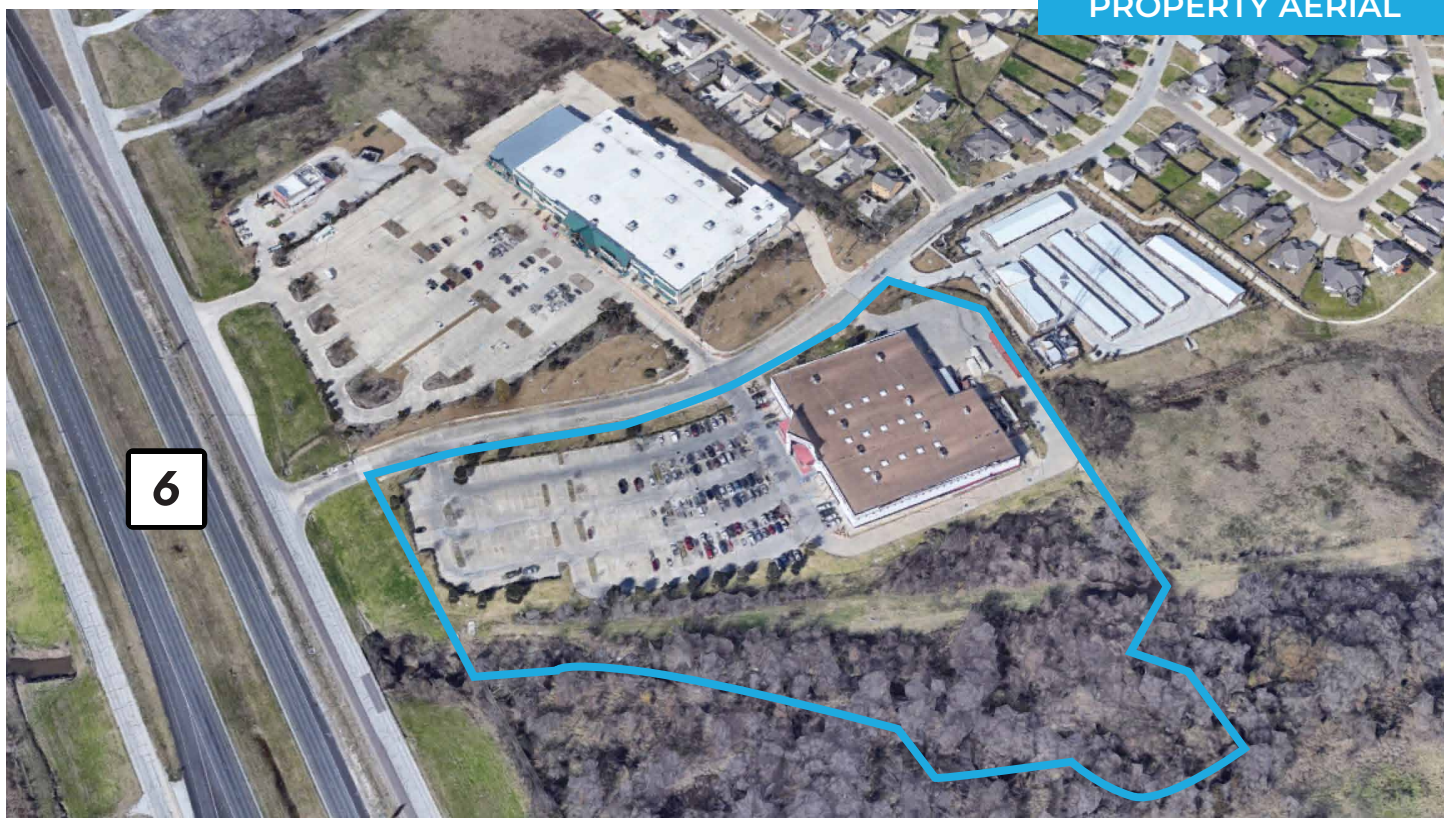
SALE PRICE: Inquire for price

AMENITIES:

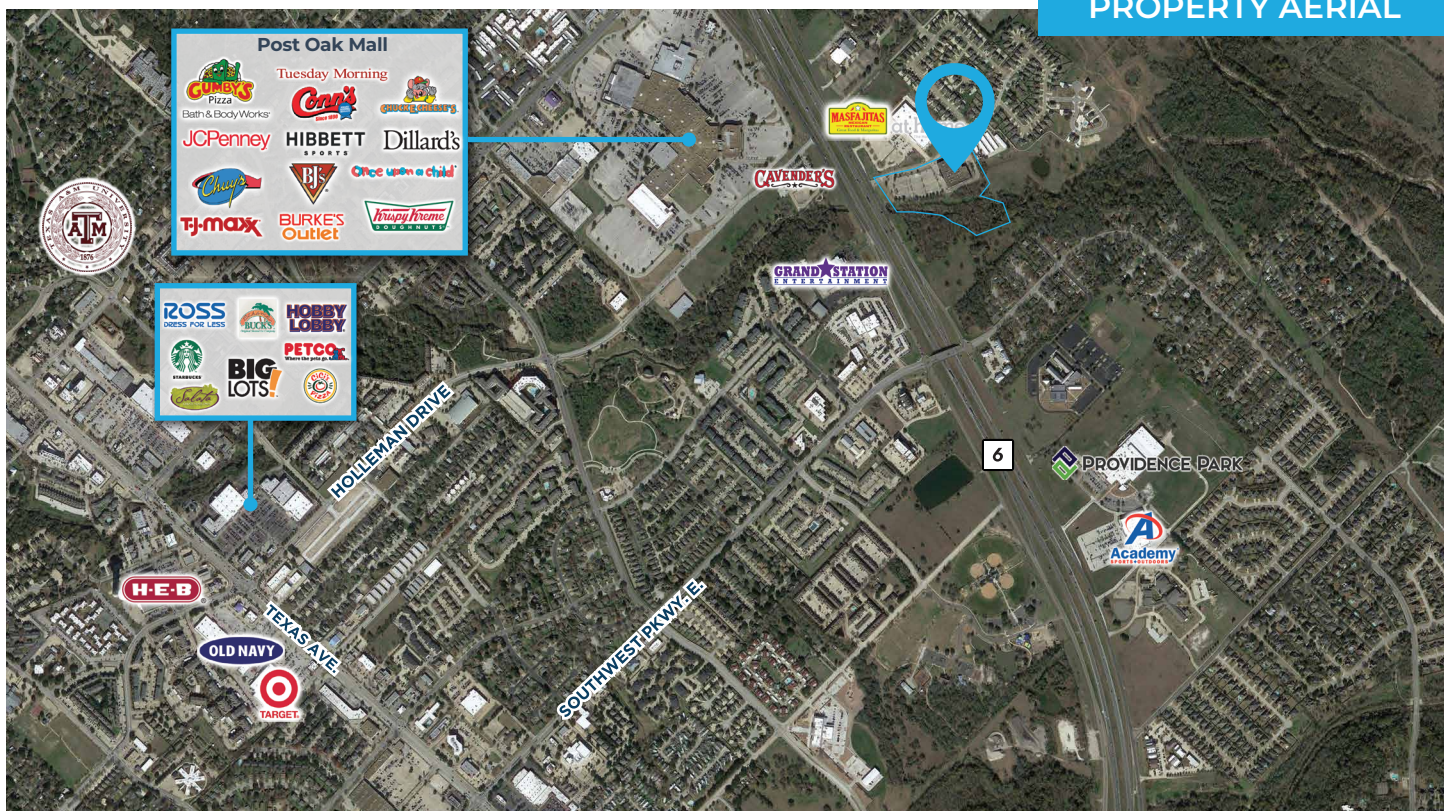
- Ample parking
- Great located near Texas AM University
- Nearby retail & restaurants



PROPERTY AERIAL



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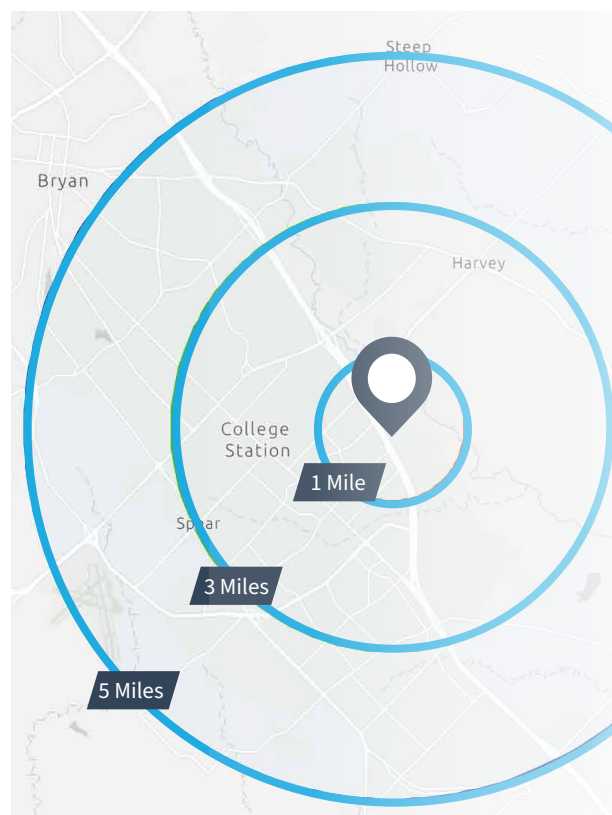


AREA OVERVIEW

College Station is home to Texas A&M University, one of the country's largest public institutions. The Aggies are members of the powerful Southeastern Conference, making big-time college sports a major local attraction. A&M's international influence supplies a healthy diversity of race, culture, and nationality that reflects much of the vibrancy, tradition, and spirit that make the community a special place.

With a growing population of 124,300+, College Station is ranked No. 3 on Forbes' list of the best small U.S. places for business and careers and has been recognized as one of the nation's top 10 cities for families and retirees. In addition, College Station is rated as the top college town in Texas and is listed as one of the 15 fastest-growing metros in the country. The city also boasts one of the lowest property tax rates in Texas.

https://www.cstx.gov/bur_community



DEMOGRAPHICS

2021 Summary	1 MILE	3 MILES	5 MILES
Population	11,046	781,875	156,998
Households	4,977	31,957	62,220
Families	1,597	12,778	27,023
Average Household Size	2.20	2.26	2.34
Owner Occupied Housing Units	987	9,123	22,236
Renter Occupied Housing Units	3,990	22,834	39,984
Median Age	23.8	24.2	24.6
Median Household Income	\$37,235	\$42,756	\$46,602
Average Household Income	\$51,720	\$66,436	\$67,871
2026 Summary	1 MILE	3 MILES	5 MILES
Population	11,990	88,104	169,542
Households	5,412	34,740	67,605
Families	1,730	13,772	29,157
Average Household Size	2.20	2.26	2.34
Owner Occupied Housing Units	1,111	10,174	24,854
Renter Occupied Housing Units	4,301	24,566	42,751
Median Age	23.9	24.3	24.7
Median Household Income	\$43,768	\$49,295	\$52,118
Average Household Income	\$58,650	\$74,681	\$75,924