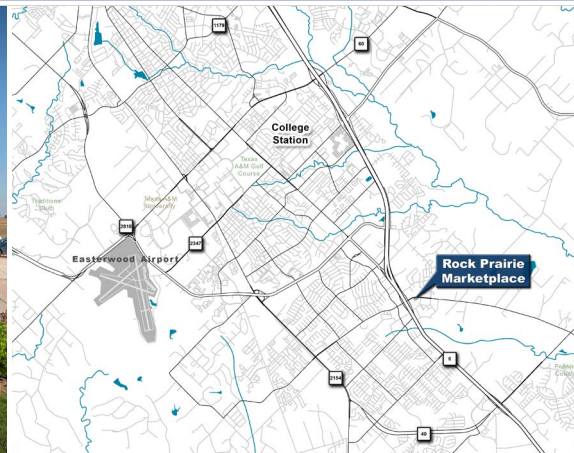


ROCK PRAIRIE MARKETPLACE

College Station, Texas



SEC OF HIGHWAY 6 SOUTH & ROCK PRARIE ROAD IN COLLEGE STATION



Professionally leased by:

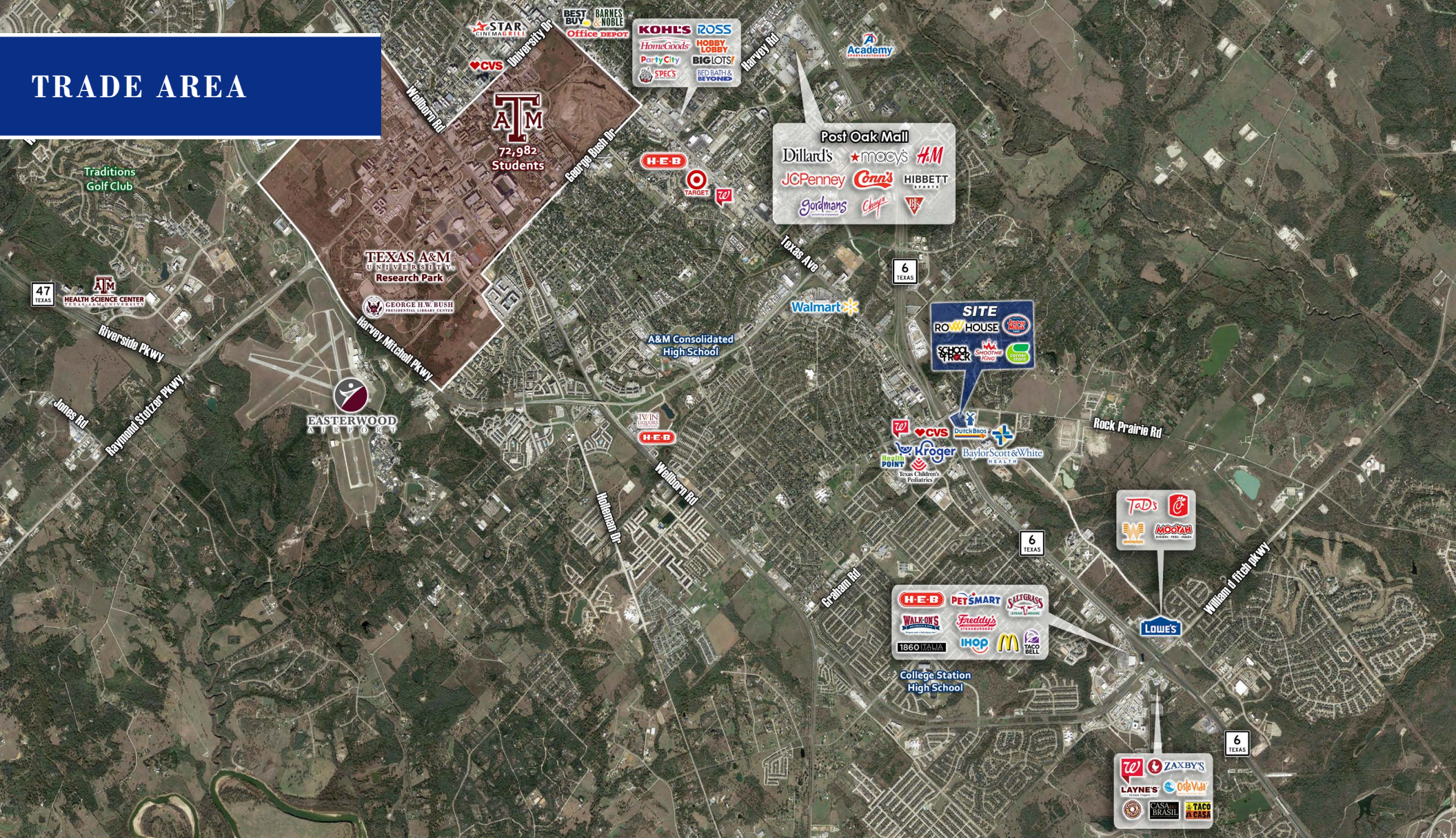


For leasing information, contact:

Court Richardson,
Partner

crichardson@ironbridgerealty.com
346.701.5702

TRADE AREA



POPULATION

2021

1 mile	7,395
3 mile	69,790
5 mile	131,517



POPULATION GROWTH

2021-2026

1 mile	6.05%
3 mile	9.0%
5 mile	8.7%



HOUSEHOLDS

2021

1 mile	2,807
3 mile	27,820
5 mile	50,527



HOUSEHOLD INCOME

2021

1 mile	\$101,873
3 mile	\$78,547
5 mile	\$73,562

SITE AERIAL



SPACE AVAILABLE

±4,065 SF 2nd Gen Restaurant

Three (3) Pad Sites Fronting Hwy 6



TRAFFIC COUNTS

2020

Highway 6 South	98,519 VPD
Rock Prairie Rd	19,617 VPD



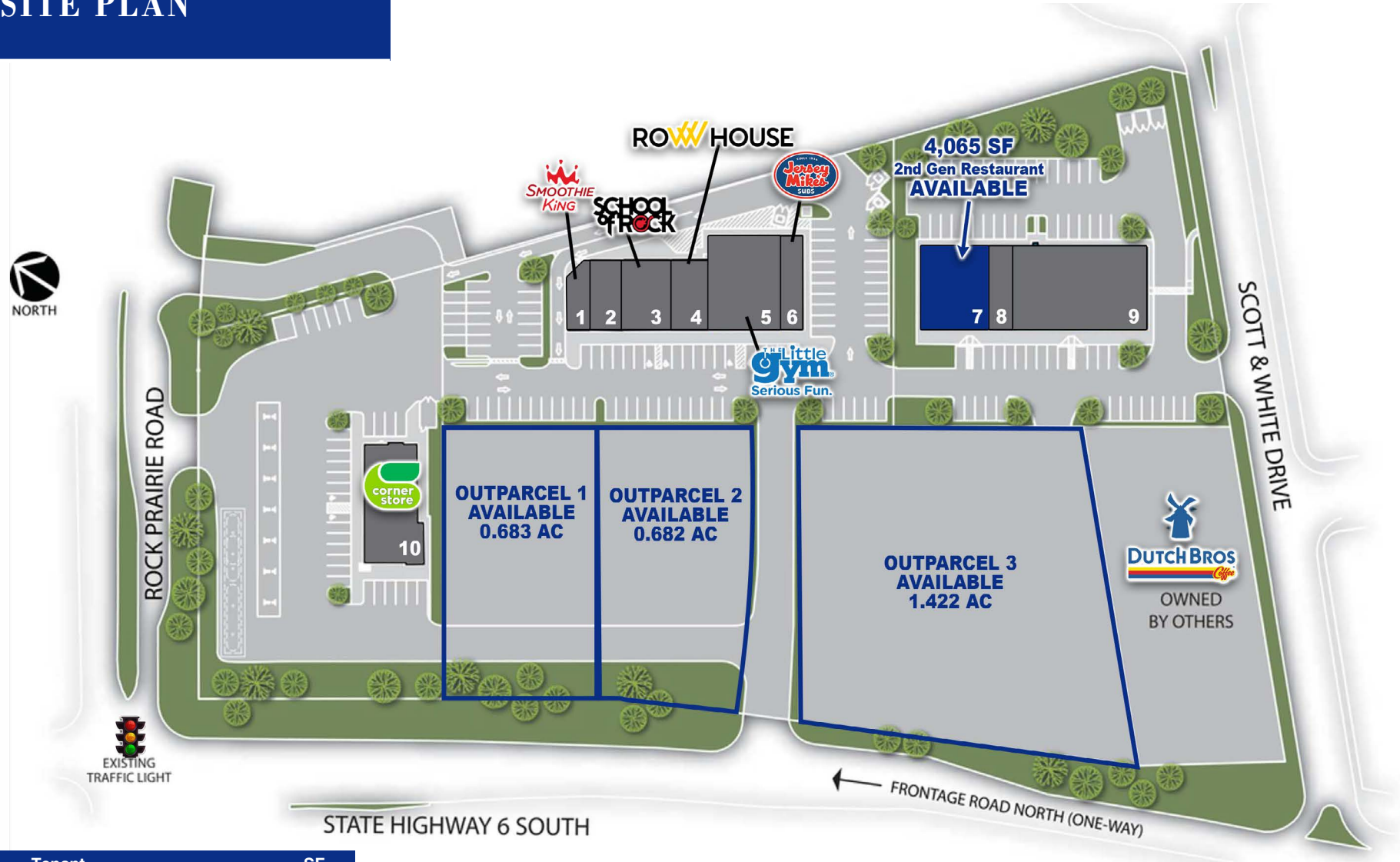
DRIVE TIMES

ESTIMATED

Huntsville	49 mi. / 48 min.
Conroe	60 mi. / 59 min.

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

SITE PLAN



Tenant	SF
1 Smoothie King	1,050
2 WGR Homes	1,630
3 School of Rock	2,400
4 Row House	2,000
5 The Little Gym	4,900
6 Jersey Mike's	1,500
7 AVAILABLE - 2nd Gen Restaurant	4,065
8 Queen Nail Spa	1,330
9 AT LEASE	8,045
10 Corner Store	4,683

Outparcel 1 - AVAILABLE - 0.683 AC
 Outparcel 2 - AVAILABLE - 0.682 AC
 Outparcel 3 - AVAILABLE - 1.422 AC





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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 sale's 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.

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.

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.

Ironbridge Realty Partners, LLC

LICENSED BROKER / BROKER FIRM NAME OR
PRIMARY ASSUMED BUSINESS NAME

Ralph E. Tullier, Jr.

DESIGNATED BROKER OF FIRM

9007044

LICENSE NO.

447126

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LICENSED SUPERVISOR OF SALES AGENT / ASSOCIATE

LICENSE NO.

EMAIL

PHONE

SALES AGENT / ASSOCIATE'S NAME

LICENSE NO.

EMAIL

PHONE

BUYER / TENANT / SELLER / LANDLORD INITIALS

DATE