

FOR LEASE

# PARK PLACE PLAZA

2501 TEXAS AVENUE SOUTH  
COLLEGE STATION, TEXAS 77840

Oldham  
Goodwin **OG**



**AVAILABILITY**  
2,404 - 2,756 SF



**TRAFFIC**  
48,405 VPD



**PARKING**  
4.65/1,000 SF



**RENTAL RATE**  
CALL BROKER

## PROPERTY HIGHLIGHTS

- Well established retail center with excellent mix of national and local tenants, including Ace Hardware and Planet Fitness
- Centrally located one mile from Texas A&M University with a Fall 2023 enrollment of over 77,000 students (College Station Campus)
- Tremendous visibility and easy access to Texas Avenue and Southwest Parkway
- Excellent traffic counts (48,405 VPD per TxDOT)





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## DEMOGRAPHICS

### 1 MILE

### 3 MILE

### 5 MILE

2023 Total Population	18,085	96,859	164,759
2028 Total Population	18,502	100,260	171,988
2023-2028 Growth Rate	2.31%	3.51%	4.39%
2023 Households	8,200	37,394	64,582
2028 Households	8,401	38,870	67,574
2023 Median Home Value	\$189,844	\$252,601	\$253,258
2023 Average Household Income	\$45,900	\$61,985	\$74,295
2023 Total Consumer Spending	\$173,327,131	\$949,661,102	\$1,804,724,989
2028 Total Consumer Spending	\$196,257,926	\$1,090,122,332	\$2,082,543,902



48,405 VPD  
Texas Avenue

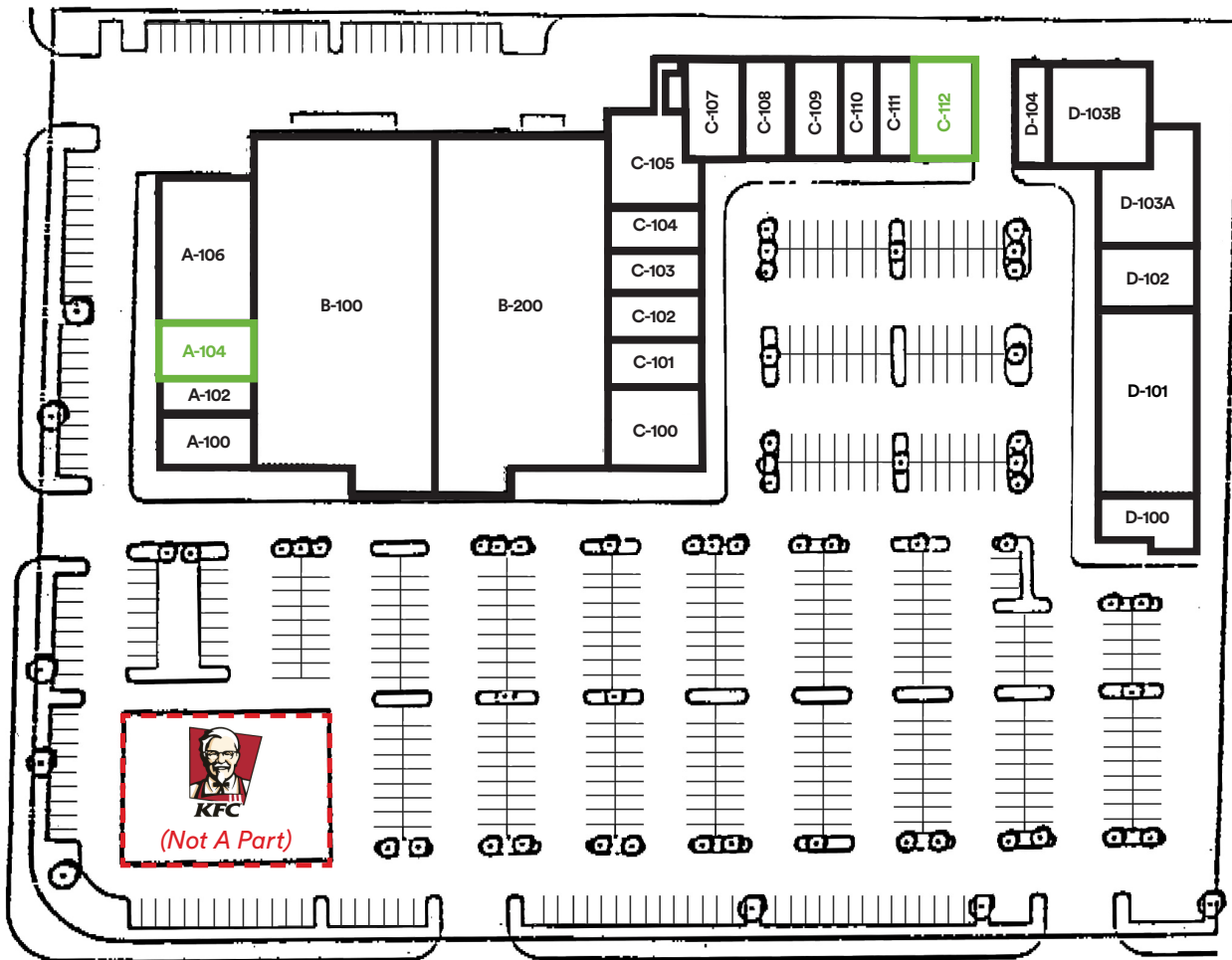


144,070  
Employees



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SUITE	AVAILABILITY	RSF
A-100	Get Well Healthcare	~1,944
A-102	Little Caesar's Pizza	~1,440
A-104	Available	~2,756
A-106	Suzanne's School of Dance	~4,000
B-100	Ace Hardware	~22,750
B-200	Planet Fitness	~22,750
C-100	Linh's Nails	~3,100
C-101	Linh's Nails	~1,200
C-102	A+ Foot Massage	~1,790
C-103	Tower Loans	~1,720
C-104	Laila's Beauty Studio	~1,073
C-105	Impact Retreat	~3,500

SUITE	AVAILABILITY	RSF
C-107	Impact Retreat	~2,426
C-108	Studio Noir	~1,320
C-109	Vietnamese Restaurant	~1,820
C-110	Dog Groomer	~1,350
C-111	Fusion Peru	~1,650
C-112	Available	~2,404
D-100	Hertz	~1,956
D-101	Knight Club	~7,250
D-102	Ohana Korean Grill	~1,750
D-103A	International Leadership of Texas	~3,100
D-103B	Kumon	~4,071
D-104	555 - Grill	~1,161



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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**

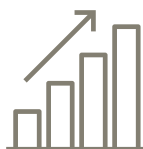
80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

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

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



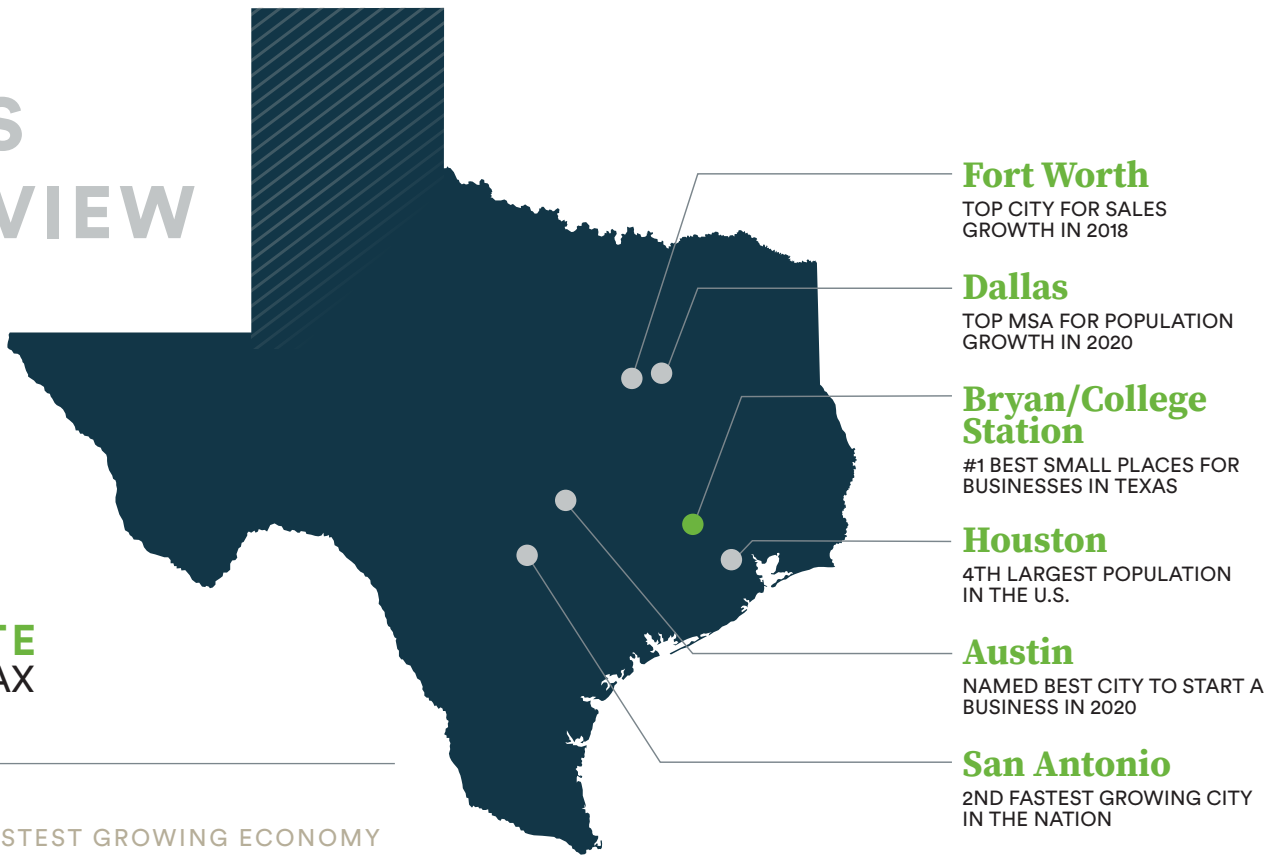
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**





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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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

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:



## **Freddy Alonso**

Associate | Retail Services

**D:** 979.977.6086 **C:** 956.854.5631

[Freddy.Alonso@OldhamGoodwin.com](mailto:Freddy.Alonso@OldhamGoodwin.com)

## **Bryan**

3000 Briarcrest Drive, Suite 500 | Bryan, Texas 77802

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