

# CULPEPPER REALTY CO.



Culpepperrealty.com

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# Bryan-College Station

Permanent Population Estimate:  
**258,000**

Home to Over:  
**64,000 A&M Students**  
**10,000 Blinn Students**

Texas A&M Attracted:  
**1.6 Million Visitors** in 2017

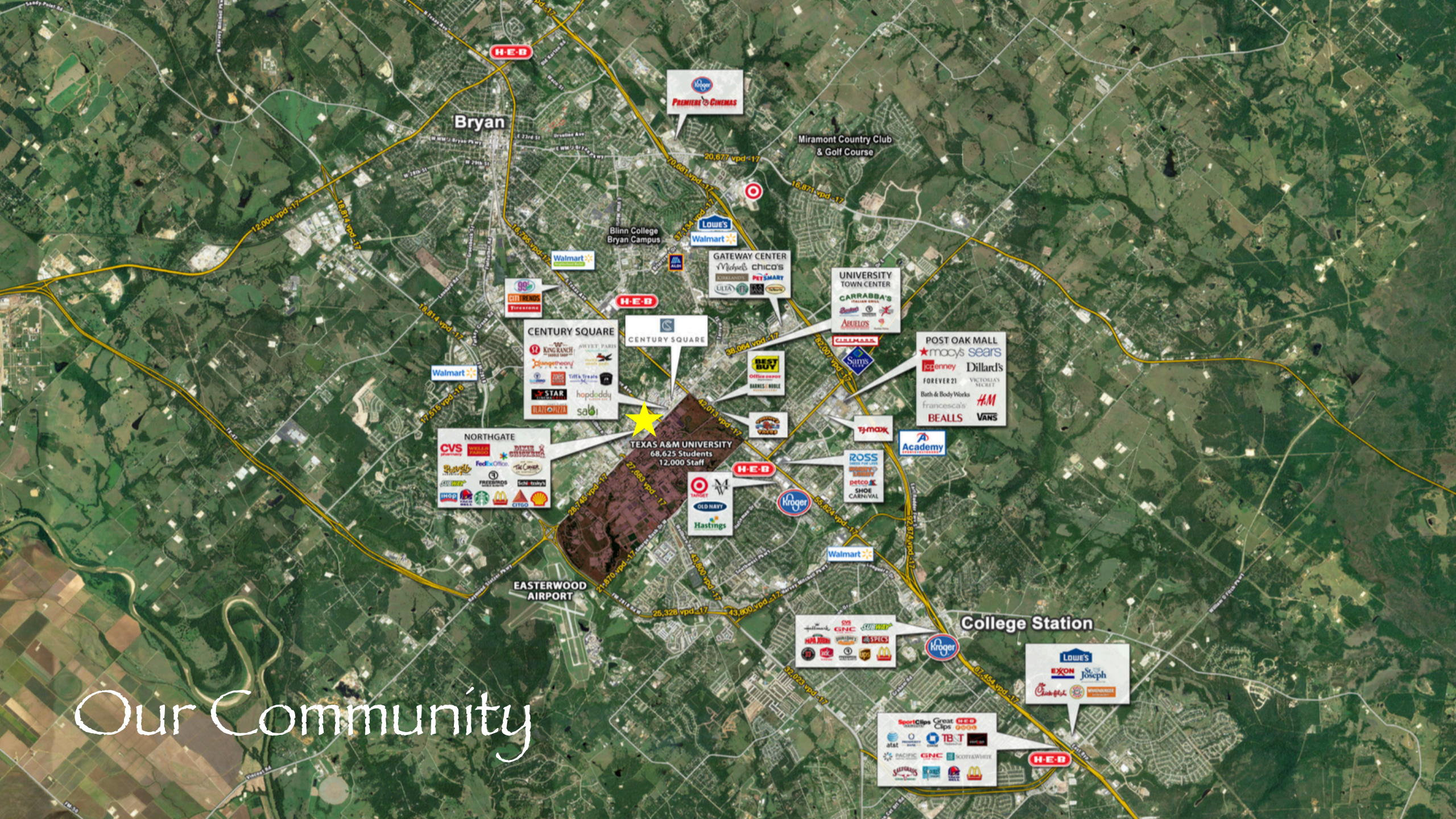
BCS Residents have a true  
**Household Income of \$88,984**

Median Family Income of A&M  
Students: **\$130,900**

**#1 Best Small Places in Texas for  
Business and Careers**  
(Forbes)

**#6 Fastest-Growing Cities in US**  
(WalletHub)





Bryan

Miramont Country Club & Golf Course

Blinn College Bryan Campus

TEXAS A&M UNIVERSITY  
68,625 Students  
12,000 Staff

EASTERWOOD AIRPORT

College Station

**Kroger**  
**PREMIERE CINEMAS**

**LOWE'S**  
**Walmart**

**GATEWAY CENTER**  
Michaels  
chico's  
ULTA  
PET SMART

**UNIVERSITY TOWN CENTER**  
CARRABBA'S  
AIRELOS

**99 CENTS ONLY**  
CITILINKS  
TYSONS

**CENTURY SQUARE**  
KING RANCH  
SWEET PARS  
TALK TREATS  
STAR  
hopdoddy  
BALONITA  
sabo

**CENTURY SQUARE**

**BUY**  
OFFICE DEPOT  
BARKER ROBE

**POST OAK MALL**  
macy's  
sears  
annex  
Dillard's  
FOREVER 21  
VICTORIAN SECRET  
Bath & Body Works  
francesca's  
BEALLS  
H&M  
VANS

**NORTHGATE**  
CVS  
FedEx Office  
The Corner  
PAPER DIRECT  
McDonald's  
CITGO  
Shell

**Target**  
**Old Navy**  
**Hastings**

**7-max**  
**Academy**  
**ROSS**  
petco  
SHOE CARNIVAL

**Kroger**  
GNC  
SUBWAY  
H&M  
petco  
McDonald's

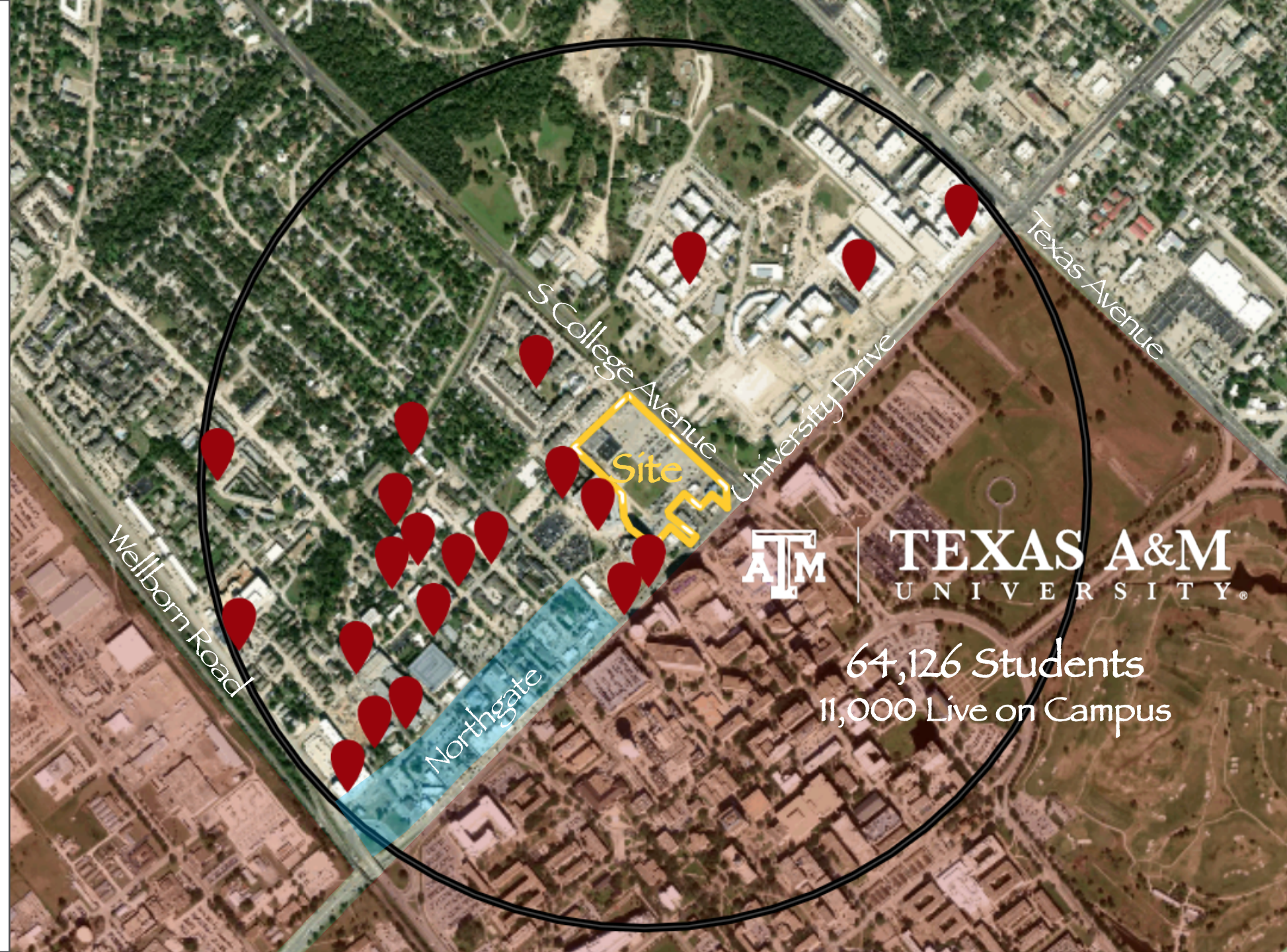
**LOWE'S**  
**EXXON**  
**Joseph**  
Chick-fil-A  
HARDWARE

**HEB**  
Sport Clips  
Great Clips  
at&t  
PACIFIC  
GNC  
SCOTTS WARE  
McDonald's

Our Community

# 20,000 Students 1 - Mile Radius

<u>Apartments</u>	<u>Units</u>
The Stack	209
100 Park	249
Casa Del Sol	120
Cherry St. Apartments	240
College Main Apartments	184
Domain at Northgate	102
Normandy Square	27
North Ramparts	40
Northgate Proper	33
Northpoint Crossing	627
Sterling at Northgate	231
The Aspire	263
The Gardens	252
The Hudson	100
The Rise	171
The Standard	303
The Tradition	427
U Centre	196
Villas of Cherry Hollow	64
Warehouse and Factory	169



**ATM** | **TEXAS A&M**  
UNIVERSITY

64,126 Students  
11,000 Live on Campus

**4,007 Off-Campus  
Units & 11,000 Students  
Live On Campus**

# Phase I

The Stack is a 5-level student housing complex, completed in 2013 with 209 Units and 416 Beds. This is an award winning housing community that has set a new standard for luxury student living at Texas A&M. The Stack provides residents with granite countertops, stainless steel appliances, boutique style pool and hot tub, fitness center, gaming areas, and multiple study lounges on every floor.

MedPlus has been a beneficial component to The Stack's residents and many students at A&M. MedPlus occupies the first floor of our 1<sup>st</sup> Phase and provides students an extremely convenient location and fantastic medical care.



**SOUTH COLLEGE AVENUE**

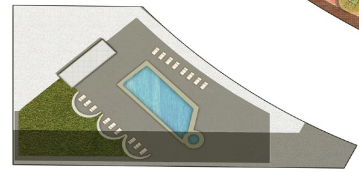


**KEY-PHASE 2-THE UNION**

1. SINGLE STORY RESTAURANT/RETAIL	4,830 sqft
2. SINGLE STORY RESTAURANT/BAR WITH COVERED PATIO	5,800 sqft
3. SINGLE STORY RESTAURANT/RETAIL	6,800 sqft
4. SINGLE STORY RESTAURANT/RETAIL	2,300 sqft
5. PLAYSCAPE/PUBLIC GREENSPACE WITH BENCHES	
6. SINGLE STORY RESTAURANT/RETAIL	8,300 sqft
7. SINGLE STORY RESTAURANT/RETAIL	5,600 sqft
8. SINGLE STORY RESTAURANT/BAR WITH COVERED PATIO	2,90 sqft
9. SINGLE STORY RESTAURANT/RETAIL	7,000 sqft
10. SINGLE STORY RESTAURANT/RETAIL	6,400 sqft
11. 1ST STORY RESTAURANT/RETAIL 2ND STORY ROOFTOP TERRACE	7,300 sqft per story 4,900 sqft per story
12. 1ST STORY RESTAURANT/RETAIL 2ND STORY EVENT/CONFERENCE SPACE	8,100 sqft per story 5,500 sqft per story
13. 1ST-2ND STORY PRIME RESTAURANT/BAR ROOFTOP POOL & PATIO FOR ADJACENT HOTEL	1,400 sqft per story
14. HOTEL	12,150 sqft per story
15. SINGLE STORY RESTAURANT/BAR	840 sqft per story
16. HOTEL VALET	
17. UBER PICK UP/DROP OFF	
18. PROPOSED TAMU BUS STOP/FUTURE TROLLEY STOP	
19. GENERAL VALET FOR LEGACY POINT	
20. 1ST STORY ANCHOR RETAIL 2ND-3RD STORY LUXURY CINEMA 4TH-5TH STORY OFFICE/RESIDENTIAL	21,600 sqft per story
21. 5 STORY PARKING GARAGE	46 spaces (1st story) 67 spaces (additional stories)
22. HOTEL/MULTI-FAMILY	9,900 sqft per story
23. SERVICE ACCESS	
24. BREEZEWAY WITH PUBLIC RESTROOM & ELEVATORS	
25. "THE UNION" SIGNAGE/SCULPTURE	
26. MONUMENTAL GATEWAY, LEGACY POINT SIGNAGE	
27. DUMPSTER LOCATION	
28. OUTDOOR DINING	
29. REFLECTIVE POND	

**TEXAS A&M UNIVERSITY**

**PHASE 1: THE STACK  
5 STORY RESIDENTIAL (COMPLETE)**



**UNIVERSITY DRIVE**

