

31,180 FORMER COLLEGE SPACE FOR LEASE

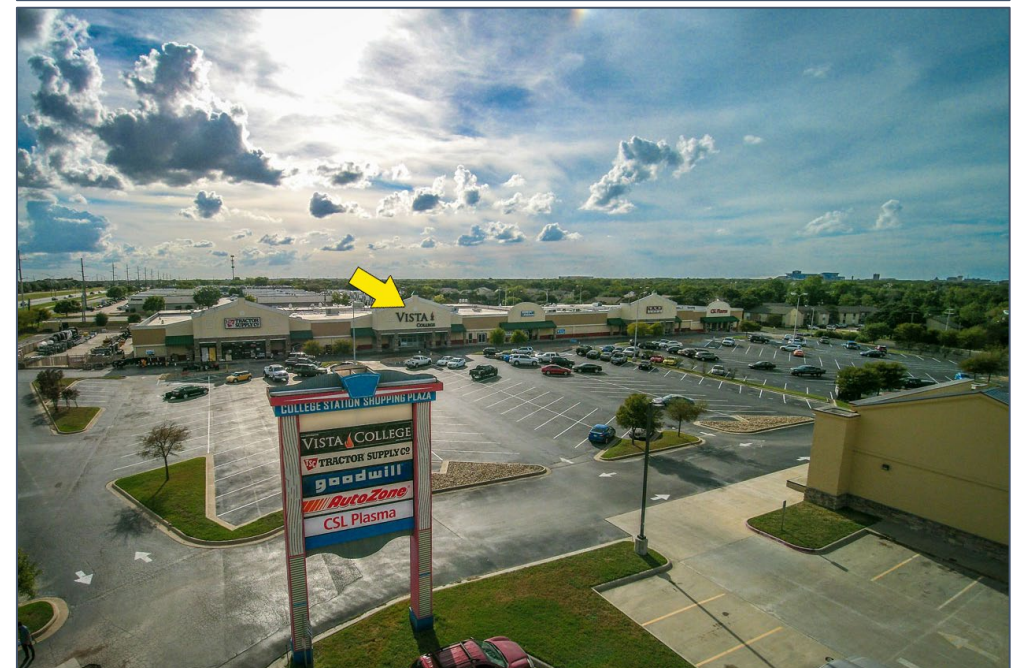
2704 COLLEGE AVENUE S

COLLEGE STATION, TX



PROPERTY HIGHLIGHTS

- 31,180 SF in-line big box space currently built-out for college classroom and lab use
- Practically fully furnished College – former curriculum included medical, dental and HVAC classes and certifications.
- Located 1.75 miles from Texas A&M University with a Fall 2022 enrollment of 74,829 students
- Excellent visibility and easy access to Texas Avenue and Harvey Mitchell Parkway South
- Exceptional traffic counts of 55,000+ VPD on Texas Avenue and 54,000+ VPD on Harvey Mitchell Pkwy S per TxDOT
- Surrounded by national retailers and in close proximity to hotels, dining, and dense student housing



FLOOR / SITE PLAN

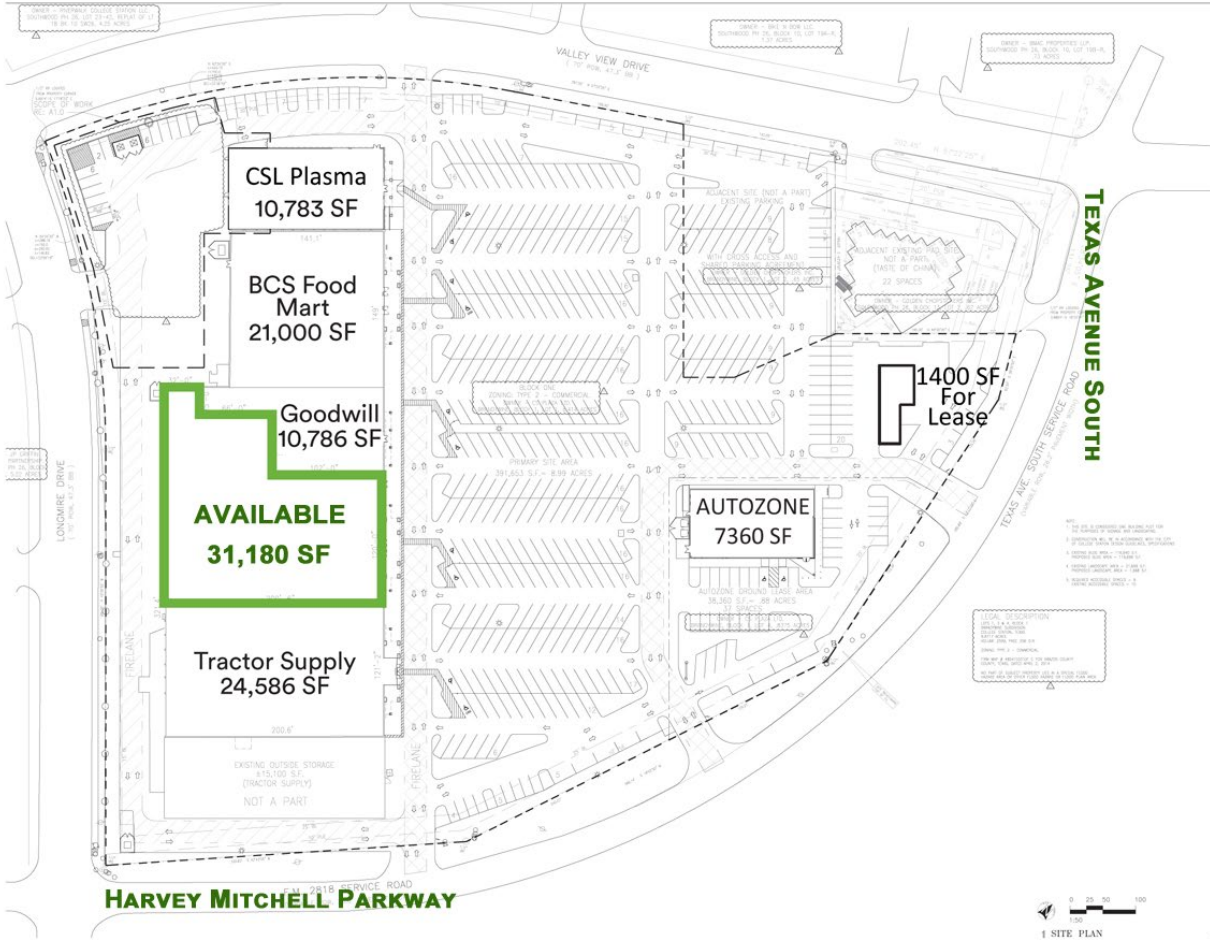


FLOOR PLAN



STATION PLAZA
2704 S TEXAS AVENUE
SUITE #2
COLLEGE STATION, TX
31,180 SF

SITE PLAN



HARVEY MITCHELL PARKWAY

PROPERTY SUMMARY

PROPERTY ATTRIBUTES

Gross Leasable Area	31,180 SF
Site Size	9.8723 AC
Zoning	C-1: Commercial
Parking	431 Parking Spaces
Year Built/Renovated	1973/2006/2018
Utilities	Available
Rental Rate	Negotiable
NNN Expenses	\$3.25/SF/YR
Space Description	Classrooms/Labs/Admin

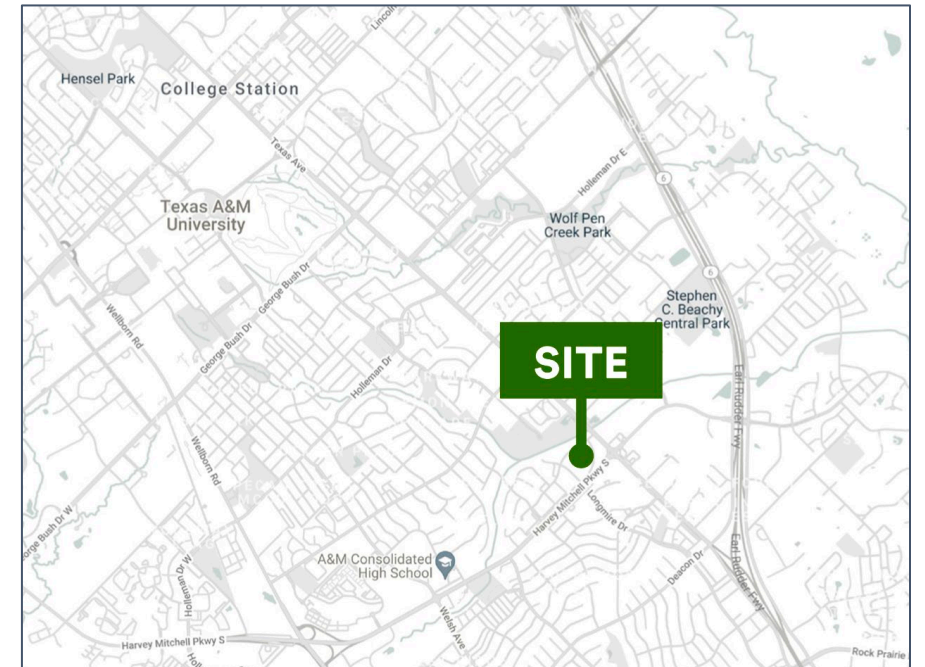


TRAFFIC COUNTS/DEMOGRAPHICS

TRAFFIC COUNTS

Texas Avenue	+ 55,100 VPD
Harvey Mitchell Parkway	+ 44,400 VPD

2022 DEMOGRAPHICS	2-Mile	5-Mile	10-Mile
Population	51,161	159,570	231,210
Households	21,639	61,910	85,848
Average HH Income	\$64,538	\$74,104	\$76,538
Specified Consumer Spending	\$554.7M	\$1.7B	\$2.5B



CONTACT

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