

FOR LEASE

HARVEY ROAD PAD SITE

1312 Harvey Road
College Station, TX 77840

Oldham
Goodwin 



AVAILABILITY
1 AC



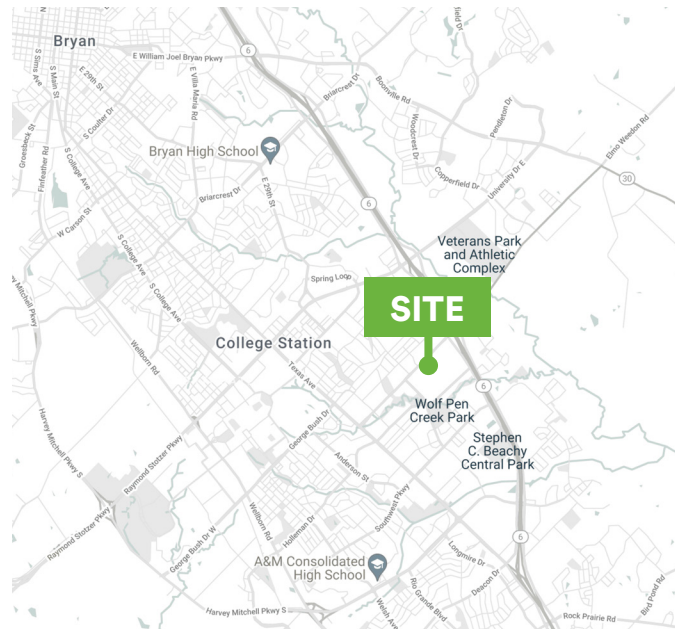
TRAFFIC
18,553 VPD



RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

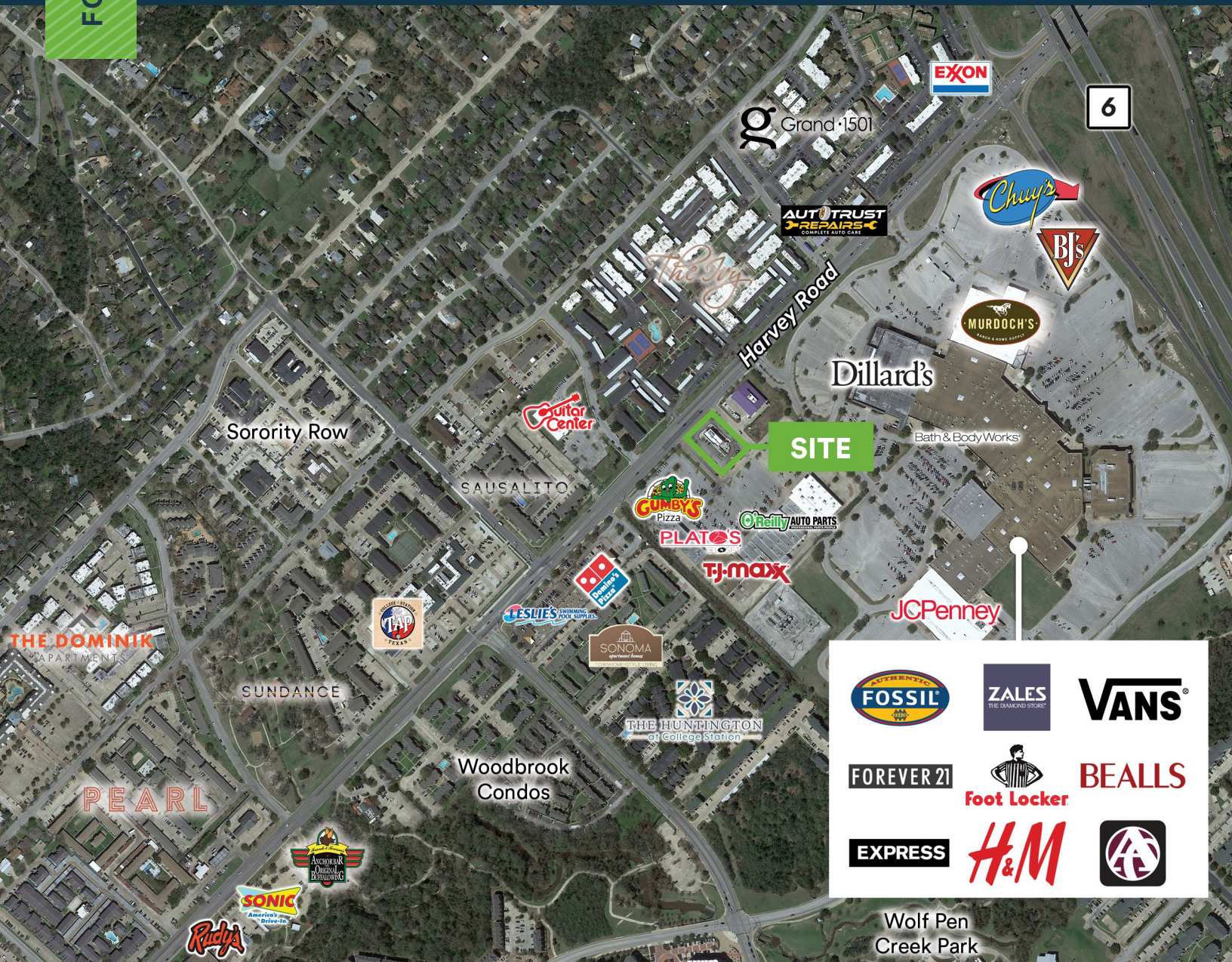
- Rare pad site opportunity less than one (1) mile from Texas A&M University
- Excellent visibility and exposure
- Well established retail center with excellent mix of national and local tenants
- Dynamic growth area near numerous restaurants, student housing, & retailers
- Adjacent to Post Oak Mall, anchored by Dillard's, JC Penny, Chuy's, and BJ's Restaurant & Brewhouse along with other prominent regional and national retailers



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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2023 Total Population	15,477	95,799	166,205
2028 Total Population	15,828	98,787	172,871
2023-2028 Growth Rate	2.27%	3.12%	4.01%
2023 Households	7,004	37,925	65,031
2028 Households	7,172	39,289	67,826
2023 Median Home Value	\$223,611	\$247,501	\$234,238
2023 Average Household Income	\$58,054	\$64,538	\$69,998
2023 Total Consumer Spending	\$159,728,335	\$955,550,136	\$1,759,881,106
2028 Total Consumer Spending	\$181,313,523	\$1,093,223,328	\$2,023,112,209



24,787 VPD
Harvey Road



143,472
Employees

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SITE PLAN



SUITE	DESCRIPTION & AVAILABILITY	RSF	SUITE	DESCRIPTION & AVAILABILITY	RSF
1100	Available	~1,800	1128	TJ Maxx	~28,500
1100B	RA Salon Spa	~1,200	1140	Lumber Liquidators	~6,435
1100C	Bea's Alterations	~1,309	1200	O'Reilly Auto Parts	~19,225
1100D	Variedades y Tipicos Vactorias	~1,700	1210	Available	~12,905
1102	Gumby's Pizza	~5,900	1220	Smoke & Vape Station	~1,500
1104A	Plato's Closet	~6,230	1222	K-V Nails	~3,200
1106	Once Upon A Child	~4,450	Pad Site	Available	~3,145
1112	GR8 Laundry	~2,100			
1120	GR8 Laundry	~2,330			

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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND

FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1

STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

2ND

LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57

FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



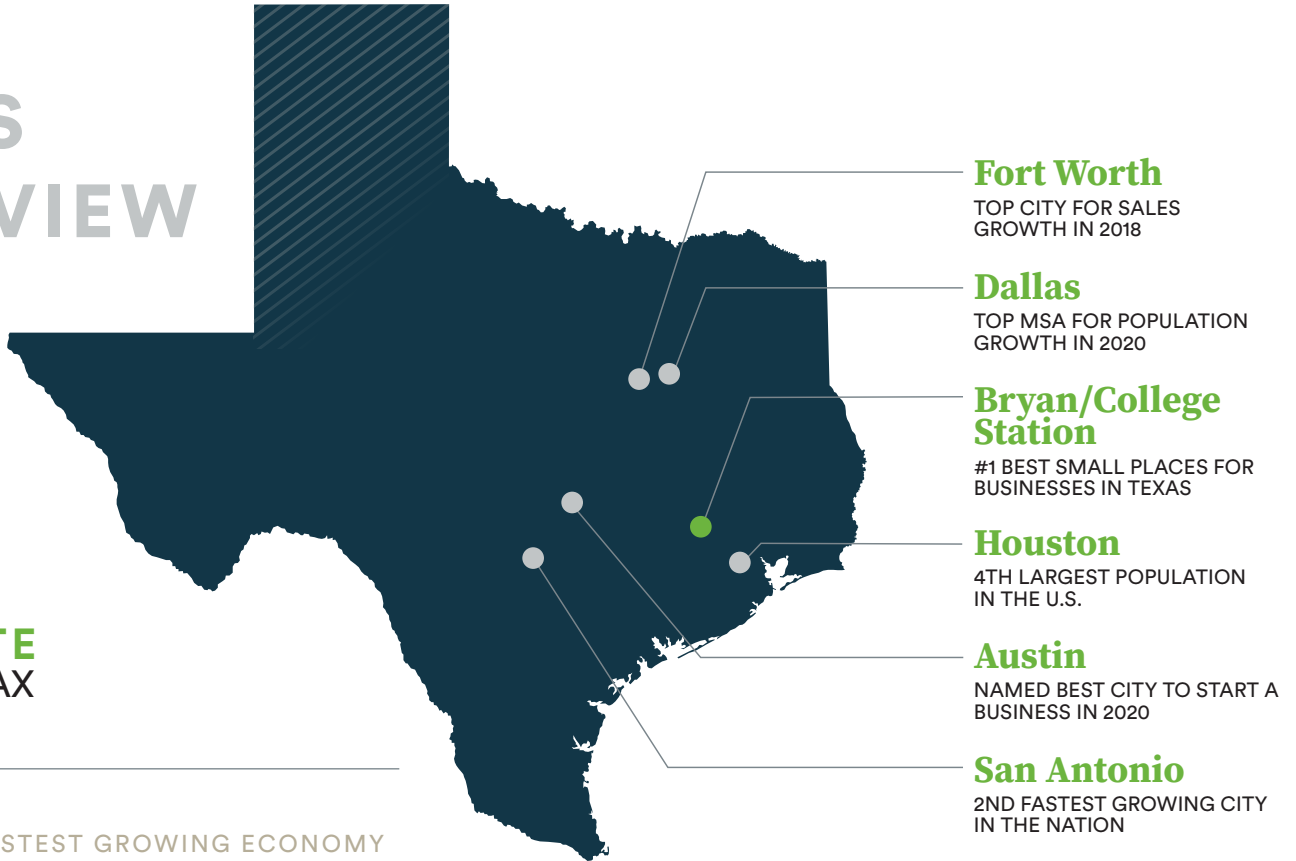
**BEST STATE
FOR BUSINESS**



**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.

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Assumed Business Name

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Licensed Supervisor of Sales Agent/Associate

Licensed No.

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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:



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Bryan

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