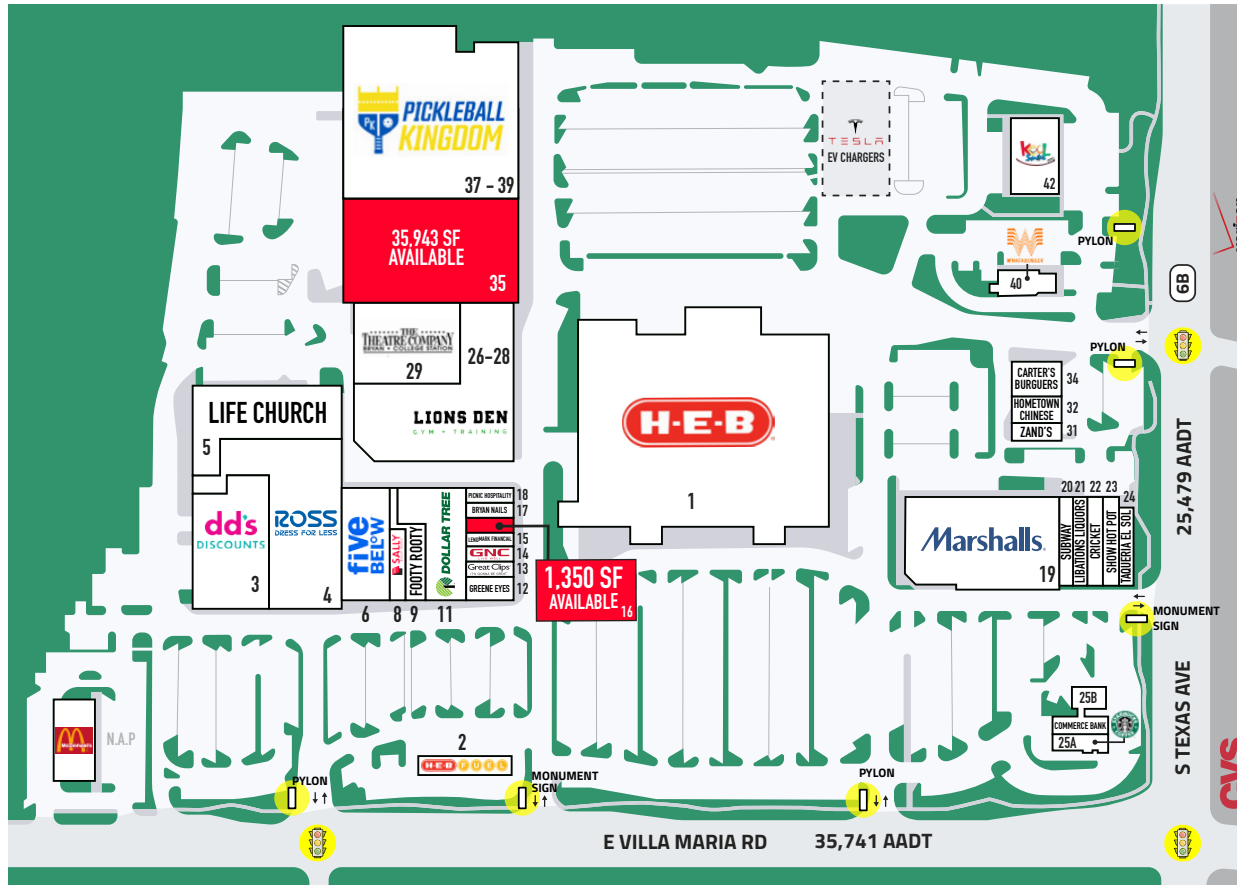


TEJAS CENTER

725 E VILLA MARIA RD, BRYAN, TX 77802

1,350 Up To 35,943 SF

AVAILABLE FOR LEASE



TENANT KEY & AVAILABILITIES

1	HEB	21	Libations Liquor
2	HEB Fuel Center	22	Cricket Wireless
3	DD's Discount	23	Show Hot Pot
4	Ross Dress For Less	24	El Sol de Mexico
5	LifeChurch	25A	Starbucks
6	Five Below	25B	Commerce Bank
8	Sally Beauty	26	Lions Den Gym
9	Footy Rooty	27	Lions Den Gym
11	Dollar Tree	28	Lions Den Gym
12	Greene Eyes	29	Theatre Company
13	Great Clips	31	Zand's
14	GNC	32	Hometown Chinese
15	Lendmark Financial	34	Carter's Burgers
16	Available 1,350 SF	35	Available 35,943 SF
17	Bryan Nail Salon	37&39	Pickleball Kingdom
18	Picnic Hospitality	40	Whataburger
19	Marshalls	42	Kool Smiles
20	Subway	OP	Tesla EV chargers

KEY HIGHLIGHTS

- 357,000 SF Center
- Located at one of the premier shopping destinations for the Bryan-College Station area
- Close to households, other major retailers, Texas A&M University, and Blinn College
- Tejas Center offers exceptional visibility and access
- Diverse tenant mix anchored by HEB, Marshalls, Starbucks, and other retail/restaurant tenants

TRAFFIC COUNTS

- 35,741 Vehicles pass the site daily on E Villa Maria rd
- 25,479 Vehicles pass the site daily on S Texas Ave

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	11,334	92,898	162,359
Avg. HH Income	\$69,836	\$61,537	\$58,388



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All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.



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