



**COLONY PARK** | NEQ SH-6 & BOONVILLE RD, BRYAN, TX 77808

**Features**

- Kroger-anchored shopping center with recent expansion
- Shell and 2nd-gen small shop space available
- 4.5 miles from Texas A&M University (72,982 students)
- 1.2 miles from Blinn College (18,977 students)
- Surrounded by rapidly growing residential communities [colonyparkretail.com](http://colonyparkretail.com)

**FOR LEASE**

**TOTAL SF:** 106,941  
**AVAILABLE SF:** 2,719  
**MIN CONTIGUOUS SF:** 1,168  
**MAX CONTIGUOUS SF:** 1,551  
**CONTACT FOR MORE INFORMATION**

**Traffic Counts**

SH6 North of Boonville Rd	50,800 VPD
SH6 South of Boonville Rd	43,274 VPD
William J Bryan Pkwy	36,557 VPD
Boonville Rd East of SH6	22,141 VPD

**Demographics**

YEAR: 2025	1 MILE	3 MILE	5 MILE
Population	7,625	54,350	133,811
Daytime Population	7,193	63,573	164,795
Average HH Income	\$98,165	\$87,658	\$72,985
Households	3,439	22,627	50,473

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**Area Retailers & Businesses**



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# COLONY PARK

NEC HWY 6 BYPASS AT BOONVILLE RD, BRYAN, TX 77808



Available Space

Building A	
120	1,168 sf
580	1,551 sf

Current Tenants

Building A		
100	Farmhouse Yogurt	1,680 sf
150	Wingstop	1,600 sf
300	Chicken Salad Chick	2,600 sf
550	Mathnasium Learning Ctr	2,000 sf
570	Happy Nails	1,800 sf
600	WB Liquors	3,000 sf
650	T. Jin China Diner	2,240 sf
700	Tacos Don Luis	1,400 sf
750	Subway	1,616 sf
800	Great Clips	1,185 sf
850	Breakthrough Music School	1,180 sf
900	Double Dave's Pizzaworks	3,420 sf
Building B		
100	Element Dental	4,000 sf
250	Silver Thimble Alterations	1,200 sf
350	Kid to Kid	6,000 sf

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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.**

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- 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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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