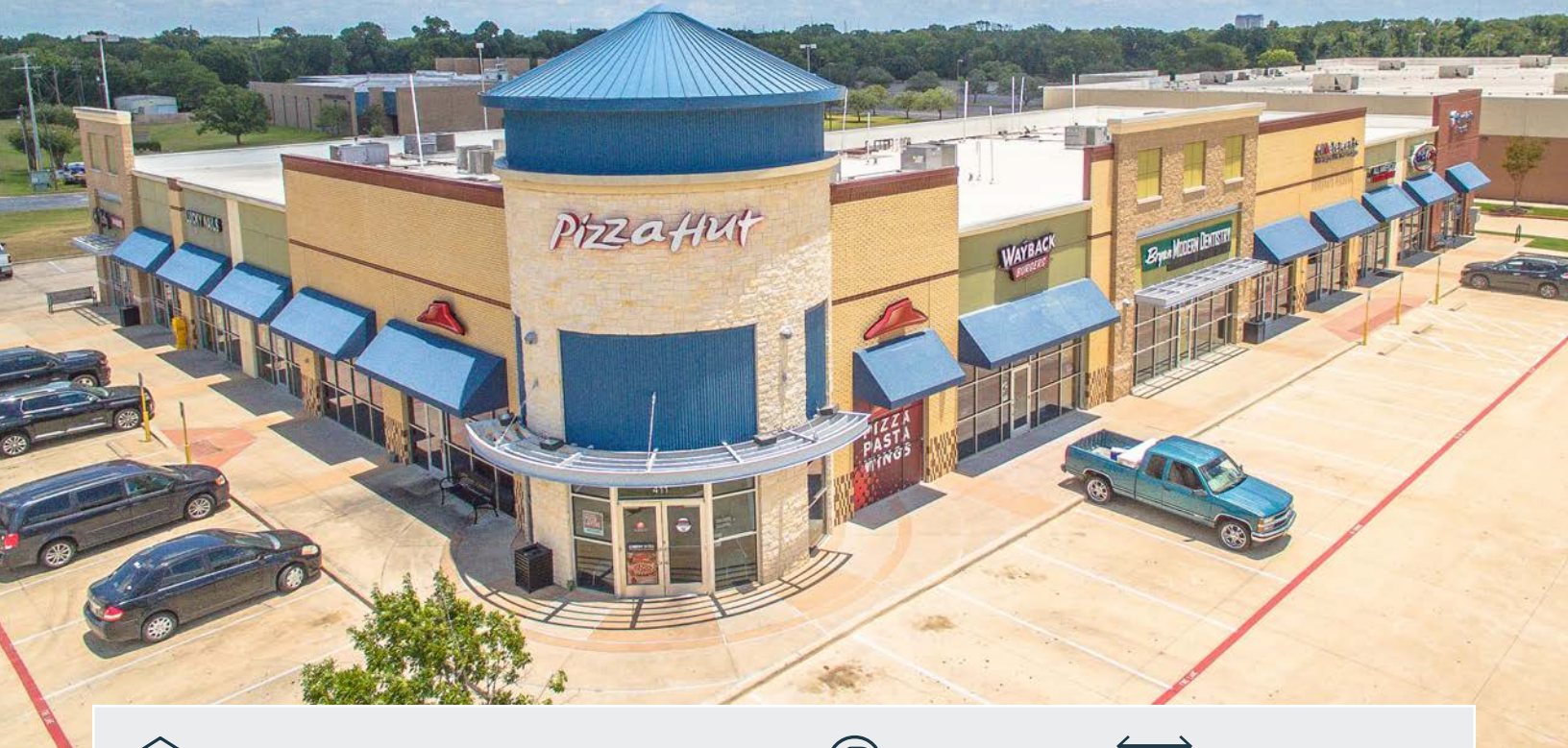


FOR LEASE

# BRYAN TOWNE CENTER

3001-3143 WILDFLOWER DRIVE  
BRYAN, TEXAS 77802

Oldham  
Goodwin 



## AVAILABILITY

2,066 SF - RETAIL  
45,000 SF - PAD SITE



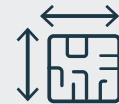
## TRAFFIC

87,000 VPD



## PARKING

14.78/1,000 SF



## EXISTING GLA

300,000 SF

## PROPERTY HIGHLIGHTS

- Bryan's premier regional Power Center, shadow Anchored by Target
- Affluent and quickly growing area, with median income in of ~\$85,000/Year and a growth rate of 6%
- Easy access and excellent visibility from North Earl Rudder Freeway (~65,000 VPD) and Briarcrest Drive (~22,000 VPD)
- Attractive tenant lineup includes Target, TruFit, Hibbett Sports, Rack Room Shoes, Aqua Tots and PopShelf with over 4,000,000 total visits annually over the past 12 months
- 112 Room Hyatt House Hotel
- Close proximity to Texas A&M University (2023 Fall Enrollment of over 77,000), Texas A&M Health Science Center, and Blinn College



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## LIQUOR SALES

NAME

ANNUAL LIQUOR SALES

ESTIMATED TOTAL SALES

DISTANCE TO SUBJECT PROPERTY



Twin Peaks

\$2,665,439

\$5,700,000

1.2



Los Cucos

\$797,132

\$8,500,000

1.5



Angry Elephant

\$1,121,551

\$3,300,000

1.6



Texas Roadhouse

\$1,132,262

\$13,400,000

2.8



Wings N More

\$992,737

\$12,500,000

3.0

FOR LEASE

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BRYAN, TEXAS 77802



6

~49,000 VPD

Briarcrest Drive: ~38,000 VPD

Lucky Nails



Sola  
Sylvan  
Smarty Sprouts

DOLLAR TREE Recovery CRYO RACK ROOM SHOES  
HIBBETT SPORTS maurices

rue21

PET SUPPLIES PLUS

JUMPING WORLD TRAMPOLINE PARK

TRU>FIT

popshelf

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	5,214	59,050	150,044
2028 Total Population	5,498	61,242	155,006
2023-2028 Growth Rate	5.45%	3.71%	3.31%
2023 Households	2,233	24,436	56,370
2028 Households	2,355	25,394	58,454
2023 Average Household Income	\$85,925	\$76,669	\$64,366
2023 Total Consumer Spending	\$67,784,589	\$678,321,732	\$1,449,300,204
2028 Total Consumer Spending	\$77,960,986	\$773,717,729	\$1,655,090,464



~87,000 VPD  
Hwy 6/Briarcrest Dr.



36,665  
Employees  
(3 Mile Radius)

# RESIDENTIAL MAP



NEIGHBORHOOD	NUMBER OF HOMES	DRIVE TIME	SALES PRICE RANGE
Miramont	500+	3 mins	\$675,000 - \$8,000,000
Briarcrest Estates	290+	4 mins	\$250,000 - \$625,000
Austin's Colony	840+	4 mins	\$300,000 - \$700,000
Greenbrier & Riverstone	520+	4 mins	\$400,000 - \$1,250,000
Wheeler Ridge	560+	4 mins	\$175,000 - \$345,000
Windover	300+	4 mins	\$200,000 - \$450,000
Tiffany Park	280+	5 mins	\$345,000 - \$550,000
Copperfield	750+	5 mins	\$250,000 - \$575,000
Oakmont	700+	6 mins	\$350,000 - \$685,000
Park Meadow	100+	6 mins	\$435,000 - \$650,000

FOR LEASE

# BRYAN TOWNE CENTER

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BRYAN, TEXAS 77802



## SUITE

Suite A2-13

Pad Site

## AVAILABILITY

Available

Available

## RSF

2,066 SF

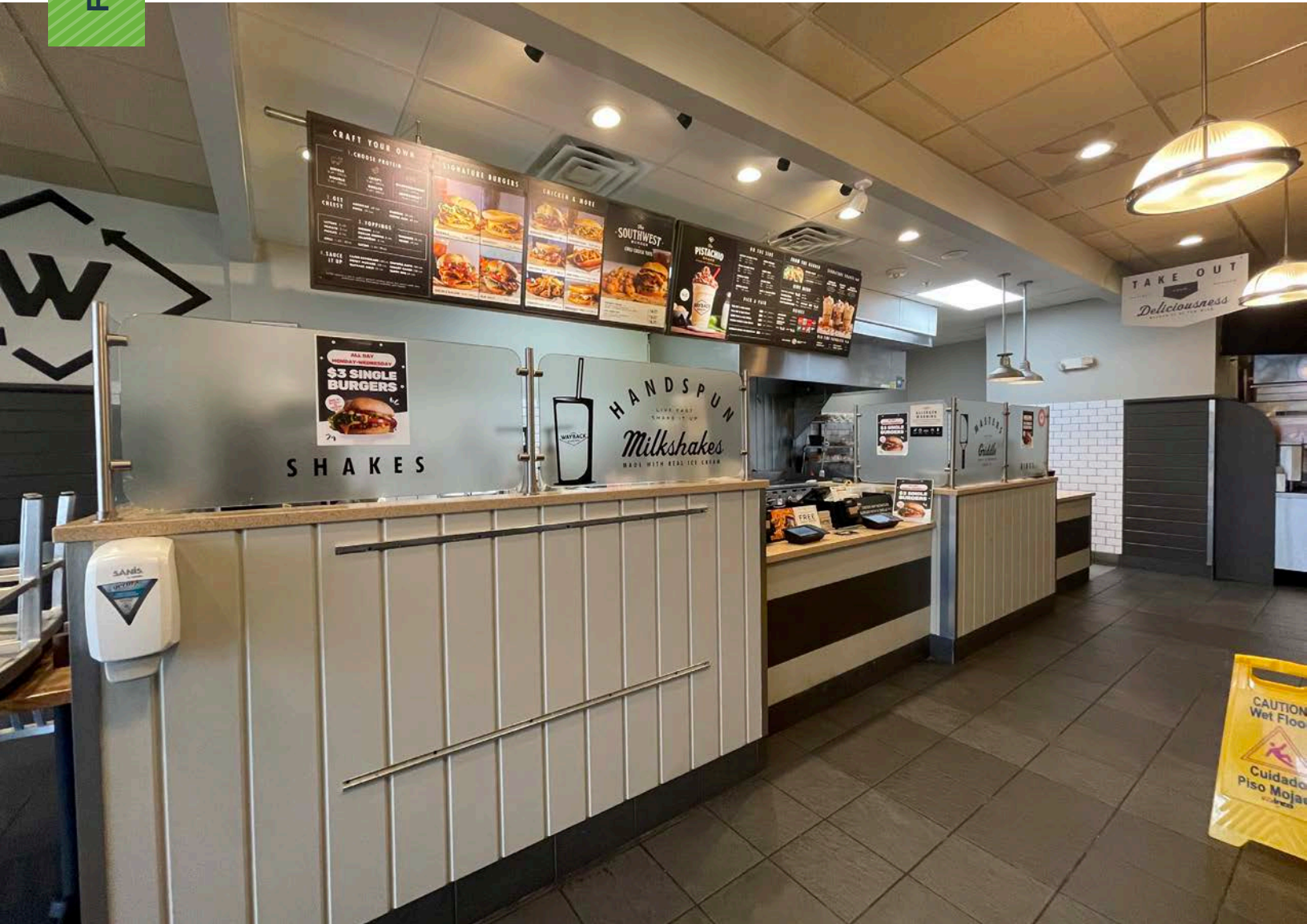
~1.3 AC



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VENT HOOD



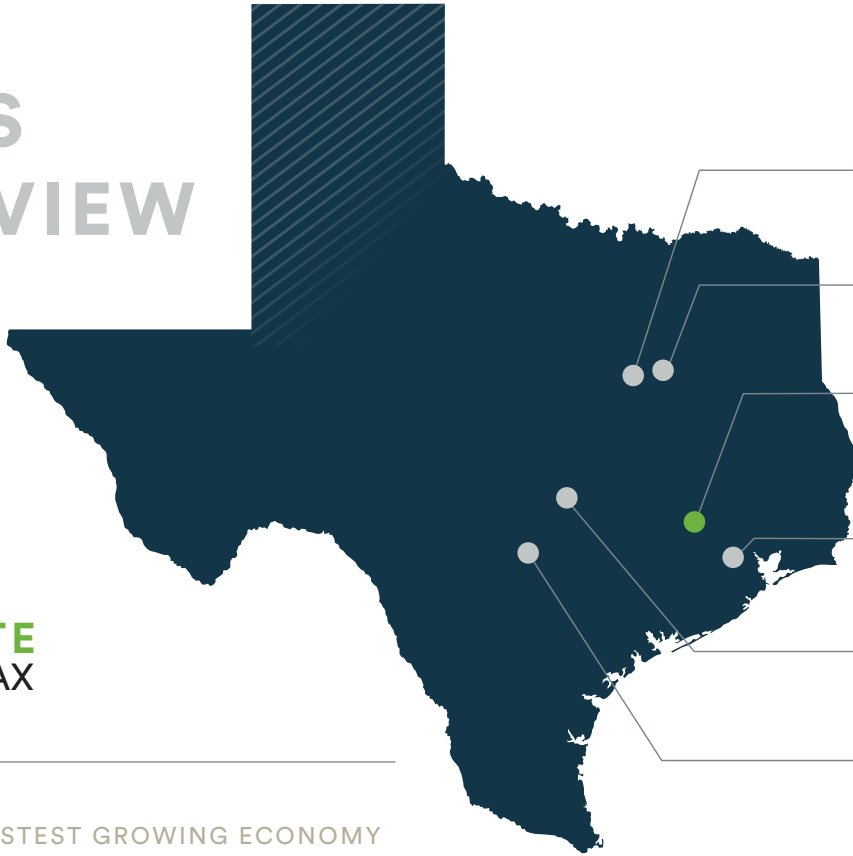
WALK-IN COOLER/FREEZER

FOR LEASE

# BRYAN TOWNE CENTER

3001-3143 WILDFLOWER DRIVE  
BRYAN, TEXAS 77802

## TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION  
IN THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



POPULATION  
**28,995,881**

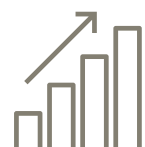
**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**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**

FOR LEASE

# BRYAN TOWNE CENTER

3001-3143 WILDFLOWER DRIVE  
BRYAN, TEXAS 77802

## 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 73,000 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 2022 ENROLLMENT - 73,284

TIER 1 RESEARCH INSTITUTION

**12%** LOWER COST OF LIVING THAN THE NATIONAL AVERAGE

**4.1%** UNEMPLOYMENT RATE





# BRYAN TOWNE CENTER

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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.

**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.

**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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Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
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Designated Broker of Firm

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Sales Agent/Associate's Name

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Licensed No.

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Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



## D.J. Hobson

Senior Associate | Retail Services

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## Bryan

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



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