

FOR LEASE

# ASPIRE RESERVE

100 CHURCH STREET  
COLLEGE STATION, TEXAS 77840

Oldham  
Goodwin

OG



## AVAILABILITY

3,966 SF (Will Divide)



## BEDS

17,937



## ZONING

NG-2 TRANSITIONAL  
NORTHGATE

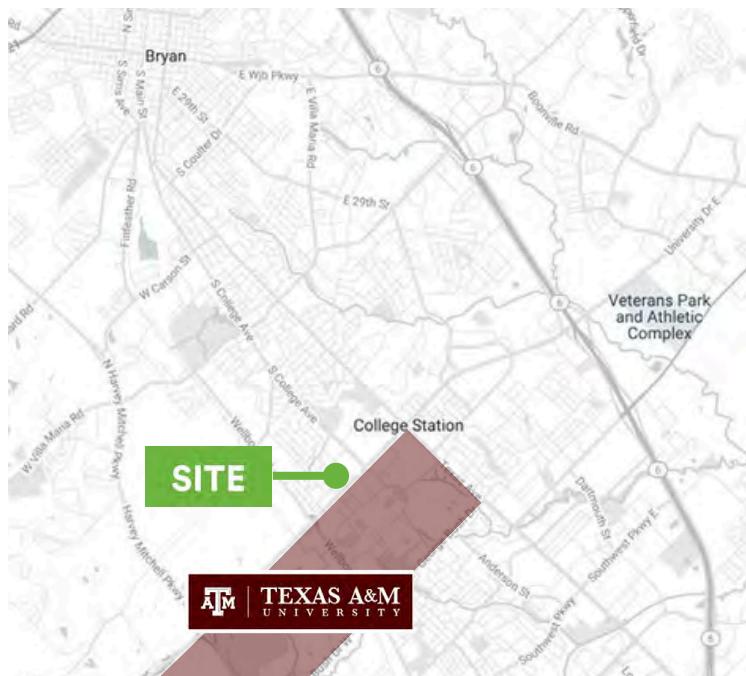


## RENTAL RATE

CALL BROKER

## PROPERTY HIGHLIGHTS

- Irreplaceable location directly across University Drive from Texas A&M University, the largest university in the country (Fall Enrollment of over 79,000 Students)
- Ground floor retail within Aspire Reserve College Station, a 873 Bed Class A student housing high rise
- High consumer traffic with over 1.1 million annual visits, with a 4.2x average visit frequency
- Large trade area consisting of over 272,000 unique visitors
- Strong long-term growth with 41.7% growth over the past three years
- Extremely dense trade area with over 102,000 residents within 3 miles
- Located within the Northgate Entertainment District, home to many of the highest grossing F&B establishments in the market
- Prominent facade signage available



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	21,793	102,692	177,050
2029 Total Population	23,149	110,885	191,536
2024 - 2029 Growth Rate	6.22%	7.98%	8.18%
2024 Households	4,903	38,075	66,415
2029 Households	5,344	41,508	72,395
2024 Median Home Value	\$416,176	233,396	233,906
2024 Average Household Income	35,088	\$50,220	\$62,046
2024 Total Consumer Spending	\$88,643,644	\$833,872,020	\$1,653,356,088
2029 Total Consumer Spending	\$103,589,837	\$992,699,717	\$1,961,736,619



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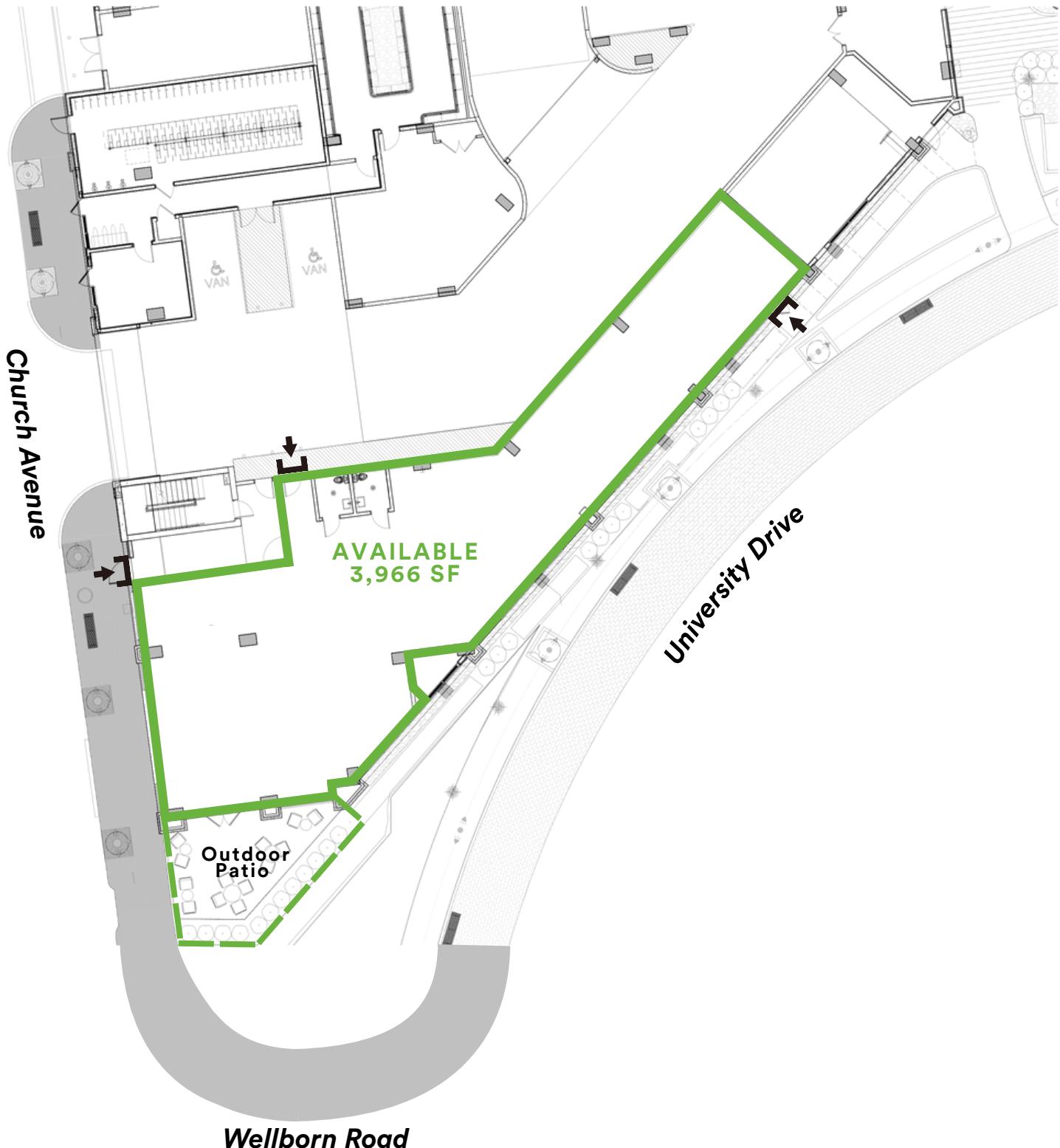
APARTMENTS	NUMBER OF BEDS	DISTANCE (MILES)	AVG. PRICE/BED
Domain	344	0.03	\$1,049.00
Otto	745	0.1	\$1,474.00
The Standard	938	0.2	\$1,153.00
Cherry Street Apts	240	0.2	\$1,002.00
12 North	808	0.2	\$1,195.00
REV Northgate	802	0.3	\$1,425.00
Lark Northgate	747	0.3	\$905.00
The Stack	414	0.5	\$938.00
ION	816	0.4	\$1,132.00
Rise	465	0.5	\$1,130.00
The Hudson	393	0.5	\$1,198.00
The Warehouse & Factory	260	0.4	\$1,033.00
U Centre at Northgate	784	0.7	\$1,059.00
Aggie Station	450	0.7	\$839.00
The Villas at Cherry Hollow	96	0.5	\$664.00
The Garden Apartments	252	1.0	\$1,009.00
100 Park by Midway	375	1.0	\$2,162.00
Northpoint Crossing	1,842	1.1	\$1,036.00
Aspire Reserve	873	0.1	Est. Delivery - Fall 2026
The Penny	605	0.3	Est. Delivery - Fall 2027
Honcho	500	0.04	Est. Delivery - Fall 2027
Legacy Point	2,800	0.6	Est. Delivery - Fall 2027
The View at 203	650	0.04	Est. Delivery - Fall 2027
Verve - 211 Stasny	1,193	0.4	Est. Delivery - Fall 2027
Ever - 401 Stasny	545	0.4	Est. Delivery - Fall 2027
Total Number of Beds	17,937		

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## SITE PLAN



**Wellborn Road**

**SUITE**

**AVAILABILITY**

**RSF**

1

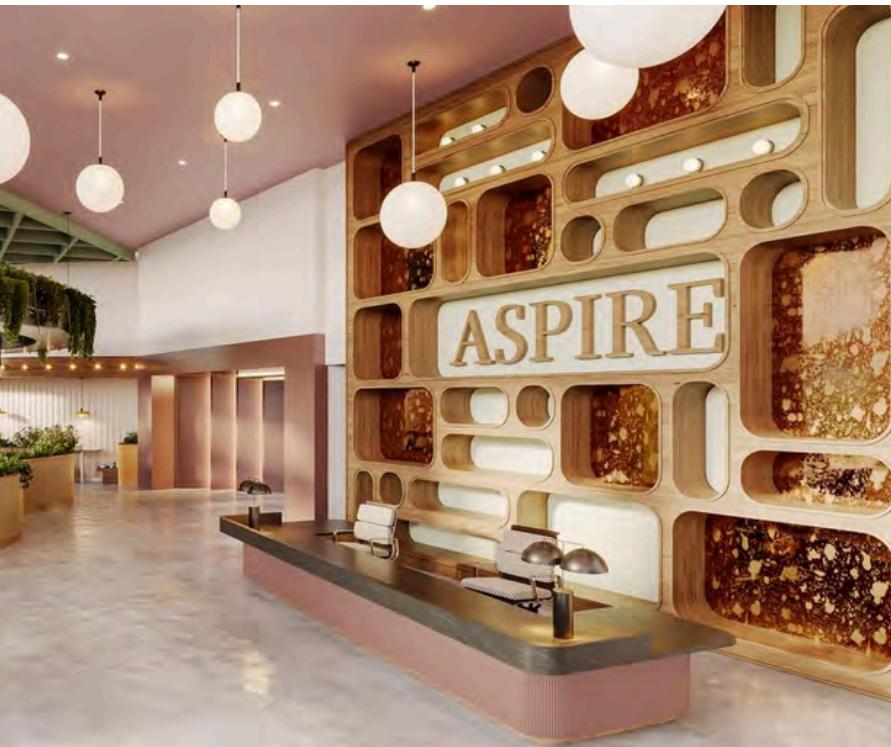
Available (Will Divide)

3,966

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## NORTHGATE DISTRICT

The historic Northgate District created in 1912 is located on the North side of Campus and is home to local landmarks including, Dixie Chicken, Bottle Cap Alley and Duddley's Draw. The Northgate District is a student hub for restaurants, entertainment and student housing. There are student resources such as the Texas Aggie Book store, Northgate Barber shop, Local Church Centers, CVS and bank locations that make it the most highly trafficked student area within College Station.



NORTHGATE DISTRICT 1 MILE RADIUS  
POPULATION  
**17,000+**



NORTHGATE DISTRICT 3 MILE RADIUS  
POPULATION  
**90,000+**



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TEXAS  
OVERVIEW

**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**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



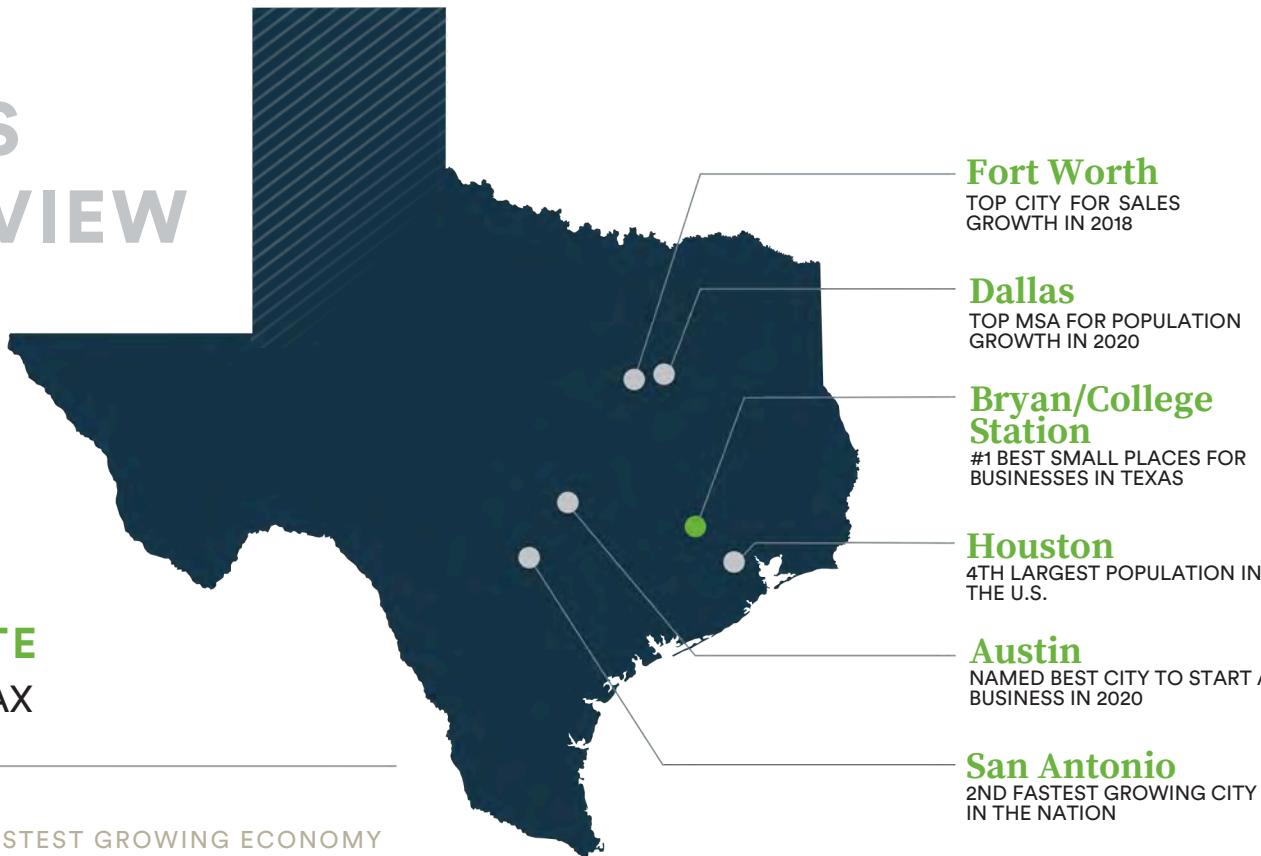
**BEST STATE  
FOR BUSINESS**



**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

532457

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Licensed Supervisor of Sales Agent/Associate

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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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Associate | Retail Services

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**Bryan**

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