



CENTURY SQUARE

OLIVE

UNIVERSITY DRIVE, COLLEGE STATION



60 acres

that redefine

Brazos Valley,

creating a

walkable | urban | destination

where people congregate
from across the region to

work | shop | play | connect



Reimagine the work day immersed in an urban and integrated environment.



Strategic LOCATION

Integrated into
TEXAS A&M UNIVERSITY'S
walking paths and bike trails

Traffic counts of more than
67,000 CARS
on University Drive each day

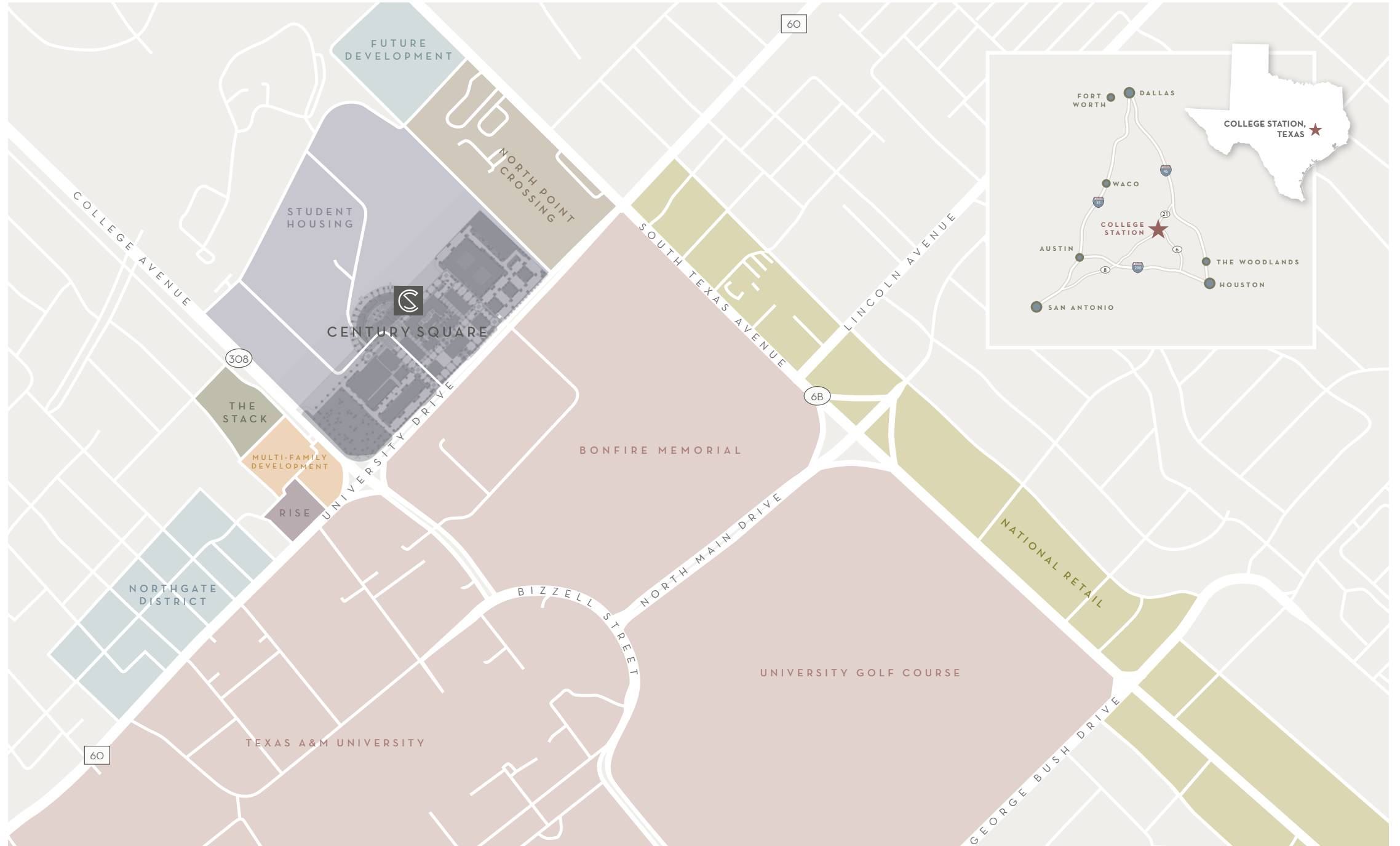
Bryan-College Station's
permanent 2014
POPULATION IS
202,000

Bryan-College Station is home
to more than
63,000 STUDENTS

Texas A&M University will draw
1.6 MILLION VISITORS
in 2015

Bryan-College Station permanent
residents have a true
HOUSEHOLD INCOME
of \$88,984

On average, the student family
HOUSEHOLD INCOME
is \$96,134 with the top 25% reaching
\$127,337



Master PLAN





OFFICE

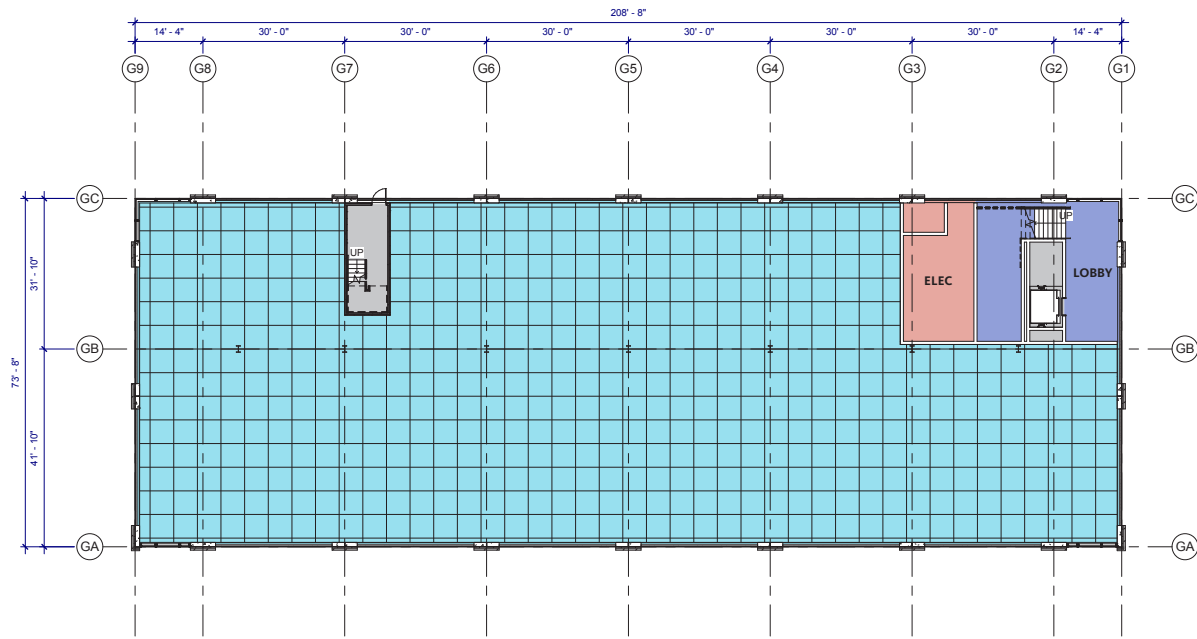
CENTURY SQUARE REPRESENTS A CONFLUENCE OF INNOVATION AND OPPORTUNITY. This will be a true enterprise hub for companies seeking a new competitive edge. Its proximity to Texas A&M makes it a natural choice for businesses that seek out the intellectual capital of some of Texas' best young minds.

60,000 S.F.
of
CLASS-A
OFFICE SPACE

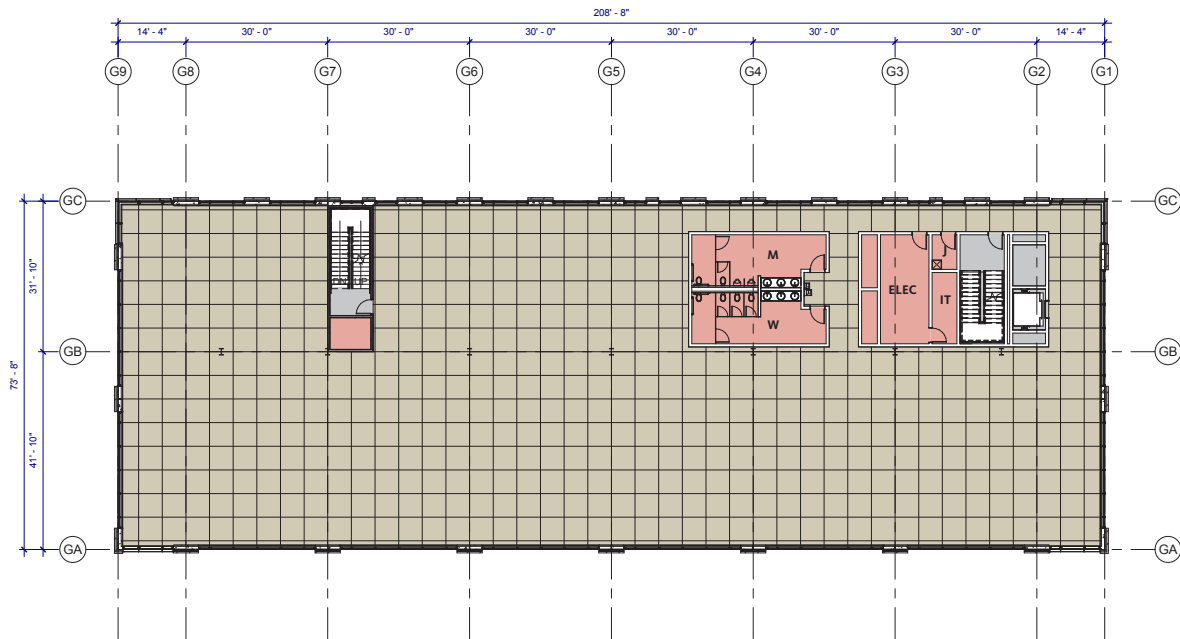
- Contemporary and flexible space design
- Energy efficient and environmentally friendly
- Adaptable spaces for biomed, tech and professional services
- Robust data handling and communications backbone



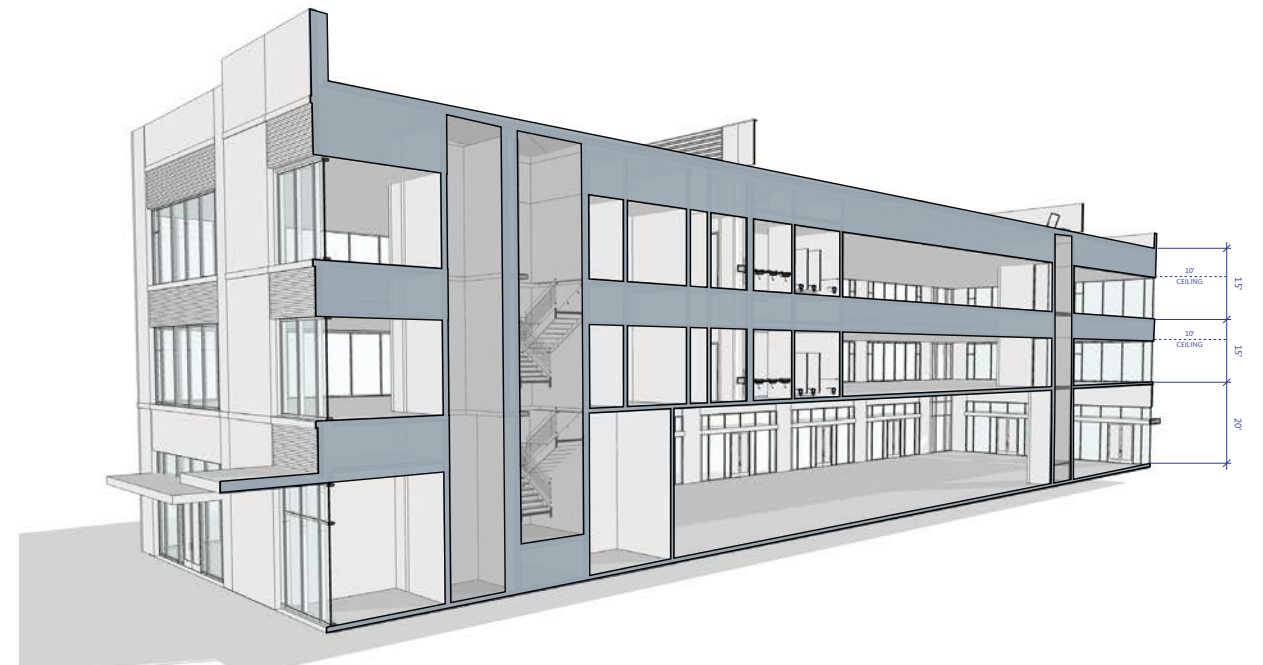
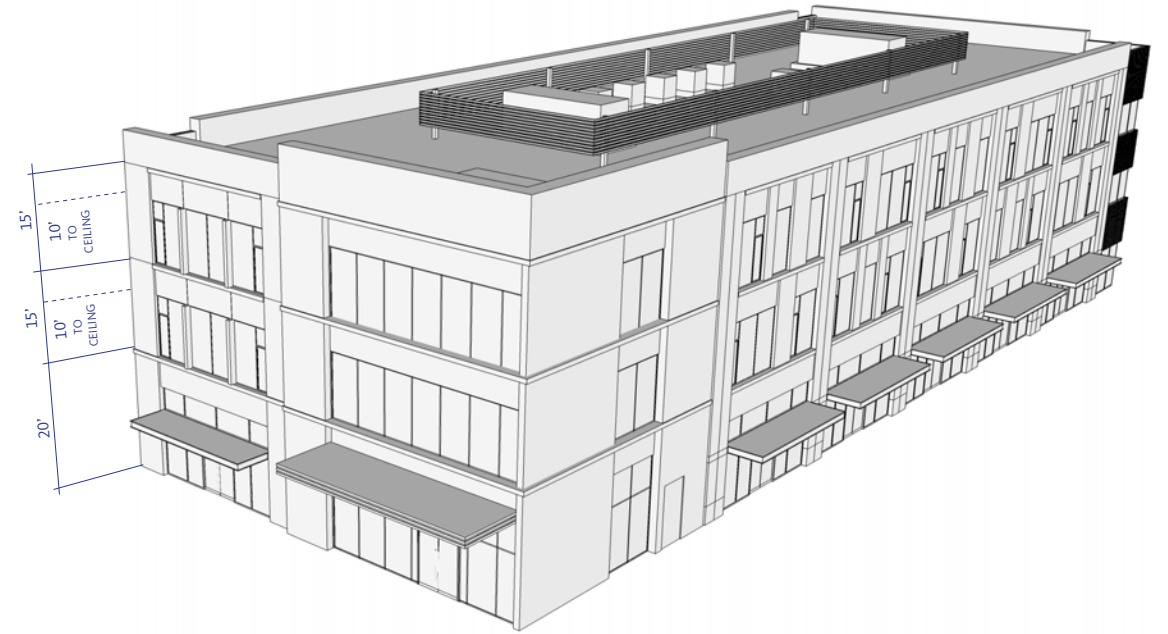
Floor PLANS



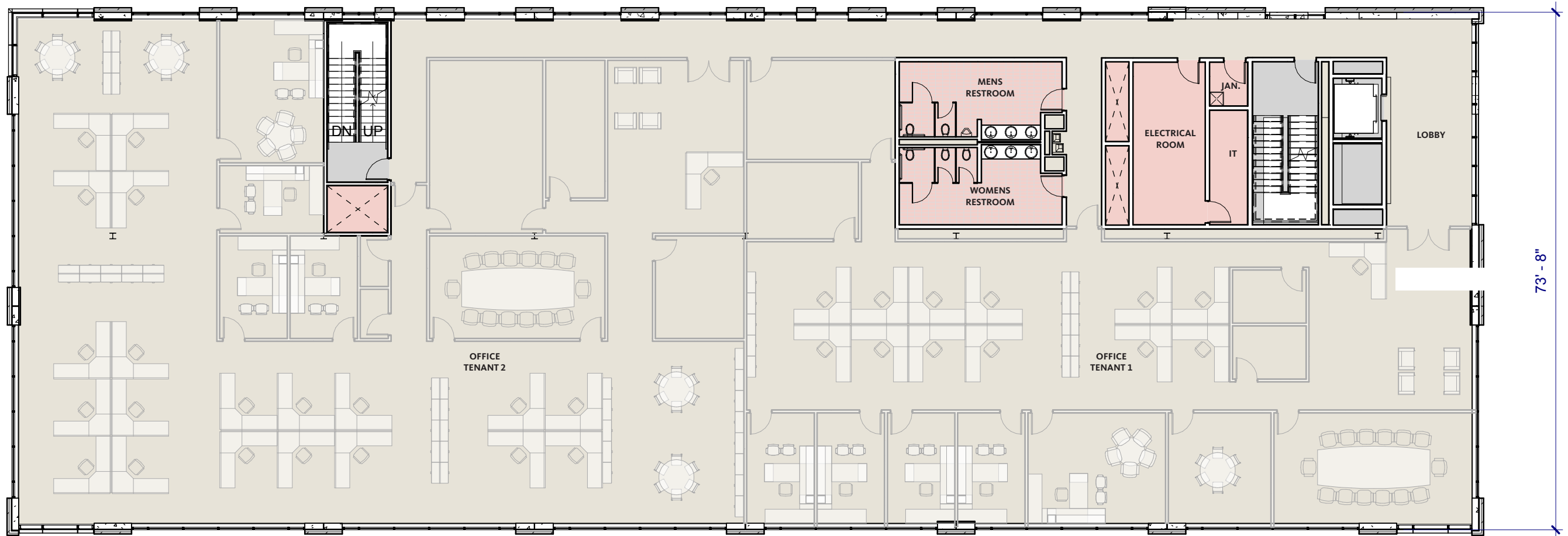
Ground Level Floor Plan | Retail



Level 2 & 3 Floor Plan | Office



Test
FIT



RETAIL & RESTAURANT

CENTURY SQUARE PROMISES TO BE COLLEGE STATION'S PREFERRED SHOPPING AND DINING DESTINATION. An eclectic mix of national brands and local boutiques brings an upscale browsing experience to the area for the first time. Signature dining establishments offer ample relaxation for neighbors near and far.

200,000 S.F.
of
RETAIL,
RESTAURANT,
& ENTERTAINMENT





CAVALRY
Court



THEgeorge™



100
PARK

100 PARK, THE GEORGE & CAVALRY COURT

CENTURY SQUARE IS HOME TO 21 AND OLDER LUXURY APARTMENT COMMUNITY; 100 PARK, AND TWO FULL-SERVICE HOTELS; THE GEORGE AND CAVALRY COURT. With its luxury interiors, modern amenities, and walkable and connected environment, 100 Park sets the standard for contemporary living. The George and Cavalry Court offer an elevated hospitality experience with inviting gathering spaces, and design elements and amenities reflecting the area's heritage.

249

spacious

21 AND OLDER
LUXURY APARTMENT
HOMES

162 ROOMS

at The George

141 ROOMS

at Cavalry Court

Hotels developed
in partnership with
THE VALENCIA
GROUP

- Spacious studio, one and two bedroom apartment homes with open floorplans
- Flexible meeting and event spaces
- Restaurant pavilion with views of the Century Square plaza
- Modern craft beer and liquor bar
- Outdoor courtyards with custom water features

MIDWAY

MIDWAY IS A PRIVATELY OWNED, FULLY INTEGRATED REAL ESTATE INVESTMENT AND DEVELOPMENT FIRM THAT HAS PROVIDED THE HIGHEST LEVEL OF QUALITY, SERVICE AND VALUE TO OUR CLIENTS AND INVESTORS FOR 48 YEARS. Midway's purpose is to create enduring investments and remarkable places that enrich people's lives.

Midway's portfolio of projects completed and/or underway consists of **45,000,000 S.F.** of **PROPERTIES** located in **23 STATES** and northern Mexico

Project Expertise

- Mixed-use environments
- Office and industrial facilities, including corporate headquarters, business and industrial parks, medical and laboratory facilities, and manufacturing facilities
- Retail and entertainment
- Hospitality
- Multi-family
- Master-planned residential communities



University Drive, College Station
century-square.com

MIDWAY

713.629.5200 | midwaycompanies.com