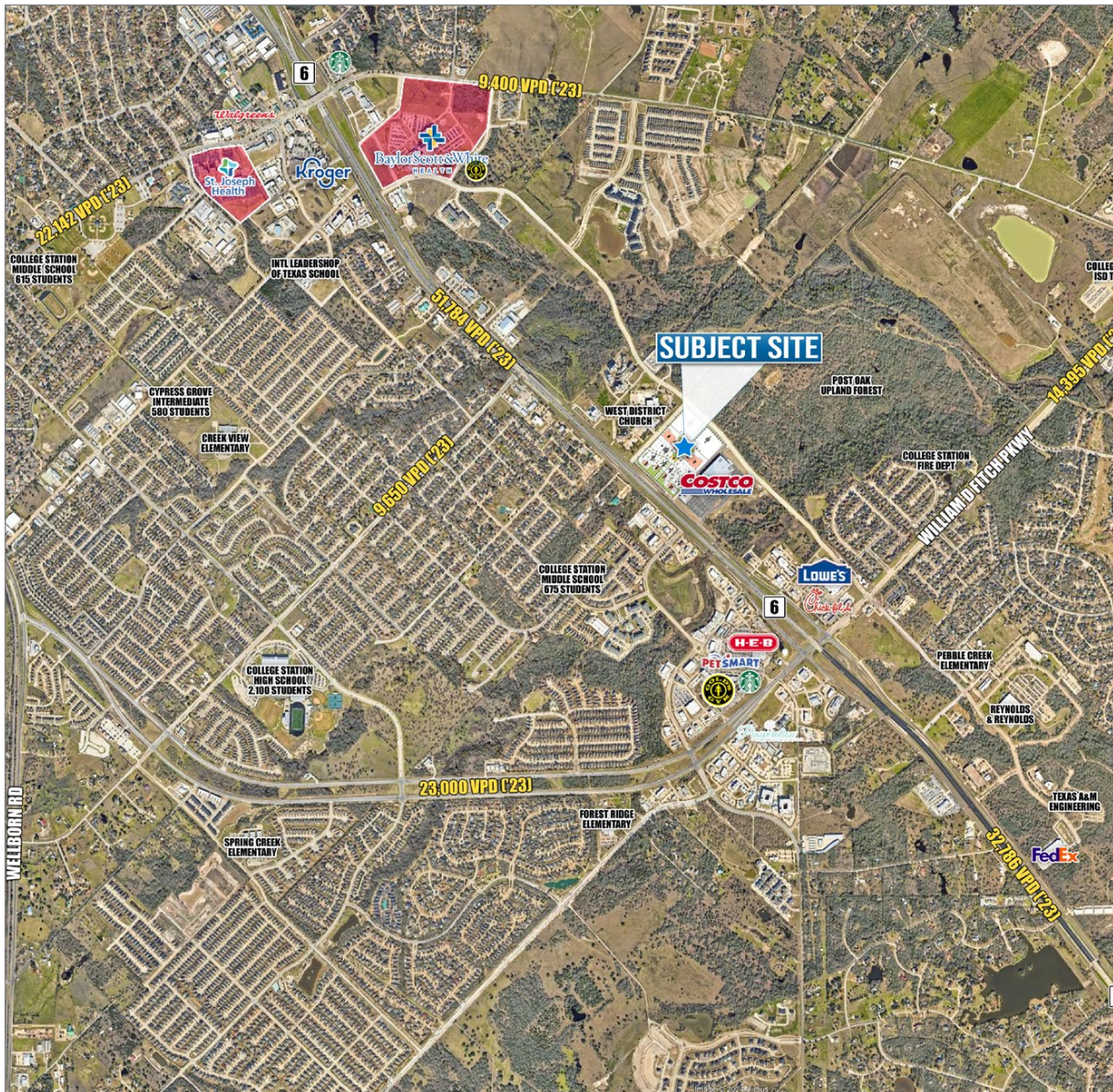


# COSTCO SHADOWED DEVELOPMENT COMING SOON

College Station, TX



## LOCATION:

NEC SH-6 & Corporate Parkway  
College Station, TX 77845

## PROPERTY HIGHLIGHTS:

- Less than a 15 minute drive for 86% of Brazos County populous
- Over 50% of the households in Brazos County with an income in excess of \$100,000 live within 3 miles
- Surrounded by major grocers and retail including H-E-B (2,400,000 annual visits), Costco (1,400,000 annual visits), and Lowe's (909,000 annual visits)
- Near major traffic drivers such as Texas A&M University, the second largest student body in the nation (74,014 students) and Baylor Scott & White Hospital (143 beds)
- Fast growing MSA with anticipated population growth of over 13% by 2027
- Contact broker for pricing

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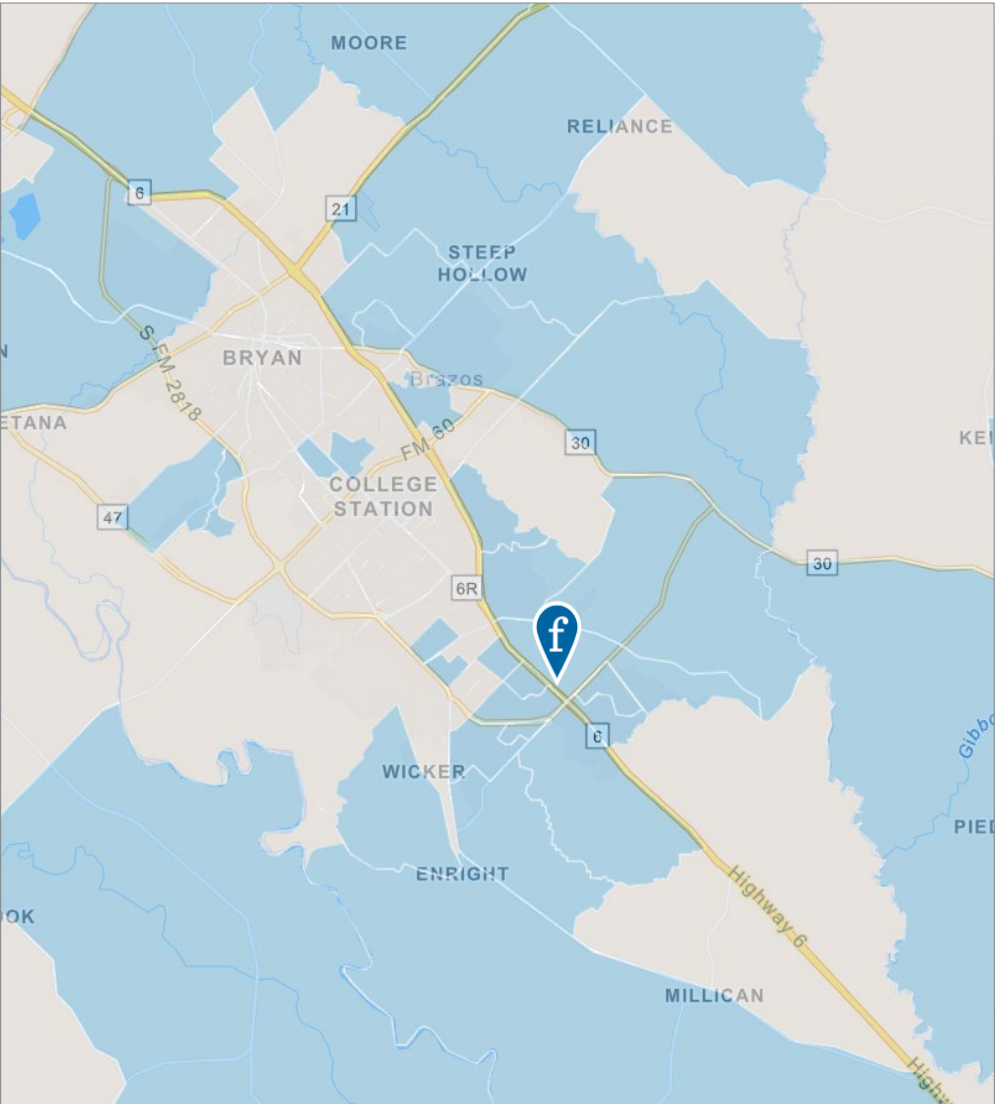
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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# COSTCO SHADOWED DEVELOPMENT COMING SOON

NEC SH-6 & Corporate Pkwy, College Station, TX 77845



Blue shading designates US Census Tracts with median household incomes greater than \$100,000 [Source: ESRI]

**College Station** is home to a diverse population driven by its role as the location of Texas A&M University, attracting a mix of students, faculty, and families. The area features an average household income of approximately \$82,000, with a younger demographic profile, as nearly half the population is aged 18-24, reflecting its status as a vibrant college town.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	6,297	43,375	103,553
2029 Total Population	6,865	47,164	112,249
'27 – '29 Growth Rate	9.02%	8.74%	8.40%
2024 Households	2,200	15,623	39,800
2029 Households	2,410	17,060	43,323
2024 Average HH Income	\$126,560	\$117,572	\$80,276
2024 Total Consumer Spending	\$88,780,032	\$582,117,807	\$1,165,544,907
2029 Total Consumer Spending	\$105,624,532	\$689,934,428	\$1,385,897,822

## TRAFFIC COUNTS:

State Highway 6:	66,350 VPD (2023)
William D Fitch Pkwy:	23,000 VPD (2023)

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# COSTCO SHADOWED DEVELOPMENT COMING SOON

NEC SH-6 & Corporate Pkwy, College Station, TX 77845



## NEIGHBORHOODS

\* all neighborhoods are located within a 10 minute drivetime from the subject site.

NEIGHBORHOOD	TOTAL LOTS	SALES PRICE RANGE
Green's Prairie Reserve	900+	\$499,000 - \$1,250,000
Indian Lakes	550+	\$500,000 - \$2,500,000
Pebble Creek	1,490+	\$309,000 - \$1,500,000
Midtown Reserve	300+	\$221,000 - \$374,900
Birdpond Estates	30+	\$610,000 - \$1,000,000
Castlegate	1,740+	\$234,000 - \$1,020,000
Creek Meadow	980+	\$201,000 - \$531,000
Castle Rock	300+	\$250,000 - \$434,000
Edelweiss Gartens	700+	\$212,000 - \$359,500
Williams Creek Lake Estates	80+	\$599,000 - \$799,000
Williams Creek Reserve	170+	\$631,000 - \$911,000
Nantucket	270+	\$270,000 - \$970,000
SouthernPointe	300+	\$280,000 - \$463,000

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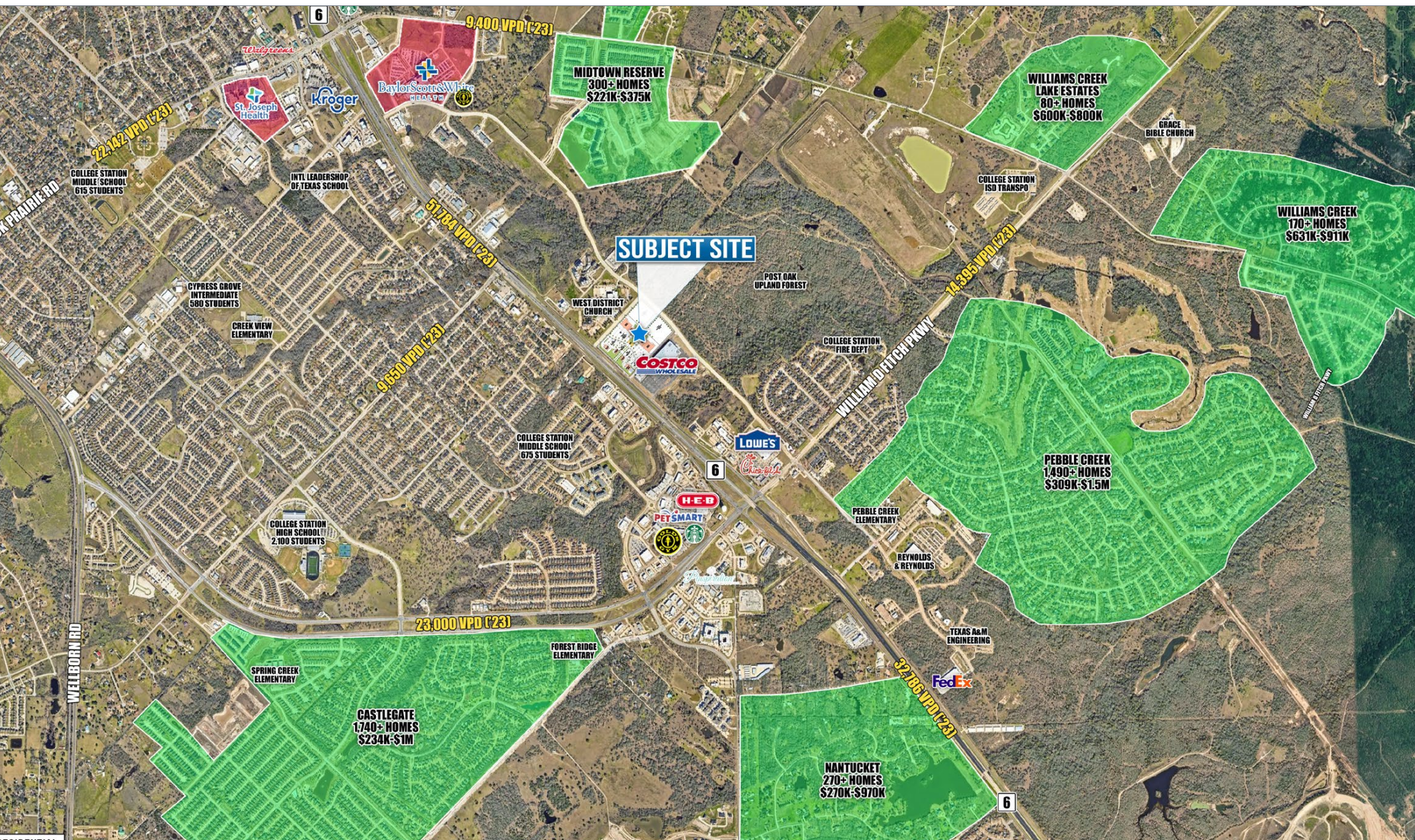
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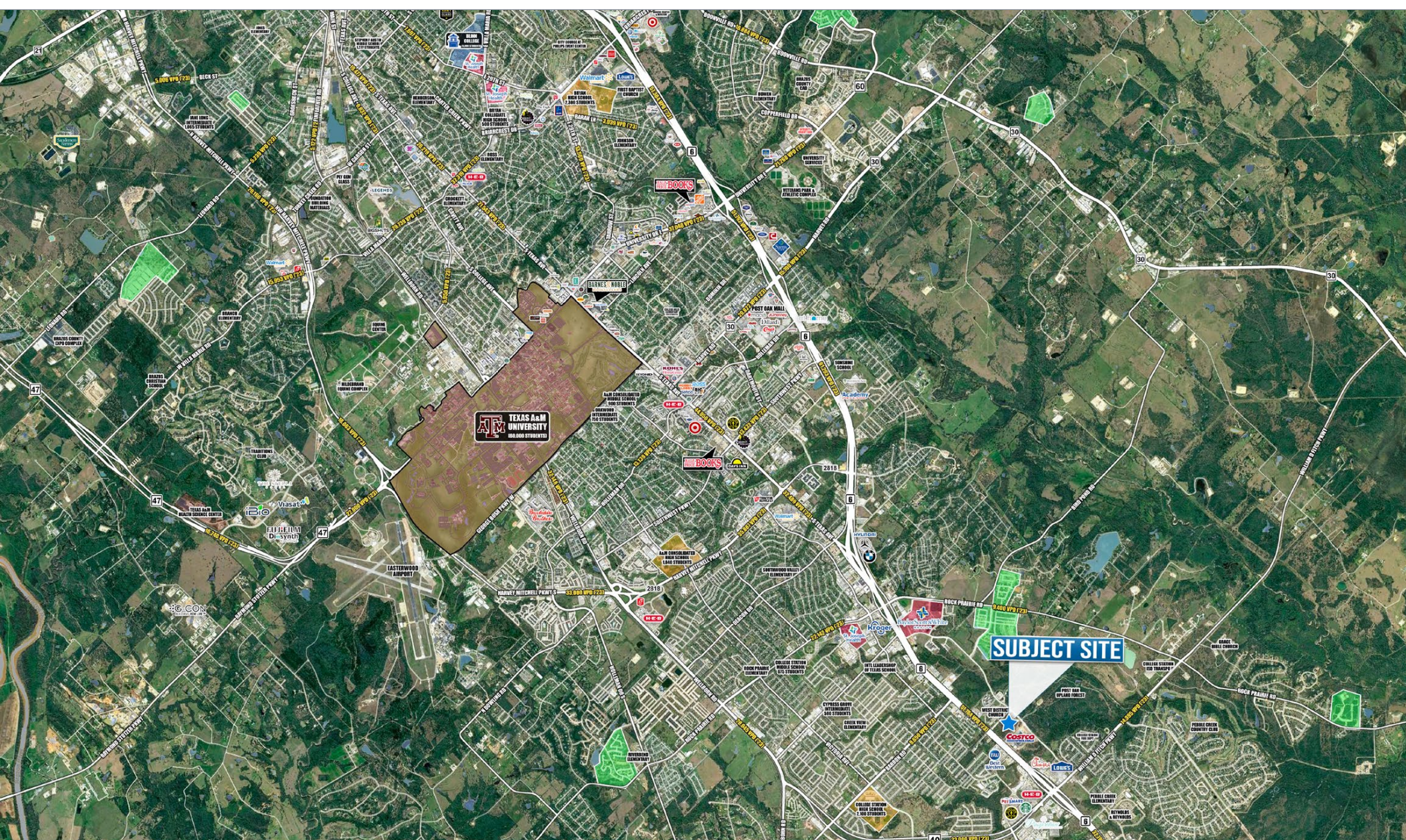
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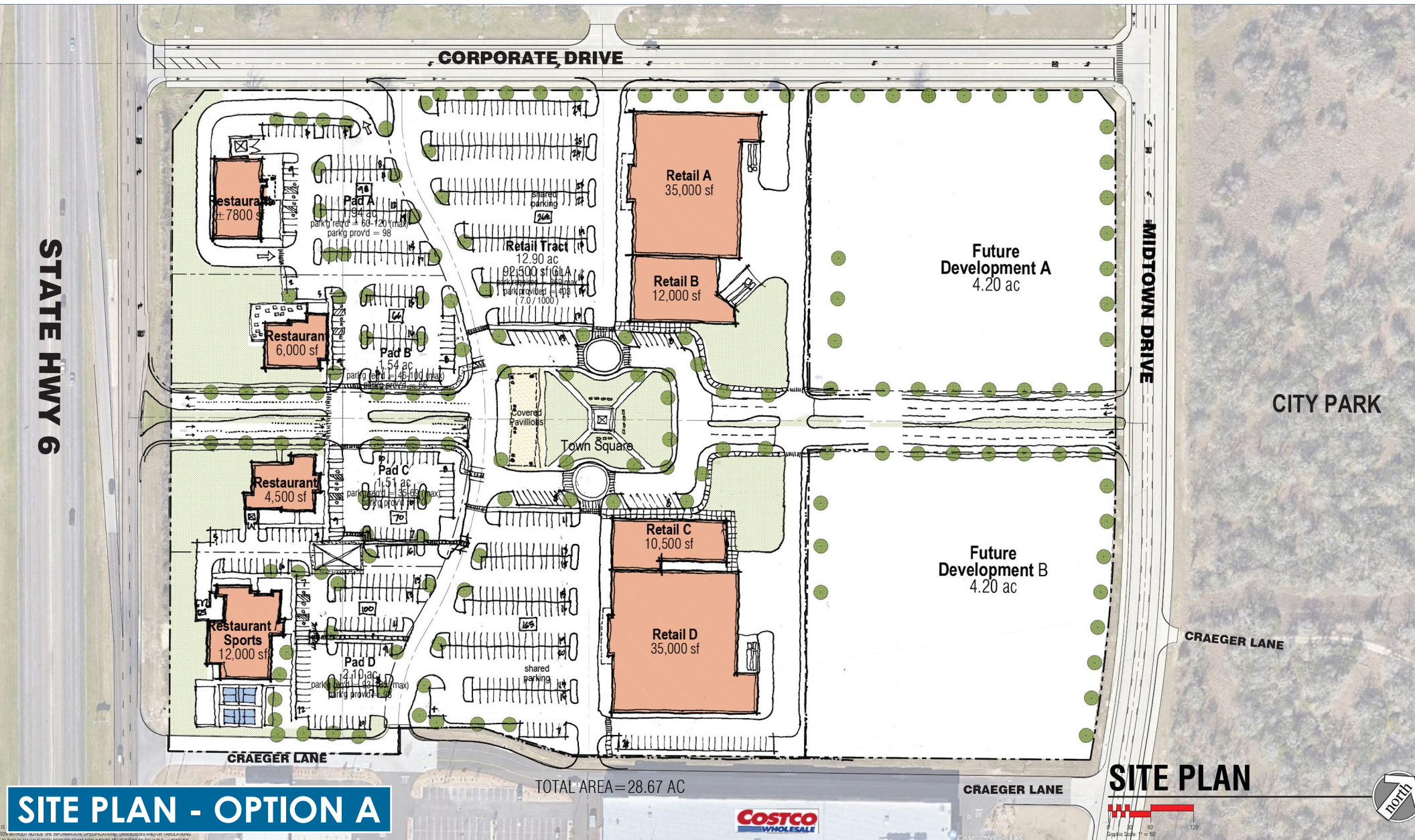
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# COSTCO SHADOWED DEVELOPMENT COMING SOON

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## SITE PLAN - OPTION A

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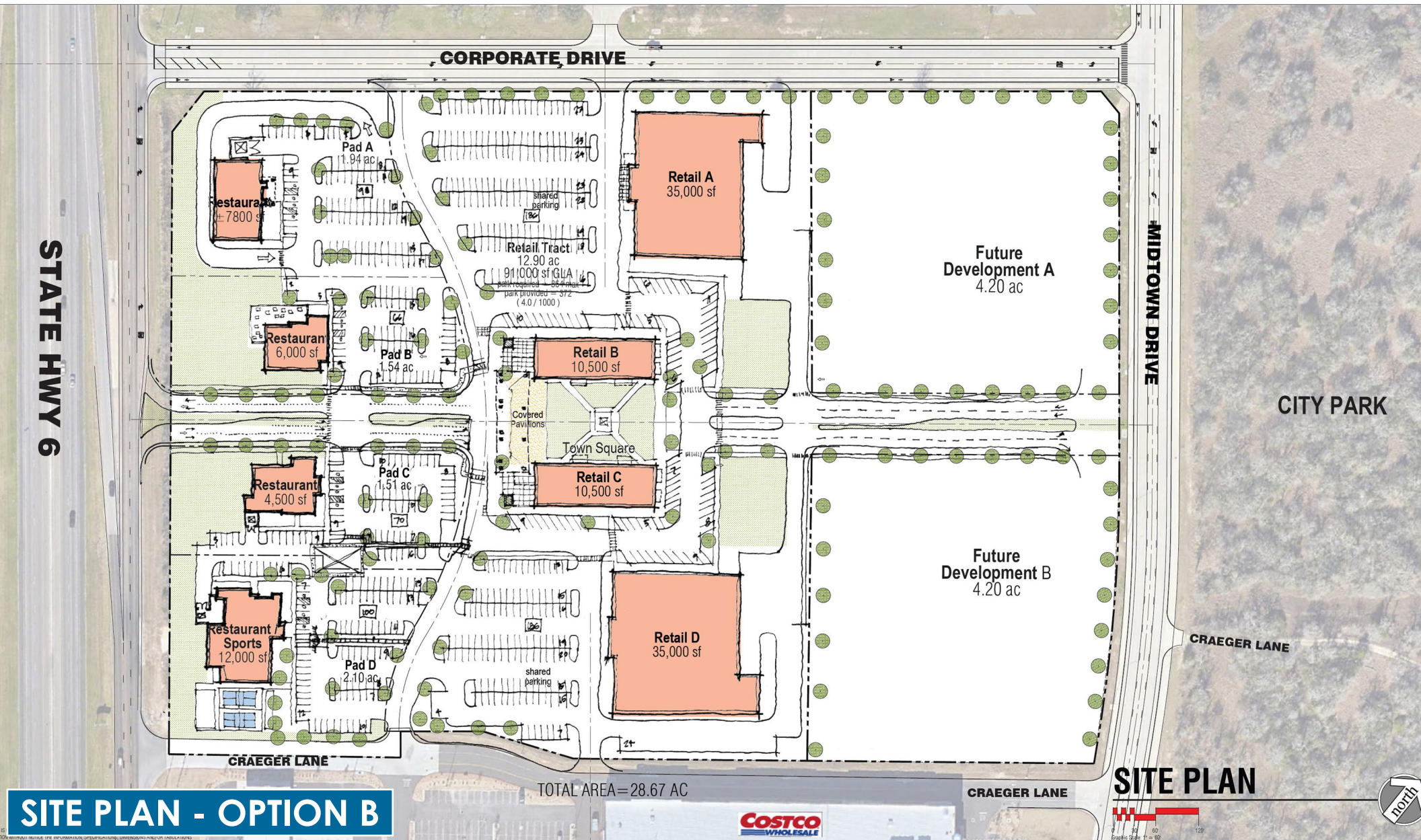
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# COSTCO SHADOWED DEVELOPMENT COMING SOON

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## SITE PLAN - OPTION B

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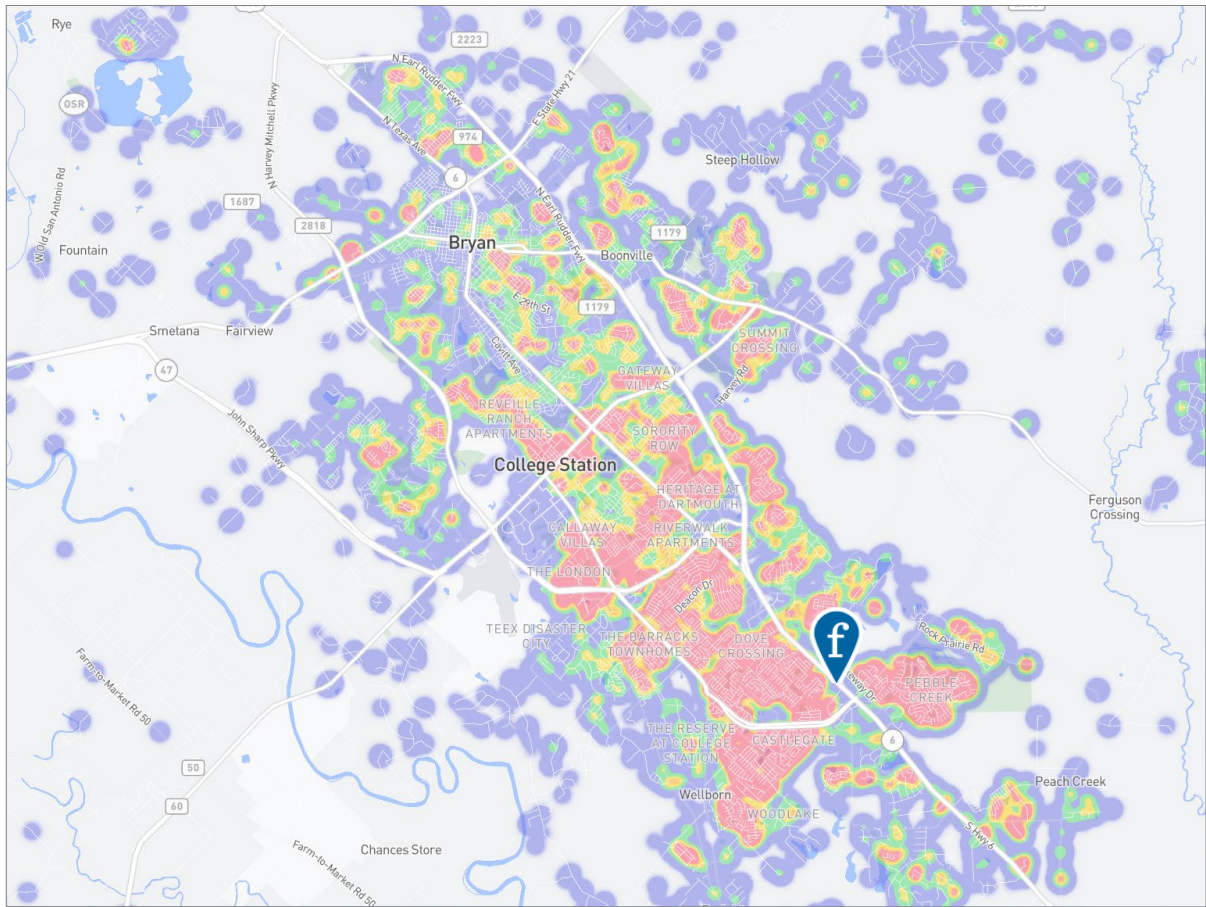
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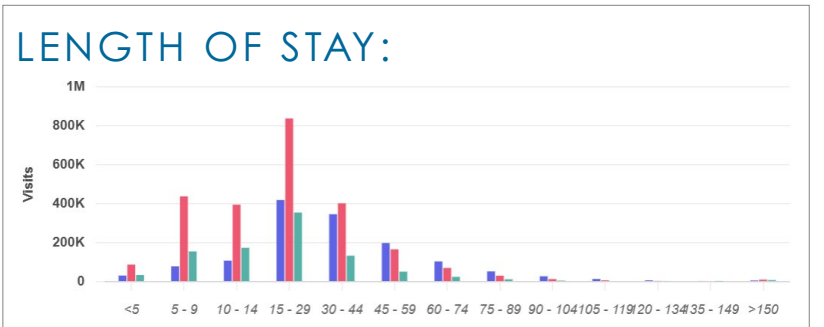
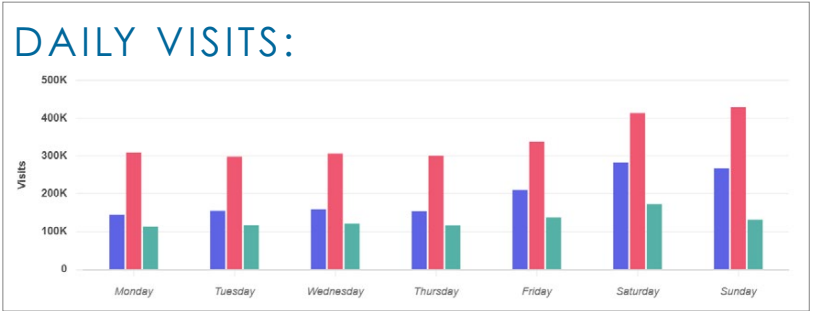
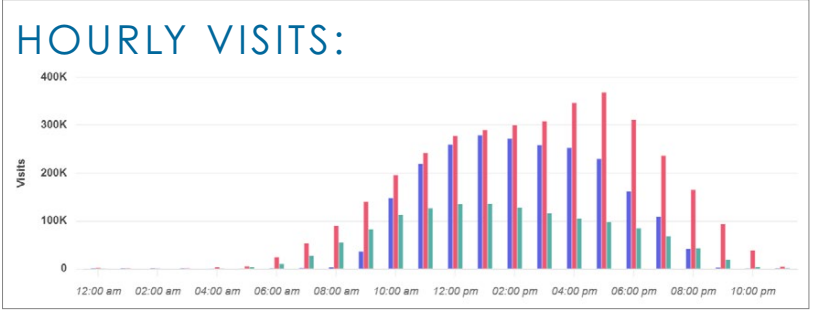


NEARBY RETAILER FOOT TRAFFIC (12 mos: Nov 2023 to Nov 2024)

	est. # of Customers	est. # of visits
• Costco	267,100	1,400,000
• H-E-B	259,700	2,400,000
• Lowe's	187,600	909,900

## NEARBY RETAILER FOOT TRAFFIC:

•Costco      •H-E-B      •Lowe's





# DEMOGRAPHIC SUMMARY

College Station  
Ring of 3 miles

## KEY FACTS



43,807

Population



38,405

Daytime Population



0.94%

'23-'28 Compound  
Annual Growth Rate



15,978

Households



\$322,529

Median Home Value



34.2

Median Age

## EDUCATION



9%

High School Diploma



13%

Some College



66.72%

Bachelor's Degree or  
Graduate Degree

## INCOME



\$110,603

MedianHousehold  
Income



\$147,882

AverageHousehold  
Income



\$53,511

Per CapitalIncome



\$372,051

MedianNet Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$128,067

Total Annual  
Expenditures



\$5,027

2023 Meals at  
Restaurants



\$9,215

2023 Meals at  
Home



\$41,655

Retail Goods



\$5,342

Entertainment



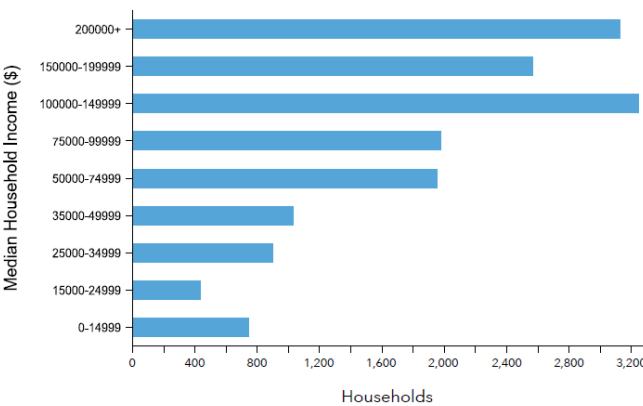
\$1,291

Personal Care



\$9,598

Health Care



## BUSINESS



1,336

Total Businesses



16,286

Total Employees



16.66%

Blue Collar  
Occupation



83.34%

White Collar  
Occupation

## Tapestry segments



**Professional Pride**  
3,545 households

22.2%  
of Households



**Up and Coming  
Families**  
3,166 households

19.8%  
of Households



**College Towns**  
2,899 households

18.1%  
of Households



## 2024 Race and ethnicity (Esri)

The largest group: White Alone (69.73)

The smallest group: Pacific Islander Alone (0.10)

Indicator ▲	Value	Diff		
White Alone	69.73	+13.53		
Black Alone	5.92	-10.19		
American Indian/Alaska Native Alone	0.45	-0.43		
Asian Alone	9.19	+6.03		
Pacific Islander Alone	0.10	-0.41		
Other Race	3.61	-6.44		
Two or More Races	10.99	-2.09		
Hispanic Origin (Any Race)	14.90	-11.47		

Bars show deviation from Waco-Temple-Bryan, TX



# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

\_\_\_\_\_  
Falcon Realty Advisors  
Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

\_\_\_\_\_  
497539  
License No.

\_\_\_\_\_  
thughes@falconcompanies.com  
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\_\_\_\_\_  
972-404-8383  
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Timothy Hughes  
Designated Broker of Firm

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Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date