

1601 S Texas Ave - Studio 6 Bryan - University Area



Location: **Studio 6 Bryan - University Area**
Cluster
Submarket
Brazos County
Bryan, TX 77802

Building Type: **Hospitality/Hotel**

Status: **Built 1965**

Stories: **2**

RBA: **43,022 SF**

Typical Floor: **21,511 SF**

Total Avail: **No Spaces Currently Available**

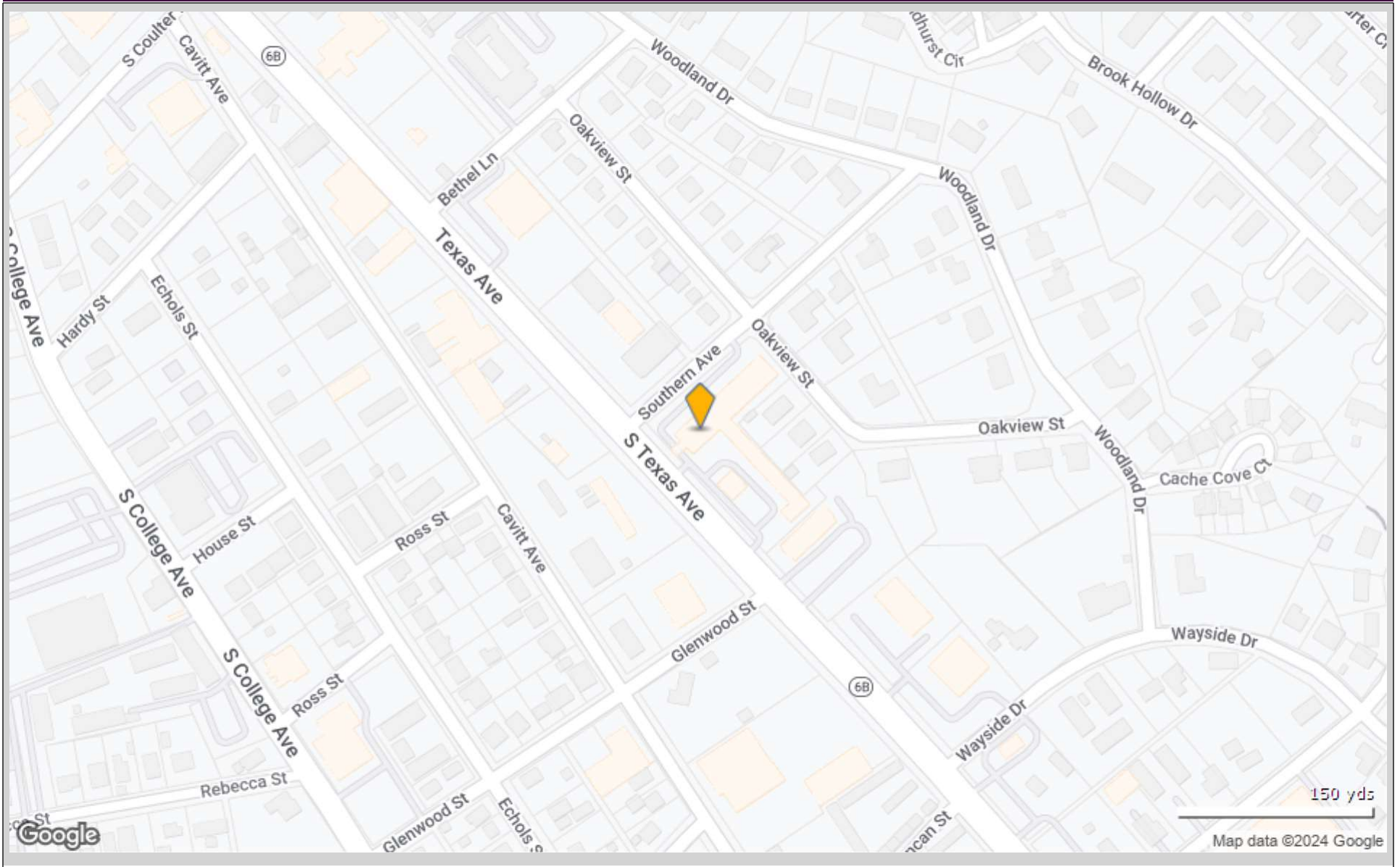
% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Diwali Bryan Llc**

Expenses: **2021 Tax @ \$1.30/sf**
Parcel Number: **18390**
Parking: **80 Surface Spaces are available; Ratio of 1.86/1,000 SF**
Amenities: **Pool, Public Access Wifi, Smoke-Free**

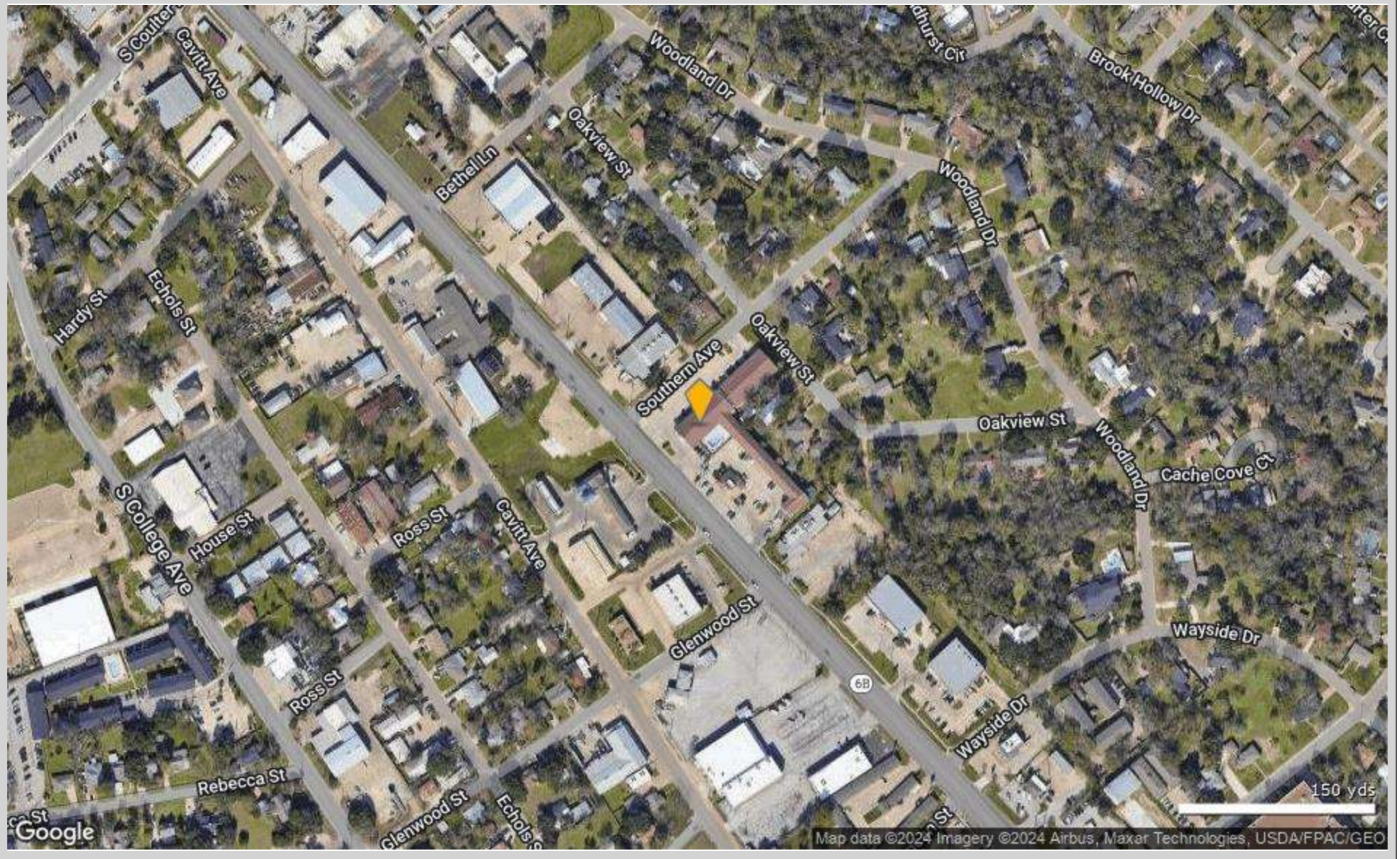
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No Site Plan image was found for this property

Tenant data not available for this property

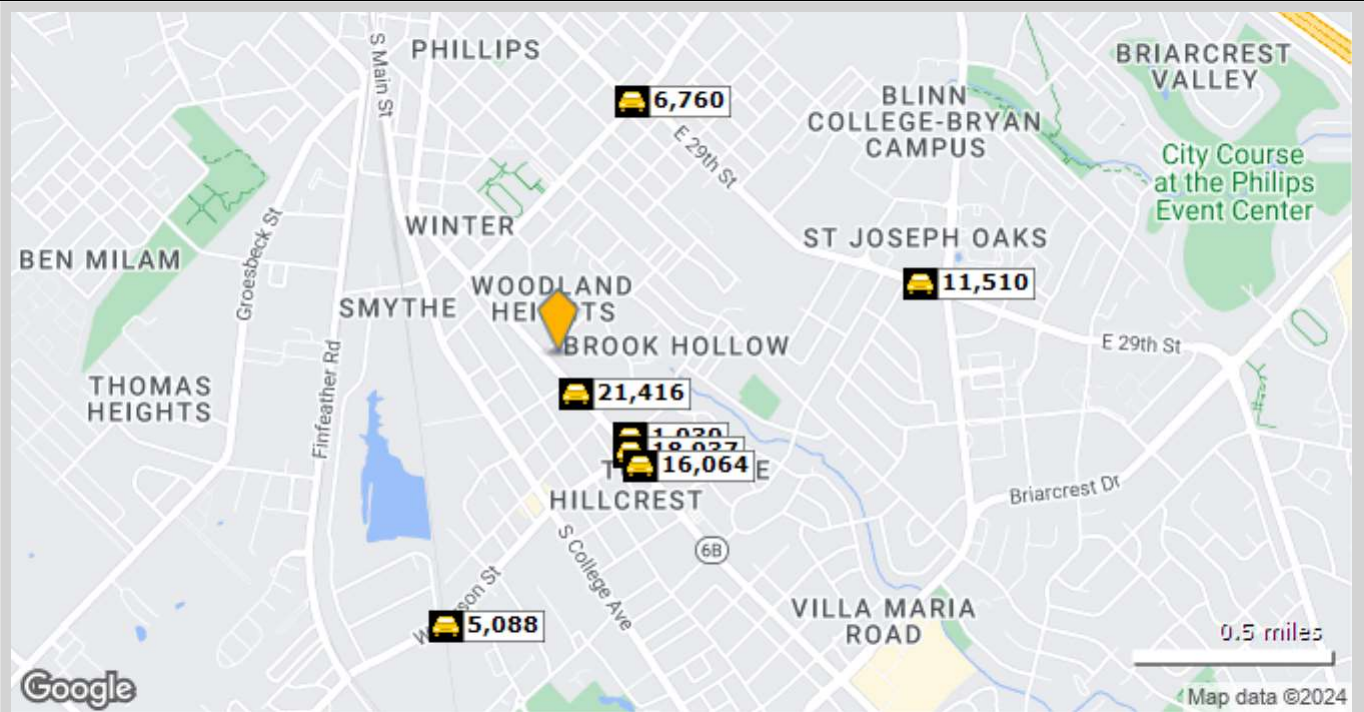
Total Tenants for report: 0

Traffic Count Report

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 Rent/SF/Yr: -



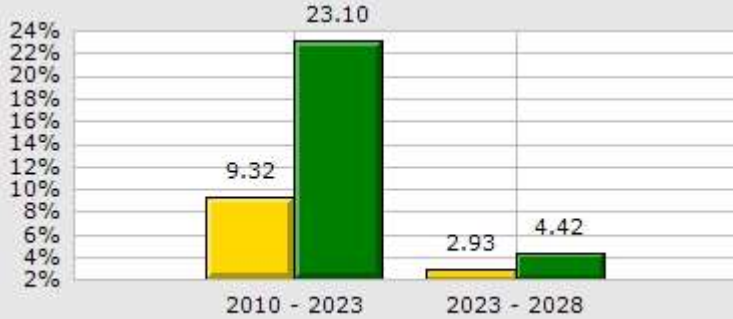
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Texas Ave	Glenwood St	0.03 NW	2018	21,416	MPSI	.11
2 Avondale Avenue	Texas Ave	0.02 SW	2022	1,030	MPSI	.28
3 Texas Avenue	E Carson St	0.01 SE	2022	18,937	MPSI	.31
4 Not Available	Not Available	0.00 No	2020	16,064	MPSI	.35
5 East 29th Street	S Coulter Dr	0.02 SE	2022	6,760	MPSI	.68
6 West Carson Street	Northern St	0.02 SW	2022	5,088	MPSI	.74
7 East 29th Street	Bristol St	0.03 W	2022	11,510	MPSI	.94

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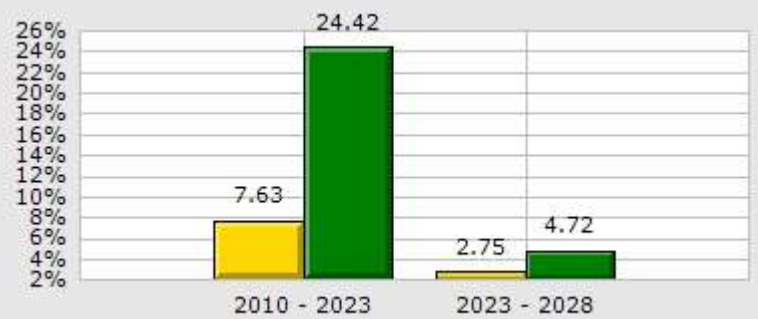
Type: **Hospitality/Hotel**
County: **Brazos**

1 Mile
County

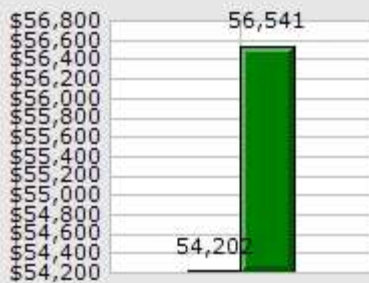
Population Growth



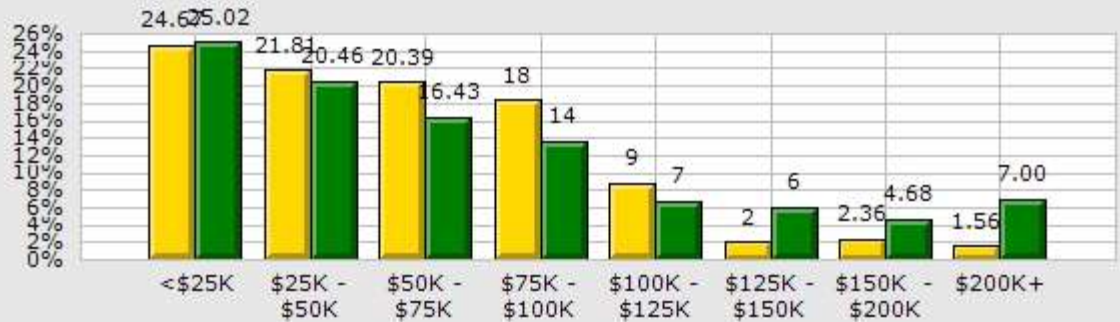
Household Growth



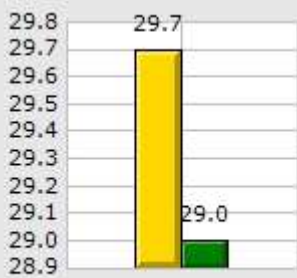
2023 Med Household Inc



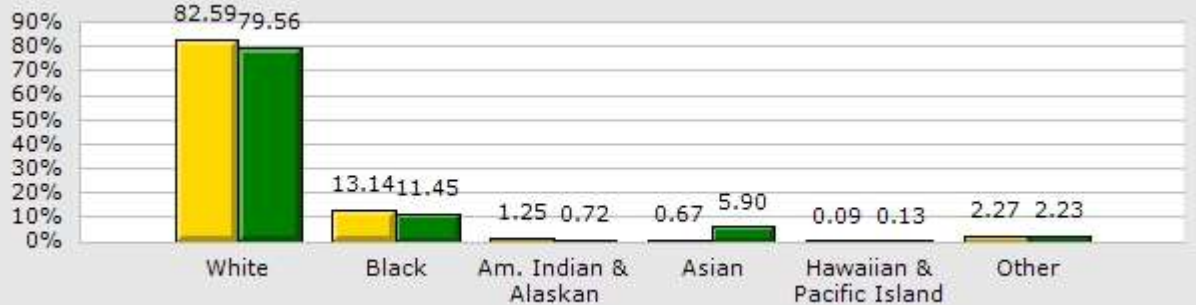
2023 Households by Household Income



2023 Median Age



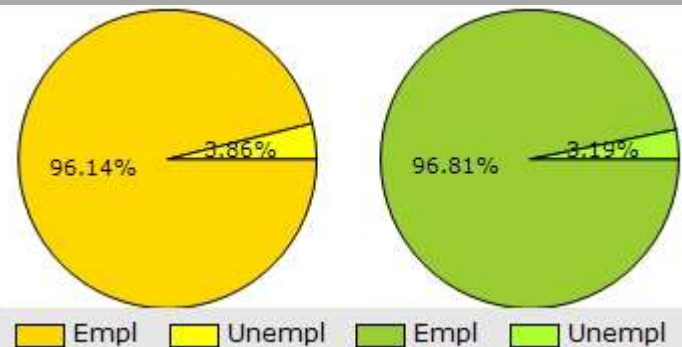
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Studio 6 Bryan - University Area
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Type: **Hospitality/Hotel**
 County: **Brazos**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	9.32%		23.10%	
Growth 2023 - 2028	2.93%		4.42%	
Empl	5,132	96.14%	115,395	96.81%
Unempl	206	3.86%	3,798	3.19%
2023 Population by Race				
	10,039		239,858	
White	8,291	82.59%	190,843	79.56%
Black	1,319	13.14%	27,467	11.45%
Am. Indian & Alaskan	125	1.25%	1,737	0.72%
Asian	67	0.67%	14,162	5.90%
Hawaiian & Pacific Island	9	0.09%	310	0.13%
Other	228	2.27%	5,339	2.23%
Household Growth				
Growth 2010 - 2023	7.63%		24.42%	
Growth 2023 - 2028	2.75%		4.72%	
Renter Occupied	1,823	50.71%	45,875	51.40%
Owner Occupied	1,772	49.29%	43,382	48.60%
2023 Households by Household Income				
	3,595		89,257	
Income <\$25K	887	24.67%	22,334	25.02%
Income \$25K - \$50K	784	21.81%	18,264	20.46%
Income \$50K - \$75K	733	20.39%	14,662	16.43%
Income \$75K - \$100K	660	18.36%	12,196	13.66%
Income \$100K - \$125K	318	8.85%	5,954	6.67%
Income \$125K - \$150K	72	2.00%	5,418	6.07%
Income \$150K - \$200K	85	2.36%	4,181	4.68%
Income \$200K+	56	1.56%	6,248	7.00%
2023 Med Household Inc	\$54,202		\$56,541	
2023 Median Age	29.70		29.00	

Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	10,333	79,173	157,544
2023 Estimate	10,039	76,618	152,219
2010 Census	9,183	67,901	131,945
Growth 2023 - 2028	2.93%	3.33%	3.50%
Growth 2010 - 2023	9.32%	12.84%	15.37%
2023 Population by Hispanic Origin	5,394	31,451	49,922
2023 Population	10,039	76,618	152,219
White	8,292 82.60%	56,443 73.67%	116,960 76.84%
Black	1,319 13.14%	13,647 17.81%	21,368 14.04%
Am. Indian & Alaskan	125 1.25%	747 0.97%	1,285 0.84%
Asian	66 0.66%	3,907 5.10%	8,838 5.81%
Hawaiian & Pacific Island	9 0.09%	158 0.21%	248 0.16%
Other	228 2.27%	1,716 2.24%	3,521 2.31%
U.S. Armed Forces	0	63	148
Households			
2028 Projection	3,694	30,260	59,231
2023 Estimate	3,595	29,214	56,997
2010 Census	3,340	25,593	48,698
Growth 2023 - 2028	2.75%	3.58%	3.92%
Growth 2010 - 2023	7.63%	14.15%	17.04%
Owner Occupied	1,772 49.29%	11,589 39.67%	21,114 37.04%
Renter Occupied	1,823 50.71%	17,625 60.33%	35,883 62.96%
2023 Households by HH Income	3,595	29,213	56,997
Income: <\$25,000	887 24.67%	8,589 29.40%	17,698 31.05%
Income: \$25,000 - \$50,000	784 21.81%	7,208 24.67%	13,419 23.54%
Income: \$50,000 - \$75,000	733 20.39%	5,275 18.06%	9,203 16.15%
Income: \$75,000 - \$100,000	660 18.36%	3,942 13.49%	6,993 12.27%
Income: \$100,000 - \$125,000	318 8.85%	1,782 6.10%	3,322 5.83%
Income: \$125,000 - \$150,000	72 2.00%	932 3.19%	2,272 3.99%
Income: \$150,000 - \$200,000	85 2.36%	611 2.09%	1,632 2.86%
Income: \$200,000+	56 1.56%	874 2.99%	2,458 4.31%
2023 Avg Household Income	\$62,078	\$60,072	\$63,732
2023 Med Household Income	\$54,202	\$44,335	\$44,102

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	528	8,936	17
Retail & Wholesale Trade	101	667	7
Hospitality & Food Service	34	426	13
Real Estate, Renting, Leasing	24	161	7
Finance & Insurance	33	152	5
Information	8	89	11
Scientific & Technology Services	33	248	8
Management of Companies	2	6	3
Health Care & Social Assistance	109	4,620	42
Educational Services	12	437	36
Public Administration & Sales	5	402	80
Arts, Entertainment, Recreation	9	62	7
Utilities & Waste Management	14	79	6
Construction	31	236	8
Manufacturing	15	736	49
Agriculture, Mining, Fishing	3	40	13
Other Services	95	575	6

Consumer Spending Report

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2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$91,448	\$715,980	\$1,458,817
Total Apparel	\$5,425	\$42,296	\$83,797
Women's Apparel	1,995	15,578	30,864
Men's Apparel	1,141	8,595	16,789
Girl's Apparel	386	3,091	6,184
Boy's Apparel	298	2,329	4,655
Infant Apparel	275	2,282	4,860
Footwear	1,330	10,421	20,445
Total Entertainment & Hobbies	\$12,919	\$102,492	\$209,865
Entertainment	1,517	12,713	26,968
Audio & Visual Equipment/Service	3,383	26,608	52,779
Reading Materials	105	936	2,115
Pets, Toys, & Hobbies	2,048	15,957	33,759
Personal Items	5,866	46,278	94,245
Total Food and Alcohol	\$26,783	\$206,422	\$409,872
Food At Home	14,378	110,282	214,854
Food Away From Home	10,735	83,056	167,682
Alcoholic Beverages	1,670	13,084	27,336
Total Household	\$13,158	\$102,291	\$210,296
House Maintenance & Repair	3,028	20,166	37,632
Household Equip & Furnishings	5,359	42,736	87,599
Household Operations	3,560	29,203	62,728
Housing Costs	1,211	10,187	22,338

Consumer Spending Report

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$24,034	\$192,071	\$399,106
Vehicle Purchases	11,926	96,281	205,408
Gasoline	7,267	55,878	110,173
Vehicle Expenses	382	2,726	5,689
Transportation	1,581	13,918	30,111
Automotive Repair & Maintenance	2,878	23,268	47,724
Total Health Care	\$4,142	\$30,940	\$61,215
Medical Services	2,344	17,401	34,853
Prescription Drugs	1,352	10,097	19,623
Medical Supplies	445	3,442	6,739
Total Education/Day Care	\$4,988	\$39,468	\$84,666
Education	3,455	26,933	56,907
Fees & Admissions	1,533	12,535	27,760