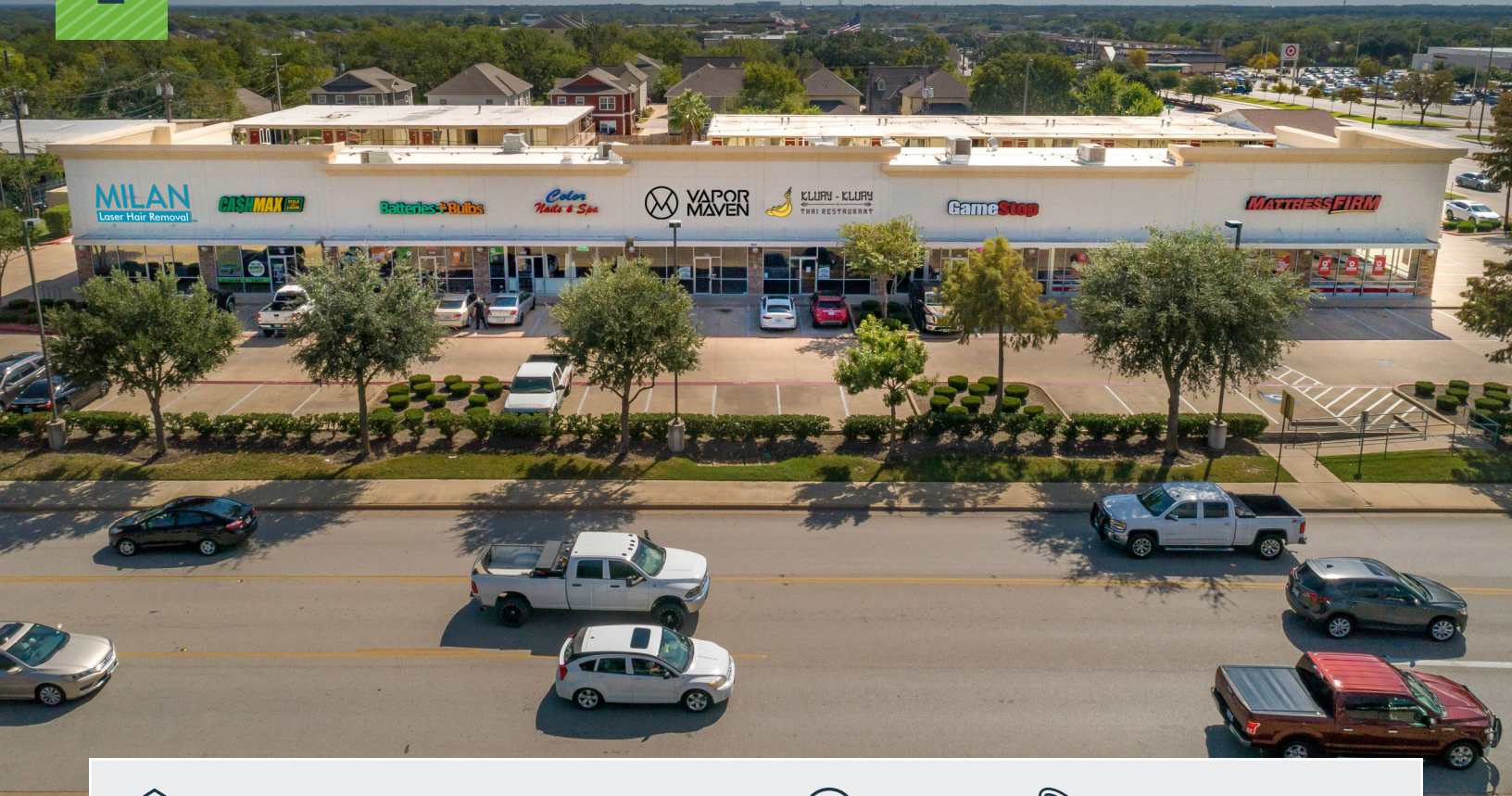


FOR LEASE

SHOPS ON TEXAS

2001 TEXAS AVENUE SOUTH
COLLEGE STATION, TX 77840

Oldham
Goodwin **OG**



AVAILABILITY

1,470 SF



TRAFFIC

51,113 VPD



PARKING

74 SPACES

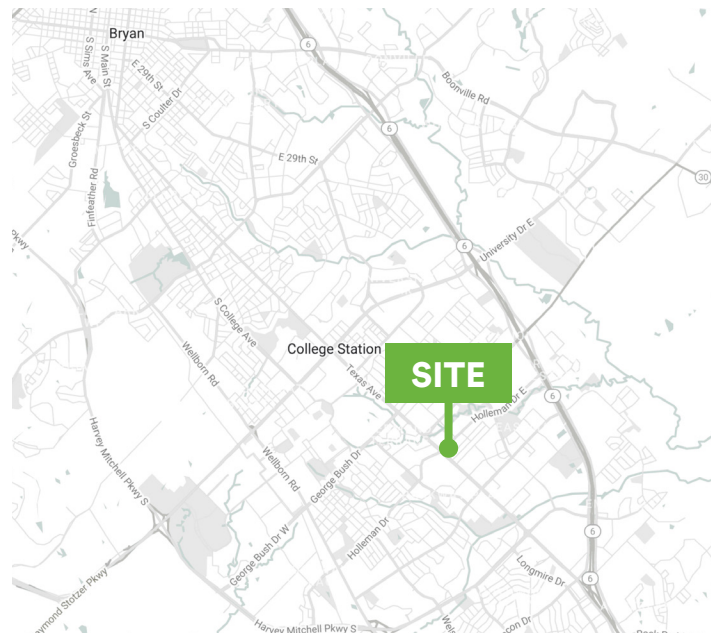


RENTAL RATE

\$28.00/SF/YR - NNN

PROPERTY HIGHLIGHTS

- Conveniently located less than 2 blocks from Texas A&M University with a 2024 Fall enrollment of over 79,000 students
- Great visibility and access at the lighted intersection of South Texas Avenue and Holleman Road
- Co-tenants include Mattress Firm, Batteries+ Bulbs, and Vapor Maven
- Exposure to more than 51,113 VPD on South Texas Avenue and 26,632 VPD on Holleman Road
- Surrounded by national retailers, and in close proximity to hotels, dining, and dense student housing



FOR LEASE

SHOPS ON TEXAS

2001 TEXAS AVENUE SOUTH
COLLEGE STATION, TX 77840



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	17,669	103,397	172,711
2029 Total Population	19,207	111,092	186,780
2024-2029 Growth Rate	8.70%	7.44%	8.15%
2024 Households	8,130	37,822	65,830
2029 Households	8,861	40,990	71,710
2024 Median Home Value	\$291,904	\$269,029	\$261,723
2024 Average Household Income	\$43,713	\$55,476	\$66,728
2024 Total Consumer Spending	\$160,891,077	\$881,082,699	\$1,699,396,728
2029 Total Consumer Spending	\$192,473,880	\$1,040,289,477	\$2,014,606,013



51,113 VPD
Texas Avenue
South



72,342
Employees

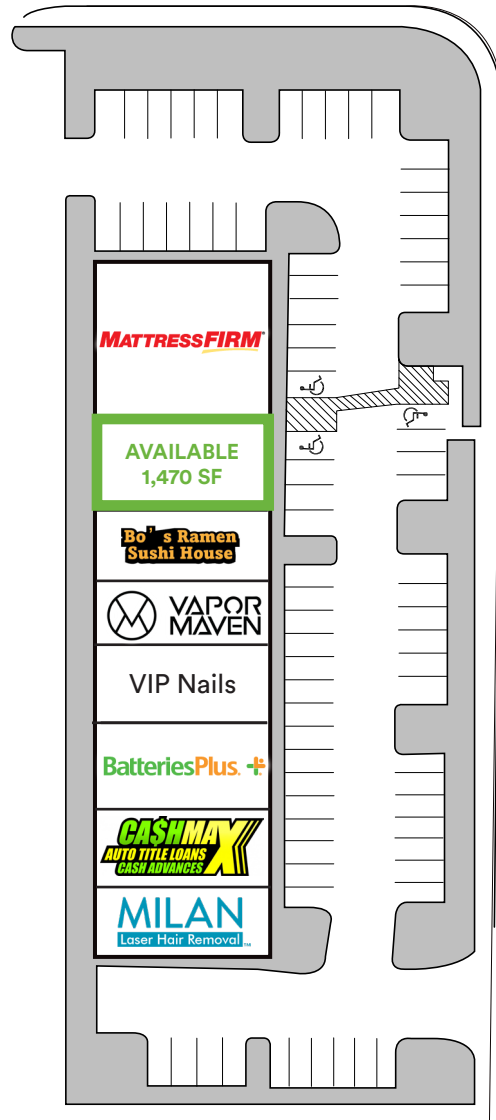
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SHOPS ON TEXAS

2001 TEXAS AVENUE SOUTH
COLLEGE STATION, TX 77840

South Texas Avenue

Holleman Drive E



SUITE	AVAILABILITY	RSF
100	Mattress Firm	4,935
200	Available	1,470
300 B	Bo's Ramen & Sushi House	2,000
300 A	Vapor Maven	1,450
500	VIP Nails	1,500
600	BatteriesPlus	1,600
700	Cash Max	1,850
800	Milan Laser Hair Removal	1,477

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SHOPS ON TEXAS

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FOR LEASE

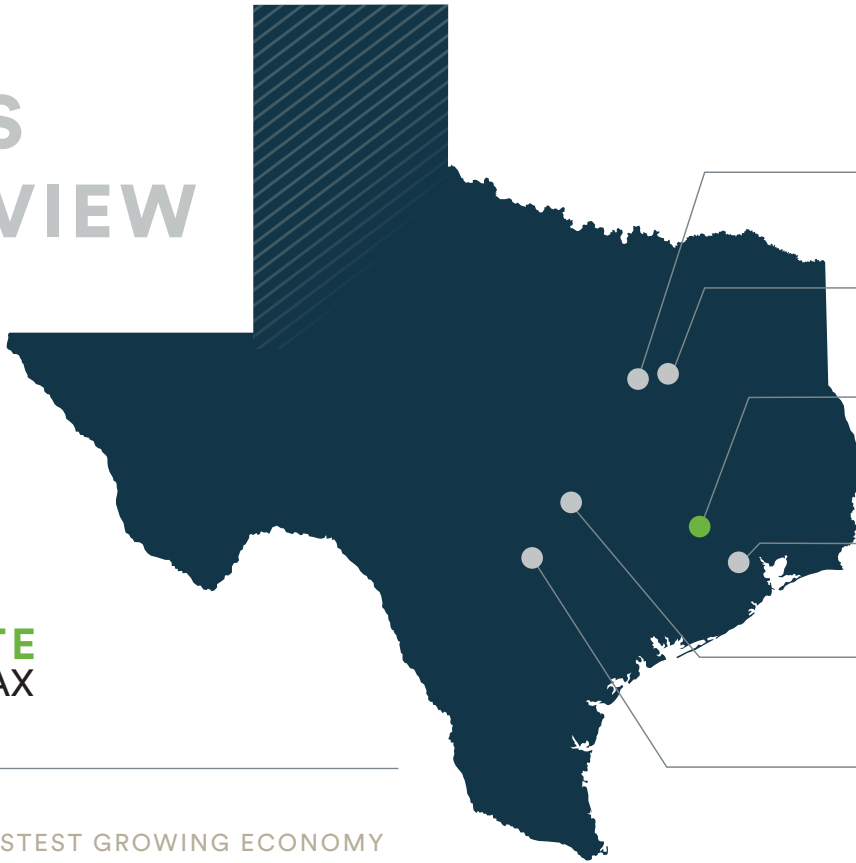
SHOPS ON TEXAS

2001 TEXAS AVENUE SOUTH
COLLEGE STATION, TX 77840

TEXAS OVERVIEW



**NO STATE
INCOME TAX**



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

2ND

FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1

STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

2ND

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

SHOPS ON TEXAS

2001 TEXAS AVENUE SOUTH
COLLEGE STATION, TX 77840

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



SHOPS ON TEXAS

2001 TEXAS AVENUE SOUTH
COLLEGE STATION, TX 77840

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

(979) 268-2000
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

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:



Freddy Alonso

Associate | Retail Services

D: 979.977.6086 **C:** 956.854.5631

Freddy.Alonso@OldhamGoodwin.com

Color
Nails & Spa  **VAPOR**
MAVEN  **KLARY - KLARY**
THAI RESTAURANT

GameStop

Bryan

3000 Briarcrest Drive, Suite 500 | Bryan, Texas 77802

HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM