

RARE VALUE-ADD  
OPPORTUNITY IN  
PRIME LOCATION

SIGNIFICANT UPSIDE  
VIA 80K+ SF AVAILABLE  
FOR LEASE UP

# TOWNSHIRE

SHOPPING CENTER

1901 - 2027 SOUTH TEXAS AVE, BRYAN, TX 77802

IDEAL COVERED  
LAND PLAY

 **TEXAS A&M**  
UNIVERSITY.  
< 2 Miles to Main Campus  
77,000 Students



62K SF WALMART BOX –  
DARK AND PAYING RENT

CULPEPPER MANOR

NORTHPOINT CROSSING  
627 UNITS

CENTURY SQUARE  
BUILDING PARK

NORTHGATE  
BAR DISTRICT

BRYAN SQUARE  
SHOPPING CENTER

PLANTATION SHOPPING CENTER

S TEXAS AVE  
34,000 VPD

# INVESTMENT OVERVIEW

Tenant	Occupied SF	Available SF	% of GLA	Tenure (Yrs)
Walmart (Dark)		62,322	45.9%	
King Dollar	9,906		7.3%	14.0
Vacant		8,000	5.9%	
Vacant		1,200	0.9%	
Regional Finance	1,600		1.2%	6.9
CiCi's Pizza	4,594		3.4%	23.3
Vacant		4,088	3.0%	
Vacant		5,000	3.7%	
Buddy's Home Furnishings	5,800		4.3%	10.5
Nova Medical Centers	6,200		4.6%	10.8
Vacant		2,000	1.5%	
Alpha Graphics	19,593		14.4%	26.4
EZ Pawn	5,400		4.0%	31.0
Former Fuel Station (Dark)			0.0%	
<b>TOTAL OCCUPIED NRA</b>	<b>53,093</b>		<b>39.1%</b>	
<b>AVAILABLE NRA</b>		<b>82,610</b>	<b>60.9%</b>	
<b>TOTAL NET RENTABLE AREA</b>	<b>135,703</b>		<b>100.0%</b>	



TOWNSHIRE SHOPPING CENTER

## ASSET PROFILE

Address	1901 - 2027 South Texas Ave Bryan, TX 77802
Square Feet	135,703
Occupancy	39%
Year Built / Renovated	2000 / 2012
Land Area	± 14.07 AC
Parking	697 Spaces
Parking Ratio	5.1 per 1,000 SF
Traffic Counts	S Texas Ave - 34,000 VPD

## FINANCIAL SUMMARY

Price	Market
Cap Rate	Market

# INVESTMENT HIGHLIGHTS

## Major Value Add Opportunity

- **Walmart** is dark in **62,322 SF** and **paying rent** through August 2026, offering **~2 years of cash flow**, while an investor determines their long-term business plan to maximize value for this former Walmart. New ownership can increase rent for this space by 3 – 5 x once Walmart expires, while clipping the coupon with investment grade Walmart income at a relatively high yield in the short-term.
- An additional **20,288 SF** of vacancy offers an immediate avenue to add value and increase cash flow.
- Additional value add opportunity exists from the ability to develop **two pad sites** in front of the site including a former Albertson's fuel station, which has been demolished, and is **dark** but **paying rent** until August 2026. This space could be re-leased at **significantly higher rents** to a longer-term Tenant at expiration. Investors could then pursue a **carve-out exit strategy** by monetizing the pads at far **lower cap rates** relative to the remainder of the center.

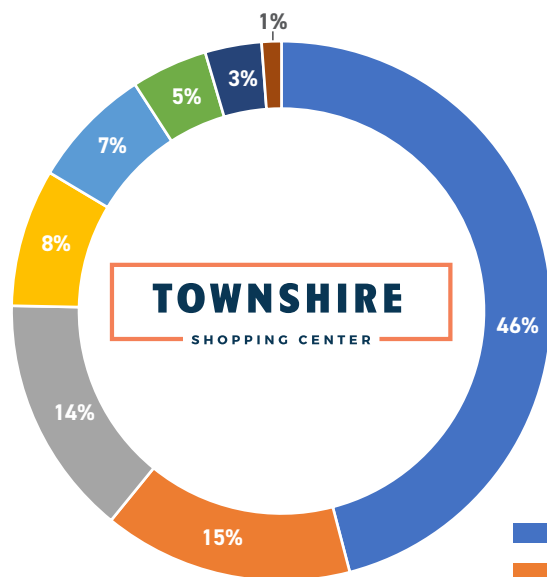


# INVESTMENT HIGHLIGHTS








## Well Positioned in a Growing Texas Market

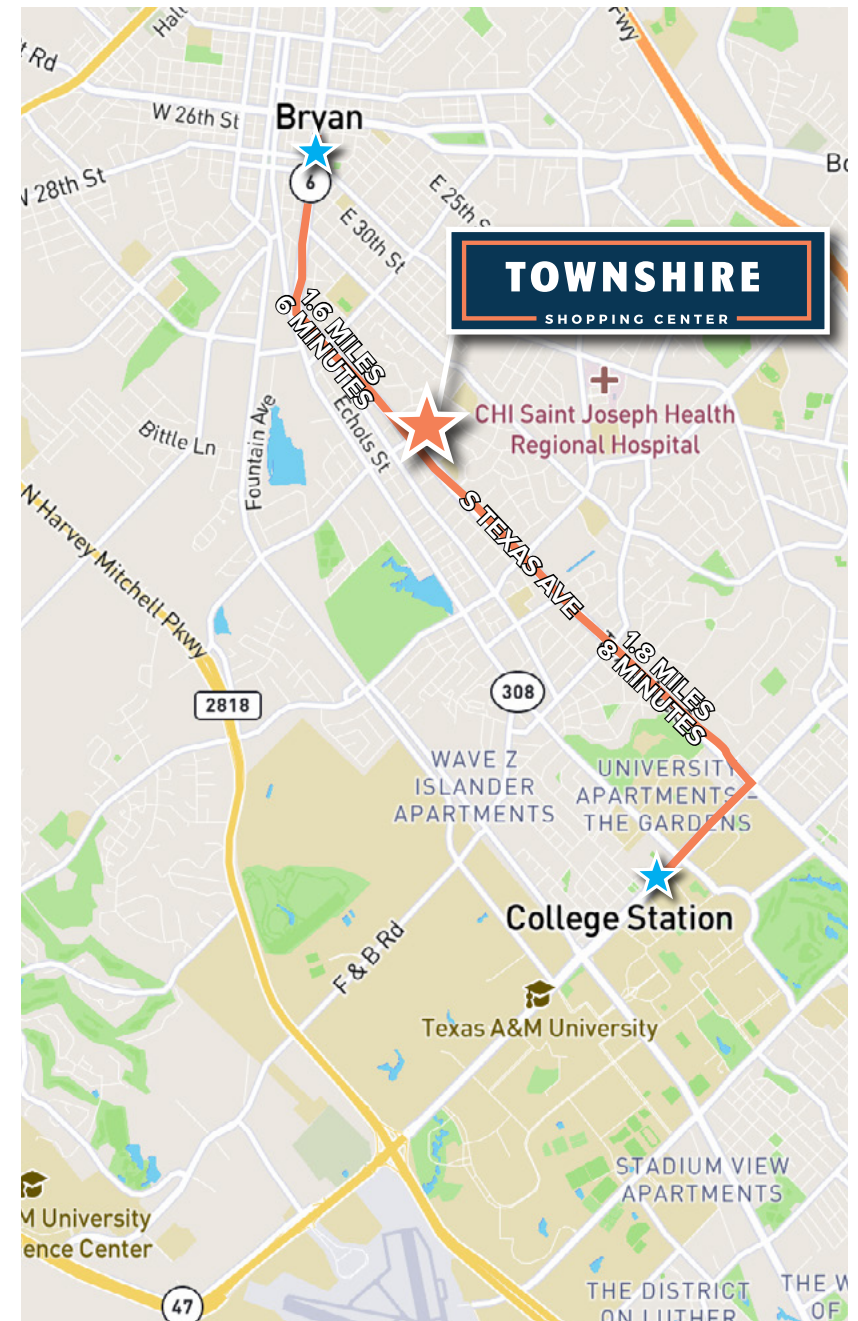
Bryan, TX is **centrally located** in between Houston, Austin, San Antonio, and Dallas, and is less than 2 miles from **Texas A&M University**, the largest in the state and **3rd largest in the U.S. with 77,000 students**. The property is strategically positioned on South Texas Avenue/Highway 6 (34,000 VPD), Bryan's **primary north-south thoroughfare**, directly in between the university and downtown Bryan (less than 2 miles in either direction).

## Diverse Established Tenant Roster



 <b>EZPAWN</b> <i>family of brands</i> Tenure: 30+ Years 5 Year Renewal in 2024	 <b>alphagraphics</b> Tenure: 25+ Years 10 Year Renewal in 2022	 <b>cicis</b> BEYOND PIZZA Tenure: 20+ Years 10 Year Renewal in 2022
 <b>BUDDY'S</b> HOME FURNISHINGS Tenure: 10+ Years	 <b>Medical Centers Nova</b> Tenure: 10+ Years 5 Year Renewal in 2023	 <b>KING DOLLAR</b> Tenure: 10+ Years 5 Year Renewal in 2024

- |  |  |
|--|--|
|  Walmart (Dark)                     |  Discount Retail    |
|  Available                          |  Medical            |
|  Business Services Home / Lifestyle |  Food & Beverage    |
|  |  Financial Services |



# SITE PLAN



#	Tenant	Square Feet		Bldg
		Occupied	Available	% of
1	Walmart (Dark)		62,322	45.9%
4	King Dollar	9,906		7.3%
5	Vacant		8,000	5.9%
6	Vacant		1,200	0.9%
7	Regional Finance	1,600		1.2%
8	CiCi's Pizza	4,594		3.4%
9	Vacant		4,088	3.0%
10	Vacant		5,000	3.7%
11	Buddy's Home Furnishings	5,800		4.3%
12	Nova Medical Centers	6,200		4.6%
14	Vacant		2,000	1.5%
15	Alpha Graphics	19,593		14.4%
16	EZ Pawn	5,400		4.0%
18	Former Fuel Station (Dark)			0.0%
19	Potential Pad Site			
<b>TOTAL OCCUPIED NRA</b>		<b>53,093</b>		<b>39.1%</b>
<b>AVAILABLE NRA</b>			<b>82,610</b>	<b>60.9%</b>
<b>TOTAL NET RENTABLE AREA</b>		<b>135,703</b>		<b>100.0%</b>

# MARKET OVERVIEW



## The Texas A&M University Advantage

The Texas A&M University System, the headquarters to state agencies under its purview and its flagship university all call the Brazos Valley home. Texas A&M University alone boasts more than \$1 billion in annual R&D expenditures and one of the largest student bodies in the nation.

This research-intensive flagship university with seventeen colleges was recently ranked first in the nation by Money Magazine for “best value” in Texas. Fortune Magazine ranked Texas A&M first nationally “for most graduates serving as CEOs of Fortune 500 companies.” Many degree programs are ranked among the top 10 in the country.

As the 3rd largest public university in the country, Texas A&M University is home to over 77,000 students and employs over 4,100 faculty members at the main campus. Over 26,000 faculty and staff are employed across the Texas A&M University System. Kyle Field, the university's football stadium, recently underwent one of the largest and most extensive redevelopment projects in the history of collegiate athletics. The stadium now boasts a seating capacity of 102,733, making it the 4th largest in the U.S., and has drawn more than a half-million fans every season since 2006.

The university's economic influence on the state of Texas has surged to \$20.8 billion based on spending on operations, research, construction, entrepreneurial activities, and the spending of its current students, former students, and visitors. Of the more than 574,000 former students around the world, 75% still reside in Texas and contribute \$13.3 billion to the state economy. Current university, employee, student and visitor spending amounted to \$7.5 billion in added income to the state economy.

# #1

Most Graduates  
Serving as CEOs  
of Fortune 500  
Companies



# TEXAS A&M

UNIVERSITY®

**3rd Largest Student Body in the U.S. and  
#1 in Texas – 77,000+ Total Enrollment –  
4,173 Main Campus Faculty**

**\$20.8 Billion**  
**Economic Impact on the State of Texas**

**No. 1 University in Texas**  
– Wall Street Journal, 2024

**7th in the Nation in the  
“Best Value Schools”  
Category**  
– U.S. News & World Report 2022

**1st in Texas for Best Value**  
– Money Magazine, 2019

# BRYAN-COLLEGE STATION MARKET **OVERVIEW**

## Retail Submarket Overview

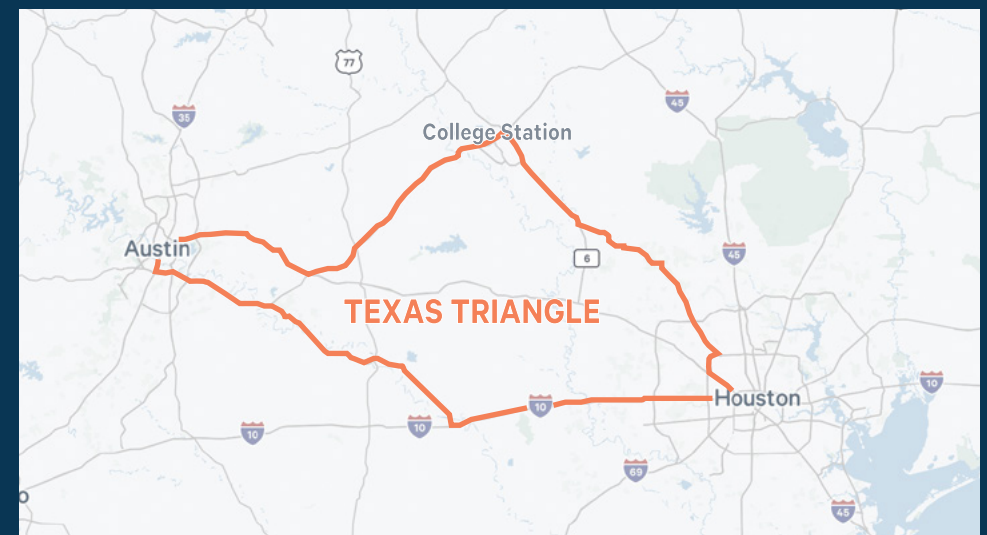
The Bryan-College Station area, with its large student population and growing residential base, has seen a growing interest from retailers. As such, owners have been able to significantly expand their asking rental rates in the area. With market rents increasing 3.9% over the course of 2023, the local retail market grew its average asking rates 60 basis points faster than the nation as a whole last year. With the trend expected to continue, investment activity in the submarket should prove relatively resilient compared with the state's larger and more volatile markets.

## Economic Overview

The Brazos Valley's location gives companies significant advantages. Unique connectivity to four of the largest metros in the U.S. will place your business in the center of the vast majority of the state's 29 million residents. By 2050, more than 35 million people are projected to live in the Texas Triangle mega-region of Dallas-Fort Worth, San Antonio and Houston, which also includes Austin. Access to the Port of Houston's global distribution network, rail-served sites and one of the fastest internet highways in the nation with up to 1 gigabit per second download speed make it easy to reach the state, the nation and the world. The Brazos Valley is also conveniently connected to the world through roadways, railways and the airways. Within the community, commute times are far shorter than what you find in the rest of Texas and its largest metropolitan areas.

## WHY DO BUSINESS HERE?

**About 60% of Texas's 29 million residents are in the geographic region known as the Texas Triangle. The Brazos Valley is at its center. Being here gives you the chance to reach those people and the world with ease, all from a professional and personal environment suited to anyone and everyone.**





# MARKET OVERVIEW

## BUSINESS IS BOOMING

Businesses from around the globe are coming to the Brazos Valley. Life sciences companies like FUJIFILM Diosynth Biotechnologies, Matica Biotechnology and Zoetis are fueling the strong growth in the region's Biocorridor and beyond. Axis Pipe and Tube's highly automated, state-of-the-art facility is impacting the energy sector. Wayfair's 450-employee service center is revolutionizing internet shopping experiences. These businesses and many more are catalyzing related investments in transportation and logistics, advanced materials, life sciences and IT. The choice for industry is clear! Leverage world-class university infrastructure and more than 80,000 students to boost business productivity, not costs.



## A LEADER IN INNOVATION

The Brazos Valley is an international leader in engineering, agriculture and biomedical innovations through the presence of world-class infrastructure and expertise within the Texas A&M System, Texas A&M University and several key state research and extension agencies. In addition, the Texas Engineering Extension Service (TEEX) and the Blinn College District are partnering on critical workforce training and technical education. Local school districts are adding to the workforce development with training of their own.

# DISCLOSURE & AGREEMENT

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# TOWNSHIRE

## SHOPPING CENTER

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