

BROWN PLAZA

421 UNIVERSITY DR, PRAIRIE VIEW, TX 77445

FOR LEASE

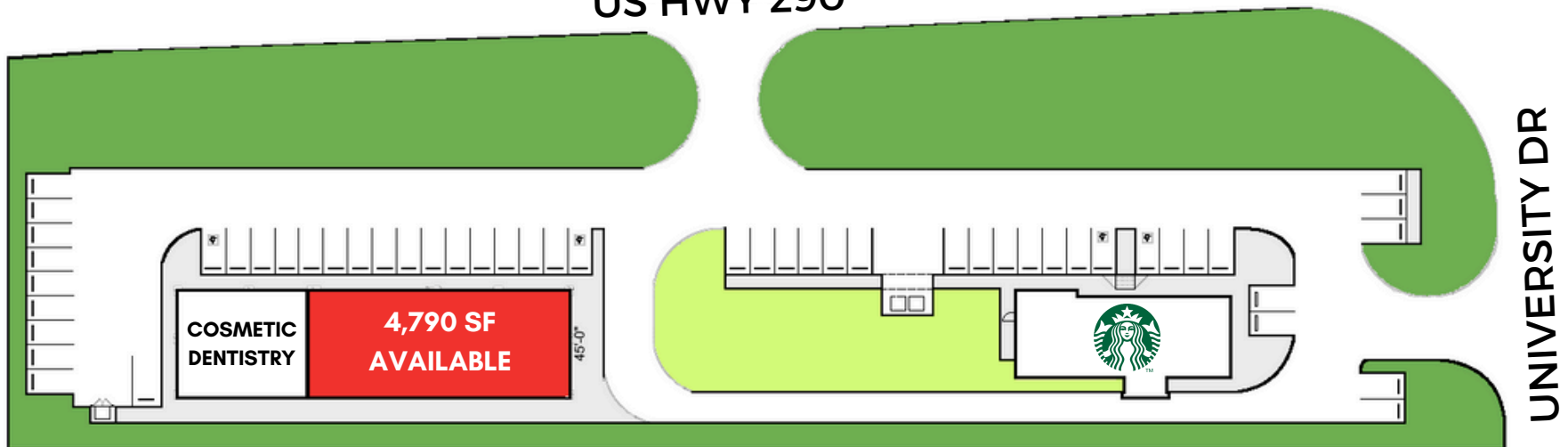


COMING SOON



STARBUCKS®

US HWY 290



SHAWN ACKERMAN

President
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HENRY S. MILLER BROKERAGE | HOUSTON
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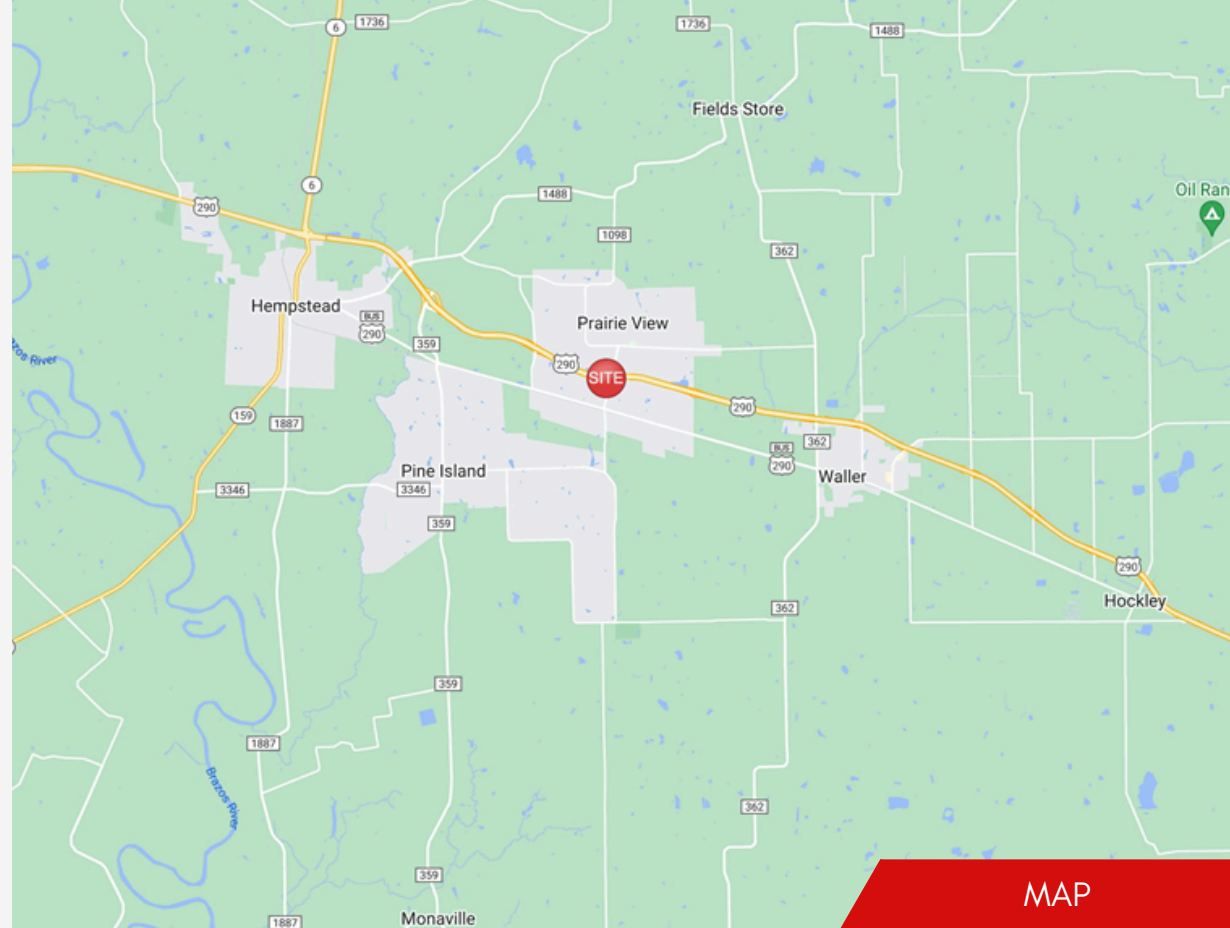
PROPERTY DETAILS

LOCATION

421 UNIVERSITY DR
PRAIRIE VIEW, TX 77445

DESCRIPTION

- **4,790 SF** (WILL SUBDIVIDE)
- STARBUCKS ADJACENT LOT
- **RENT \$34.00 PSF/YR**
- **NNN \$6.00 PSF/YR**
- 10,000+ STUDENTS/STAFF LESS THAN 1 MILE TO PRAIRIE VIEW A&M UNIVERSITY
- FREEWAY HARD CORNER
- 41,079 CARS PER DAY



MAP



2022 ESTIMATED POPULATION

1 MILE	1,296
3 MILES	10,728
5 MILES	17,896



2022 ESTIMATED HOUSEHOLDS

1 MILE	1,512
3 MILES	11,376
5 MILES	19,026



2022 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	\$51,905
3 MILES	\$51,462
5 MILES	\$57,991



2022 ESTIMATED TOTAL BUSINESSES

1 MILE	38
3 MILES	72
5 MILES	340



2022 ESTIMATED TOTAL EMPLOYEES

1 MILE	473
3 MILES	846
5 MILES	5,114

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AERIAL

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SITE

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NEARBY TENANTS

421 UNIVERSITY DR
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- Jason's Deli KOHL'S Bath&BodyWorks COLD STONE
- Valero Sleep TACO BELL
- 76 AutoZone Pilot Buckle Up Brothers
- metro DUNKIN' AMERICAS
- Shell CIRCLE K cricket
- Chevron Exxon DOLLAR TREE O'Reilly
- Walmart DQ SONIC Jack
- McDonald's PROSPERITY BANK Trustmark DOLLAR GENERAL
- ACE Pizza Hut

- Checkers Comfort cricket Shell
- O'Reilly Fairfield Love's Exxon
- FAMILY DOLLAR Buckle Up Brothers Best Western PLUS AMERICAS
- metro H Express TRACTOR SUPPLY CO
- SUBWAY Popeyes Jack
- SONIC Arby's WELLS FARGO PROSPERITY BANK
- CVS pharmacy DOLLAR GENERAL NAPA
- ACE Pizza Hut

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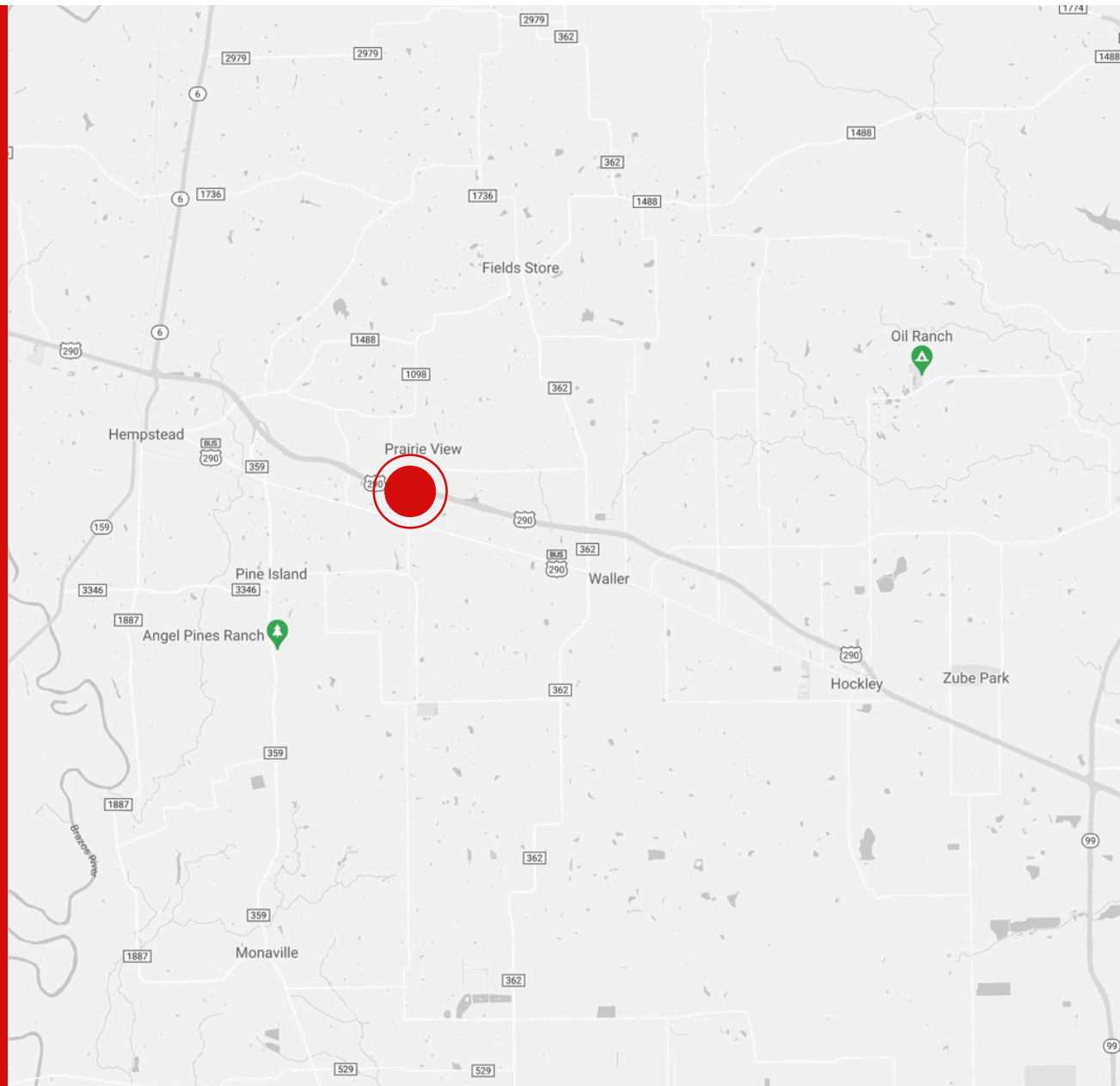
CONTACT US

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