



## COLONY PARK | NEQ SH-6 & BOONVILLE RD, BRYAN, TX 77808

### Features

- Kroger expansion recently completed
- Small spaces available - shell and 2nd gen
- 4.5 miles from Texas A&M University with a Spring 2025 enrollment of 72,982 students
- 1.2 miles from Blinn College with a Spring 2025 enrollment of 18,977 students
- Surrounded by active growing subdivisions such as Austin Colony, Copperfield and Tiffany Park  
[colonyparkretail.com](http://colonyparkretail.com)

### FOR LEASE

**TOTAL SF:** 106,941  
**AVAILABLE SF:** 2,719  
**MIN CONTIGUOUS SF:** 1,168  
**MAX CONTIGUOUS SF:** 1,551  
**CONTACT FOR MORE INFORMATION**

### Traffic Counts

SH6 North of Boonville Rd	50,800 VPD
SH6 South of Boonville Rd	43,274 VPD
William J Bryan Pkwy	36,557 VPD
Boonville Rd East of SH6	22,141 VPD

### Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Population	7,574	57,171	138,502
Daytime Population	8,208	65,622	166,555
Average HH Income	\$103,258	\$91,556	\$77,649
Households	3,369	22,577	50,992

### Area Retailers & Businesses



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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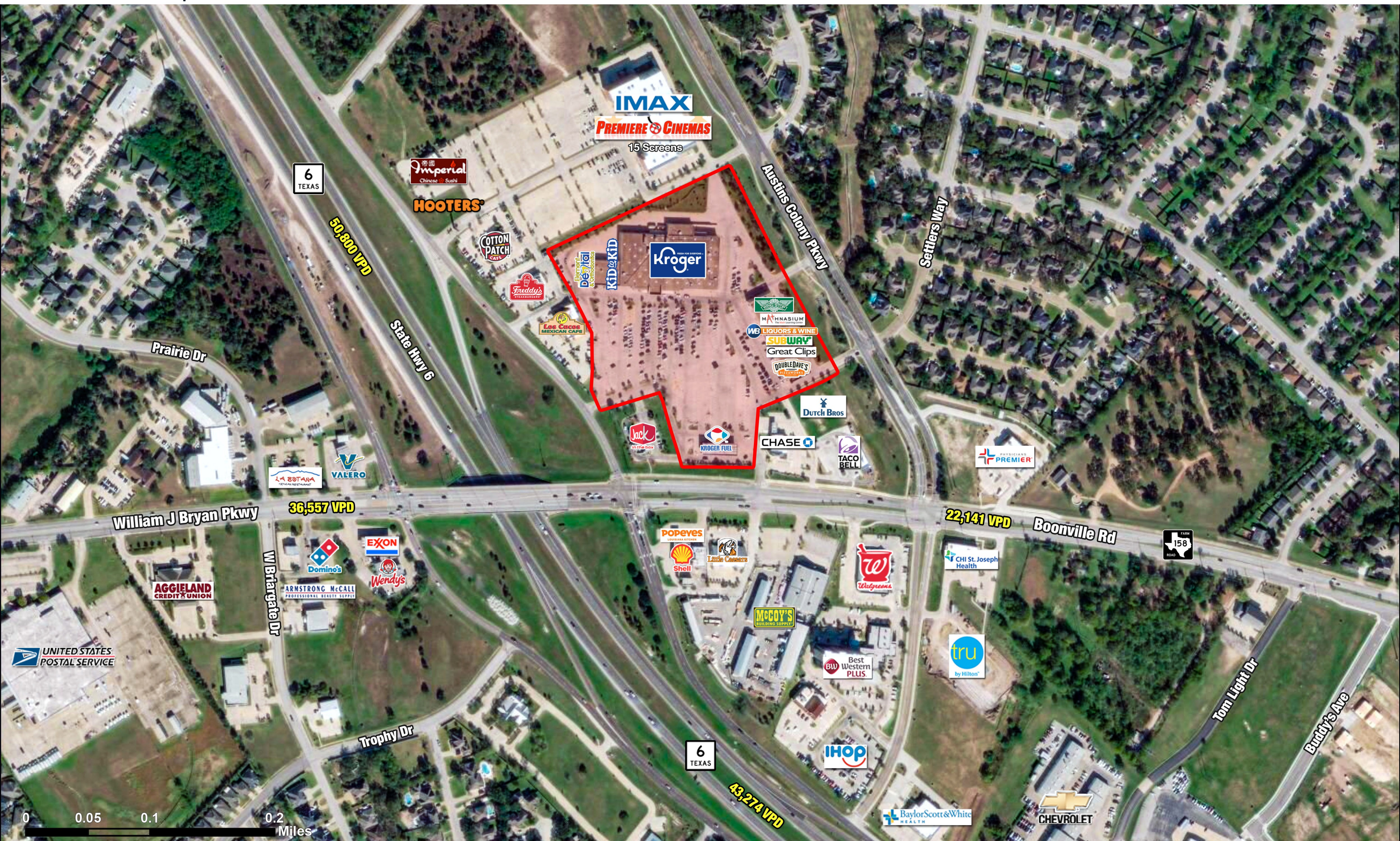
# COLONY PARK | NEC HWY 6 BYPASS AT BOONVILLE RD, BRYAN, TX 77808



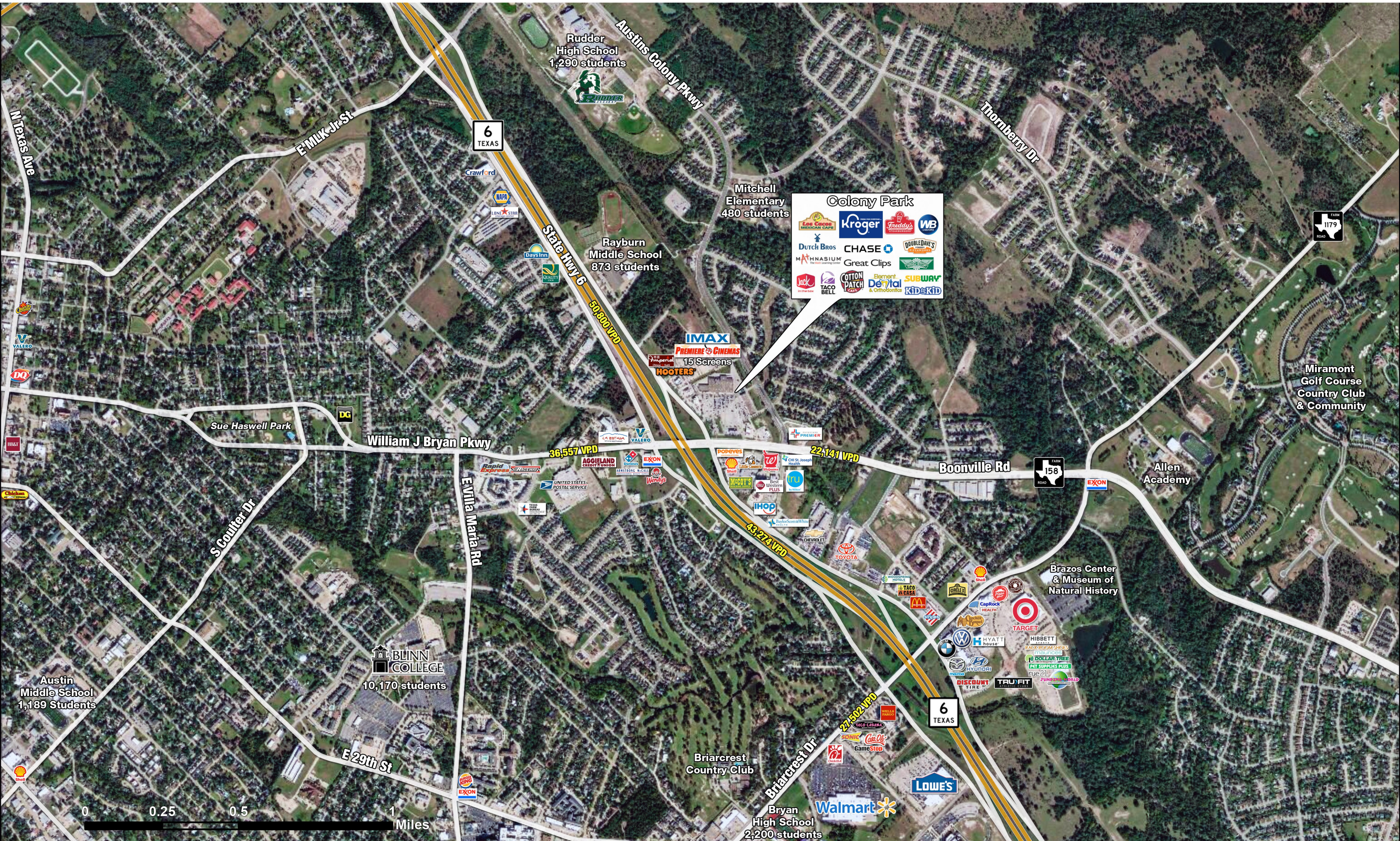
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# INFORMATION ABOUT BROKERAGE SERVICES

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.**

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**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.

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