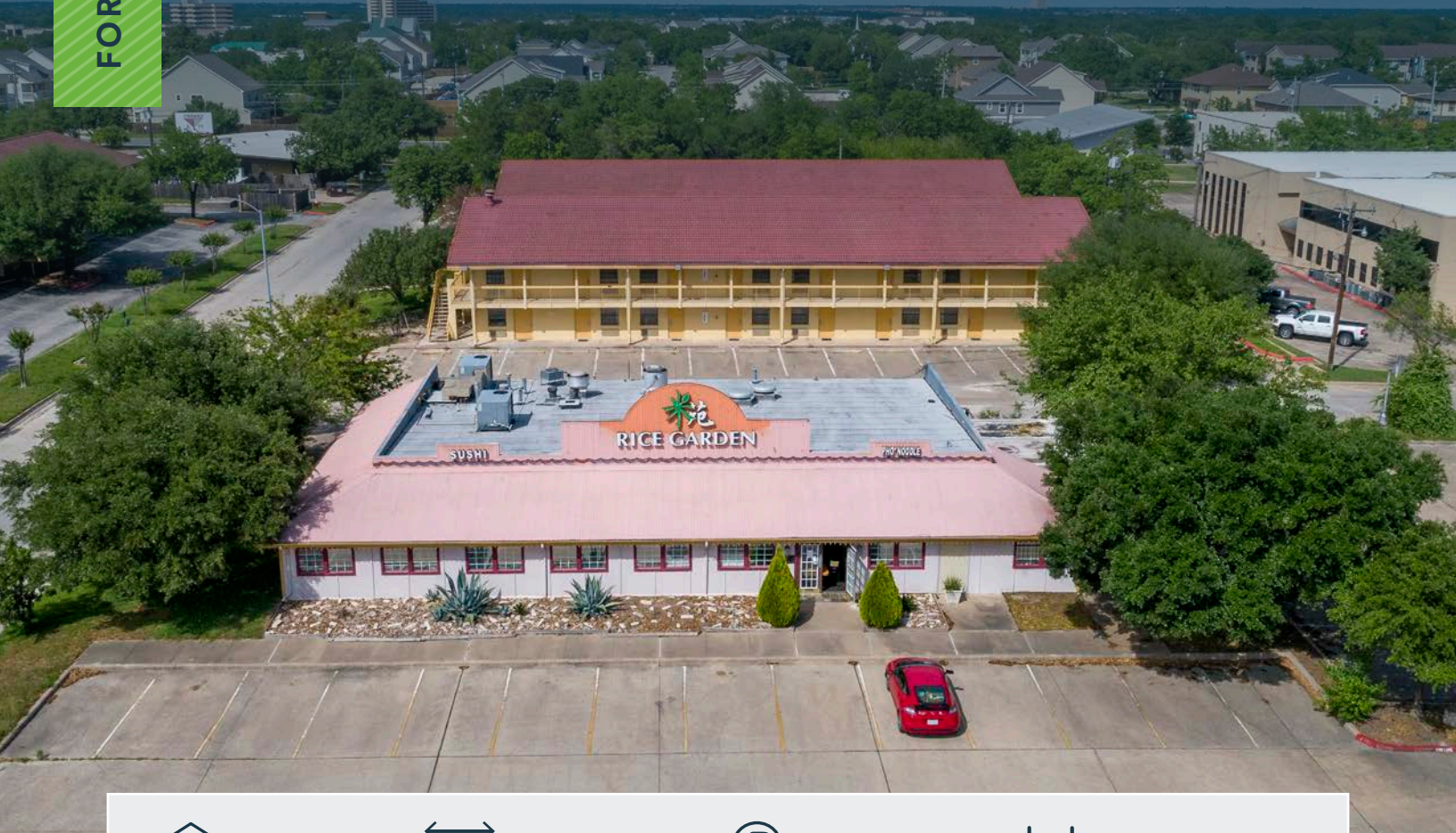


FOR LEASE

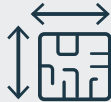
FREE-STANDING RESTAURANT BUILDING

102 LIVE OAK STREET
COLLEGE STATION, TEXAS 77840

Oldham
Goodwin **OG**



GLA
5,000 SF



SITE
0.8089 AC



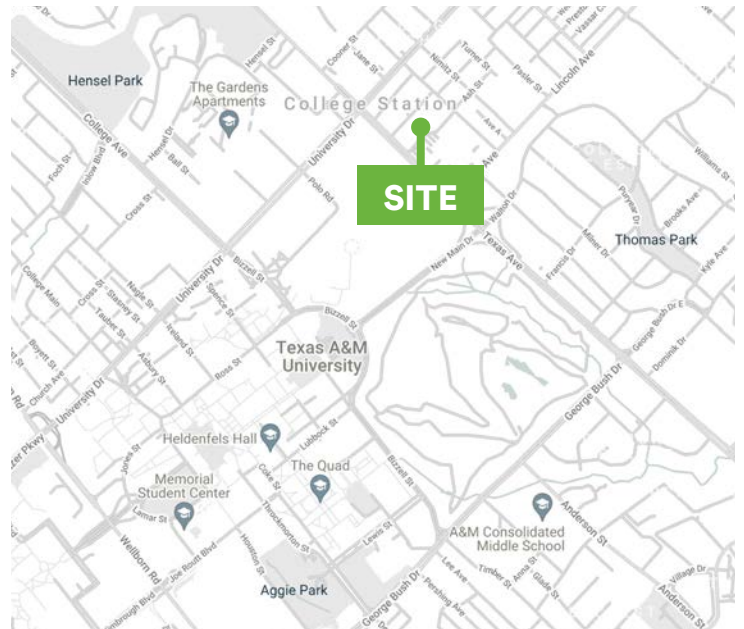
PARKING
62 SPACES



YEAR BUILT
1994

PROPERTY HIGHLIGHTS

- 5,000 SF freestanding restaurant building available for lease
- Located directly across from Texas A&M University, 2022 Fall enrollment of over 73,000 students
- Great visibility and exposure to over 52,000 cars per day on Texas Avenue
- Dense student housing and rapid redevelopment in the immediate area
- FF&E included is desired by new tenant
- Competitive lease terms available



FOR LEASE

FREE-STANDING RESTAURANT BUILDING

102 LIVE OAK STREET
COLLEGE STATION, TEXAS 77840



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2022 Total Population	9,337	104,133	177,469
2027 Total Population	10,189	111,955	192,827
2022-2027 Annual Growth Rate	9.12%	7.51%	8.65%
2022 Households	4,204	41,391	67,548
2027 Households	4,584	44,769	73,675
2022 Median Home Value	\$254,929	\$203,359	\$218,028
2022 Average Household Income	\$59,875	\$56,855	\$67,228
2022 Total Consumer Spending	\$99,109,457	\$983,822,987	\$1,806,382,912
2027 Total Consumer Spending	\$118,879,118	\$1,173,485,079	\$2,168,396,519



52,167 VPD
Texas Avenue



139,934
Employees

FOR LEASE

FREE-STANDING RESTAURANT BUILDING

102 LIVE OAK STREET
COLLEGE STATION, TEXAS 77840



ATM | TEXAS A&M UNIVERSITY

University Dr. ~44,409 VPD

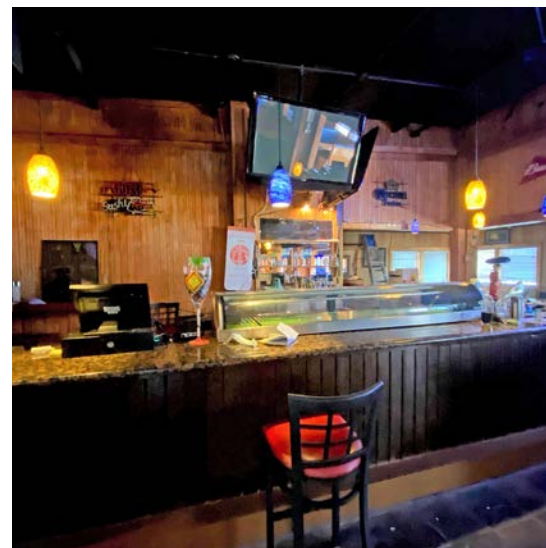
Texas Ave. ~52,167 VPD



FOR LEASE

FREE-STANDING RESTAURANT BUILDING

102 LIVE OAK STREET
COLLEGE STATION, TEXAS 77840



FOR LEASE

FREE-STANDING RESTAURANT BUILDING

102 LIVE OAK STREET
COLLEGE STATION, TEXAS 77840

TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

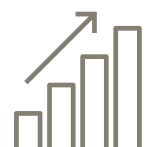
2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



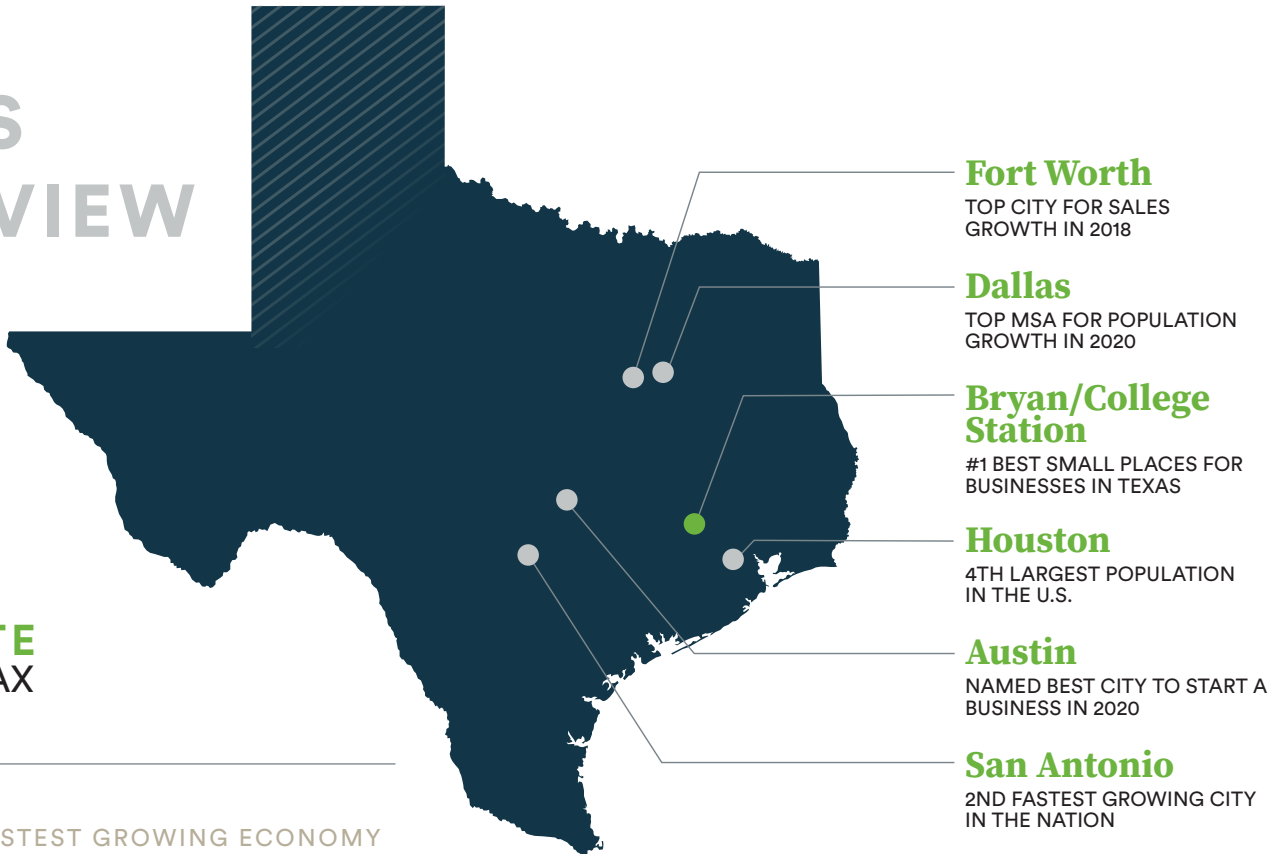
**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**



FOR LEASE

FREE-STANDING RESTAURANT BUILDING

102 LIVE OAK STREET
COLLEGE STATION, TEXAS 77840

BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



BRAZOS VALLEY

POPULATION
412,681

#1

BEST SMALL PLACES FOR BUSINESS AND CAREERS IN TEXAS

#1

FASTEST JOB GROWTH RATE IN TEXAS IN MID-SIZED METRO AREAS



HOME TO TEXAS A&M UNIVERSITY

1ST IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S OF FORTUNE 500 COMPANIES
4TH IN THE NATION AMONG PUBLIC UNIVERSITIES

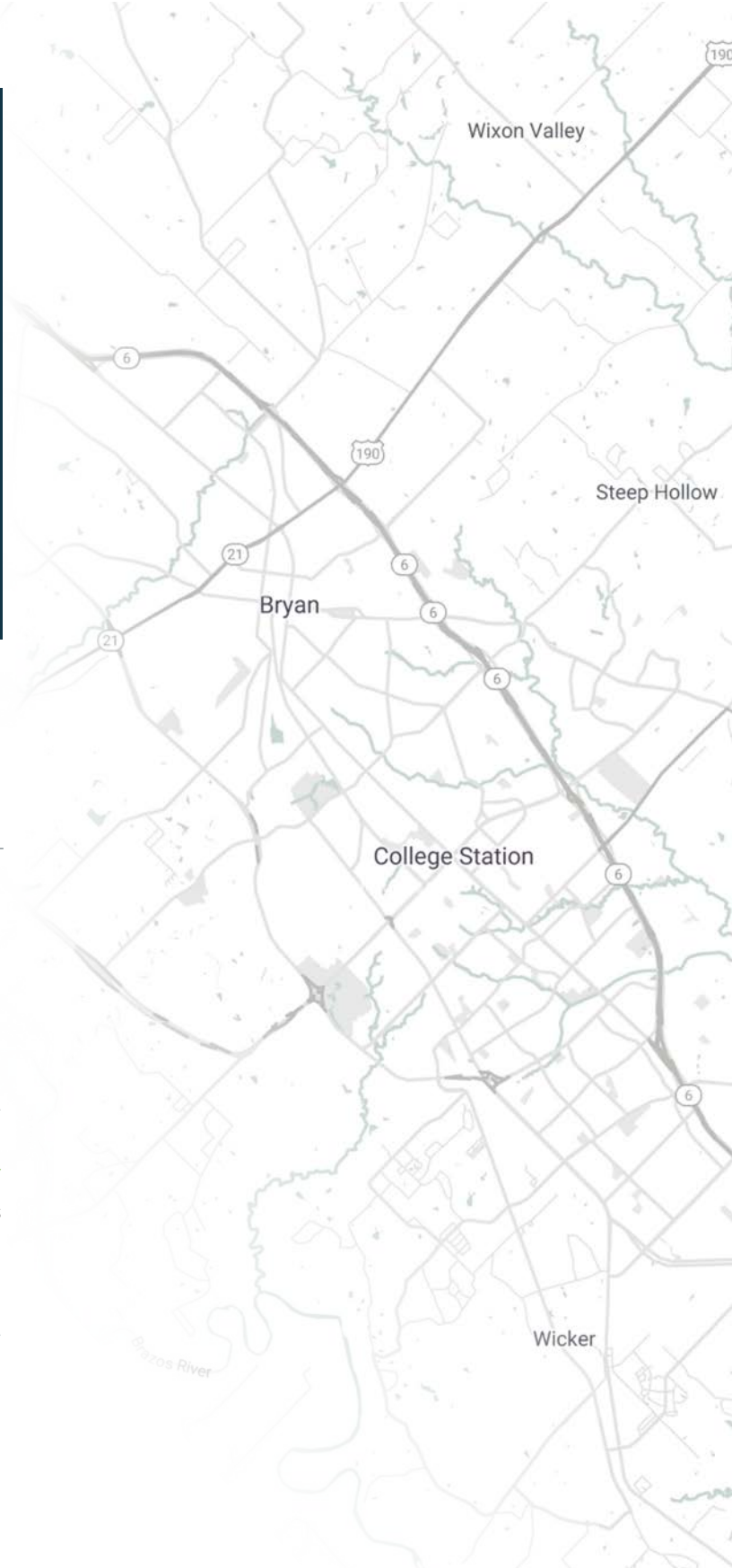
12%

LOWER COST OF LIVING THAN THE NATIONAL AVERAGE



610+ HOSPITAL BEDS

NATIONALLY ACCREDITED MEDICAL CENTERS



FREE-STANDING RESTAURANT BUILDING

102 LIVE OAK STREET
COLLEGE STATION, TEXAS 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.

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.

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.

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Assumed Business Name

532457
Licensed No.

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(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
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