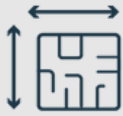


FOR LEASE

0.78 AC AT THE NEC OF VILLA MARIA & SOUTH COLLEGE AVENUE

3009-3013 SOUTH COLLEGE AVENUE
BRYAN, TEXAS 77802

Oldham
Goodwin **OG**



SITE SIZE
0.78 AC



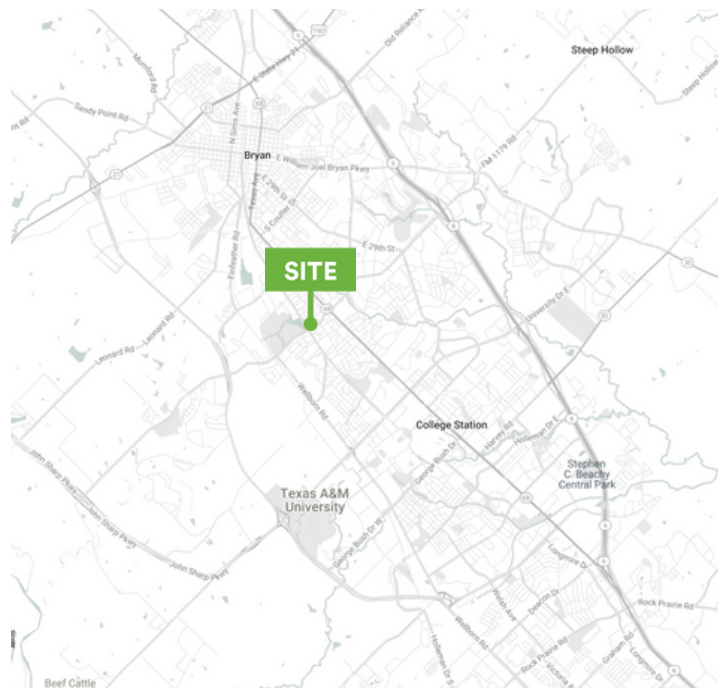
TRAFFIC
46,543 VPD



RENTAL RATE
\$80,000/YR -
GROUND LEASE

PROPERTY HIGHLIGHTS

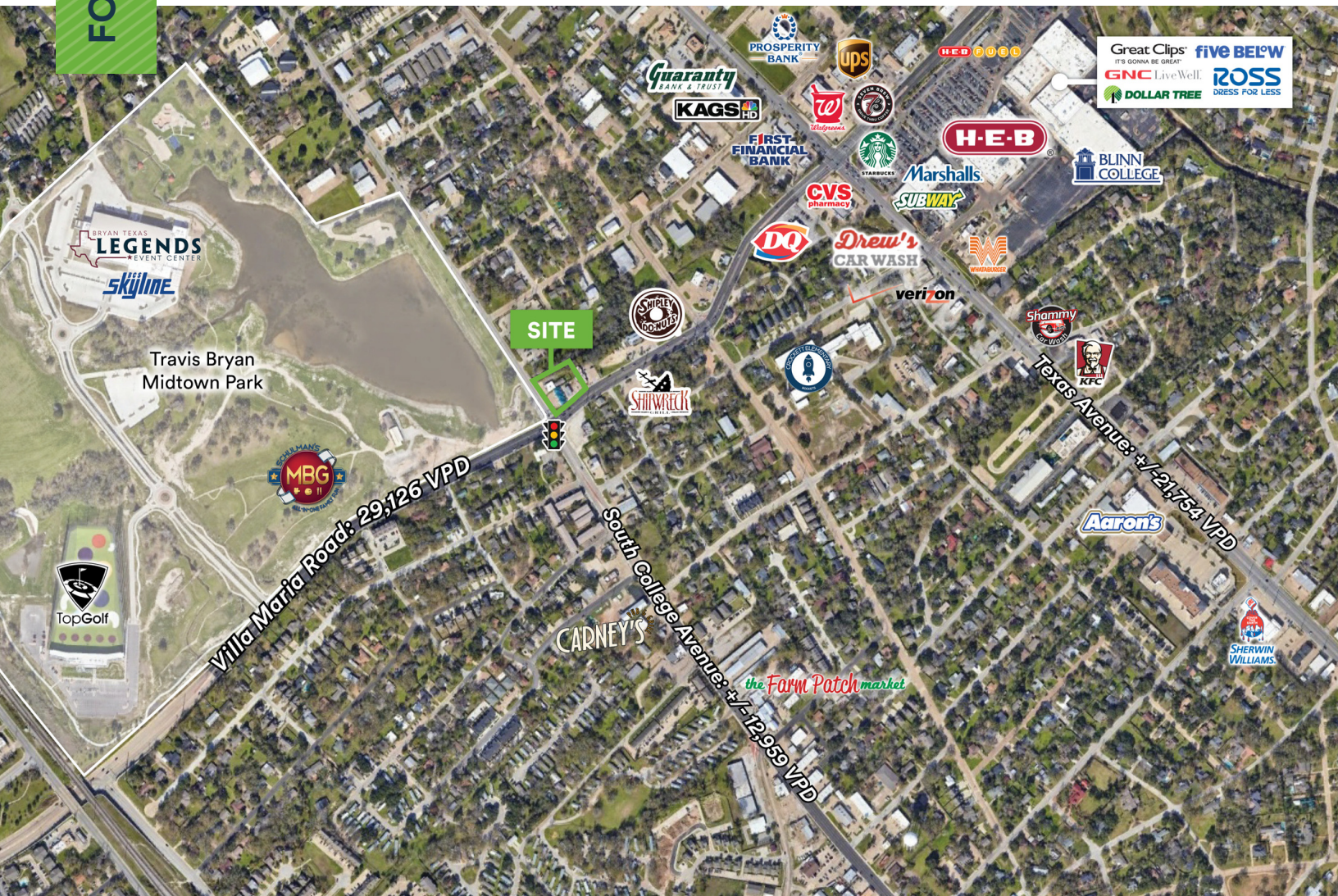
- Excellent visibility from Villa Maria Road and South College Avenue with combined traffic counts in excess of 45,000 VPD
- Hard corner position at lighted intersection with multiple curb cuts for convenient access
- Across the street from the redeveloped Travis Bryan Midtown Park
- Area retailers include HEB, Top Golf, Dairy Queen, Jack in the Box, Starbucks, Shipley Do-Nuts, 7 Brew Coffee & CVS Pharmacy



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LIQUOR SALES

DISTANCE TO
SUBJECT PROPERTY

TYPE

ANNUAL
LIQUOR SALES

AVERAGE
MONTHLY
SALES

SALES/SF



3.4 Miles

Sports Bar

\$2,729,231.00

\$277,435.92

\$365.21

2.0 Miles

Mexican Food

\$2,412,421.00

\$201,035.08

\$601.15

3.0 Miles

Steakhouse

\$2,349,552.00

\$196,796.00

\$244.08

2.0 Miles

Bar/Grill

\$1,897,112.00

\$158,092.67

\$272.73

0.3 Miles

Bar/Grill

\$1,462,447.00

\$121,870.58

\$355.58

4.7 Miles

Bar/Grill

\$1,438,667.00

\$119,888.92

\$685.08

1.8 Miles

Bar/Grill

\$1,024,189.00

\$85,349.09

\$159.28

0.8 Miles

Entertainment

\$697,895.00

\$58,157.92

\$25.34

2.4 Miles

Bar/Grill

\$511,224.00

\$42,602.00

\$113.31

2.7 Miles

Distillery

\$477,897.00

\$39,824.75

\$133.68

2.6 Miles

Bar/Grill

\$301,016.00

\$25,084.67

\$215.01

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DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

2024 Total Population	12,458	97,398	174,033
2029 Total Population	13,309	97,398	174,033
2024 - 2029 Growth Rate	6.83%	7.55%	7.87%
2024 Households	5,366	33,138	64,963
2029 Households	5,770	35,998	70,555
2024 Median Home Value	\$181,436	\$188,477	\$220,377
2024 Average Household Income	\$48,336	\$58,482	\$60,600
2024 Total Consumer Spending	\$113,042,220	\$787,056,336	\$1,595,993,843
2029 Total Consumer Spending	\$133,754,619	\$935,928,949	\$1,895,423,206



29,126 VPD
Villa Maria



5,216
Employees

FOR LEASE

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BRYAN, TEXAS 77802



FOR LEASE

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BRYAN, TEXAS 77802

TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

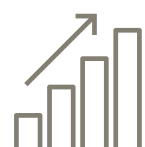


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



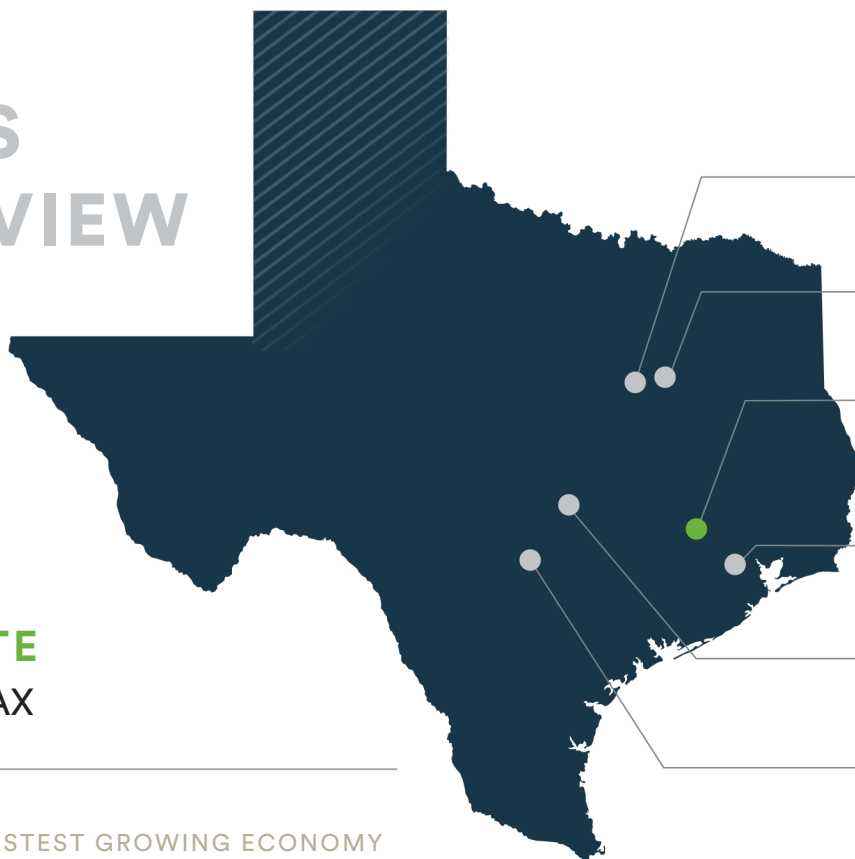
**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**



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 LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

FOR LEASE

0.78 AC AT THE NEC OF VILLA MARIA & SOUTH COLLEGE AVENUE

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BRYAN, TEXAS 77802

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



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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.**

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

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457
Licensed No.

Licensed No.

Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

Email

Email

Email

(979) 268-2000
Phone

Phone

Phone

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

📞: 979.268.2000 📠: 956.854.5631

Freddy.Alonso@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500 | Bryan, Texas 77802

HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH     OLDHAMGOODWIN.COM

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