

FOR LEASE

# UNIVERSITY PARK

601 & 607 UNIVERSITY DRIVE  
COLLEGE STATION, TEXAS 77840

Oldham  
Goodwin **OG**

DEVELOPED BY:   
LEVCOR



**SPACE AVAILABLE**  
1,424 - 11,400 SF



**VPD**  
35,337 VPD



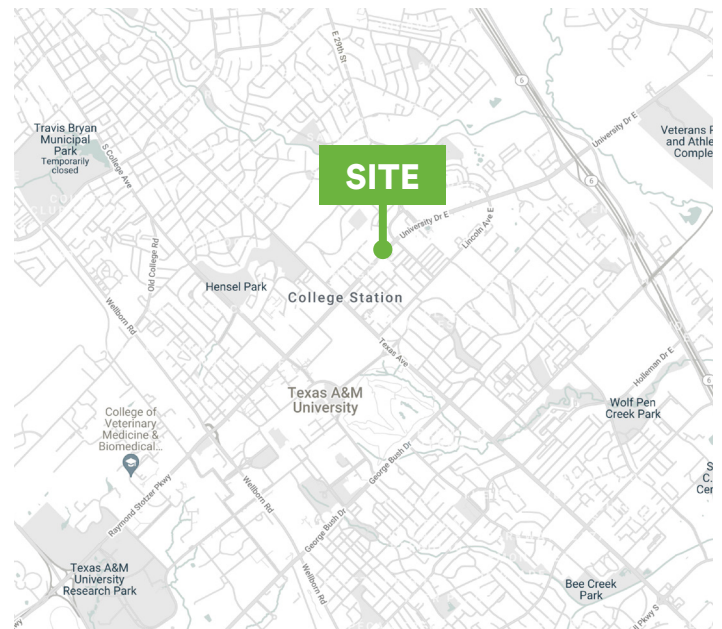
**PARKING**  
5.20/1,000 SF



**GLA**  
92,135 SF

## PROPERTY HIGHLIGHTS

- Coveted University Drive retail site, less than half a mile from Texas A&M University
- Captive audience and high daytime population, Texas A&M Fall 2024 enrollment exceeded 79,000 students
- Prominent hard corner location on University Drive and Tarrow Street with excellent visibility and exposure to over 35,000 cars per day
- Located in rapidly redeveloping corridor, walking distance to several hotels and multiple dining options
- Large site with expansive parking, 479 existing parking spaces
- Area retailers include Starbucks, Lululemon, Home Depot, Kirkland's, Ulta and Spec's





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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	12,176	109,024	180,147
2029 Total Poulation	13,292	117,676	195,021
2024-2029 Growth Rate	9.17%	7.94%	8.26%
2024 Households	4,380	41,210	67,736
2029 Households	4,827	44,870	73,876
2024 Median Home Value	\$259,063	\$232,512	\$236,259
2024 Average Household Income	\$61,054	\$55,109	\$62,521
2024 Total Consumer Spending	\$104,310,979	\$937,191,603	\$1,696,018,863
2029 Total Consumer Spending	\$125,639,103	\$1,110,648,339	\$2,013,386,777



35,337 VPD  
University Drive

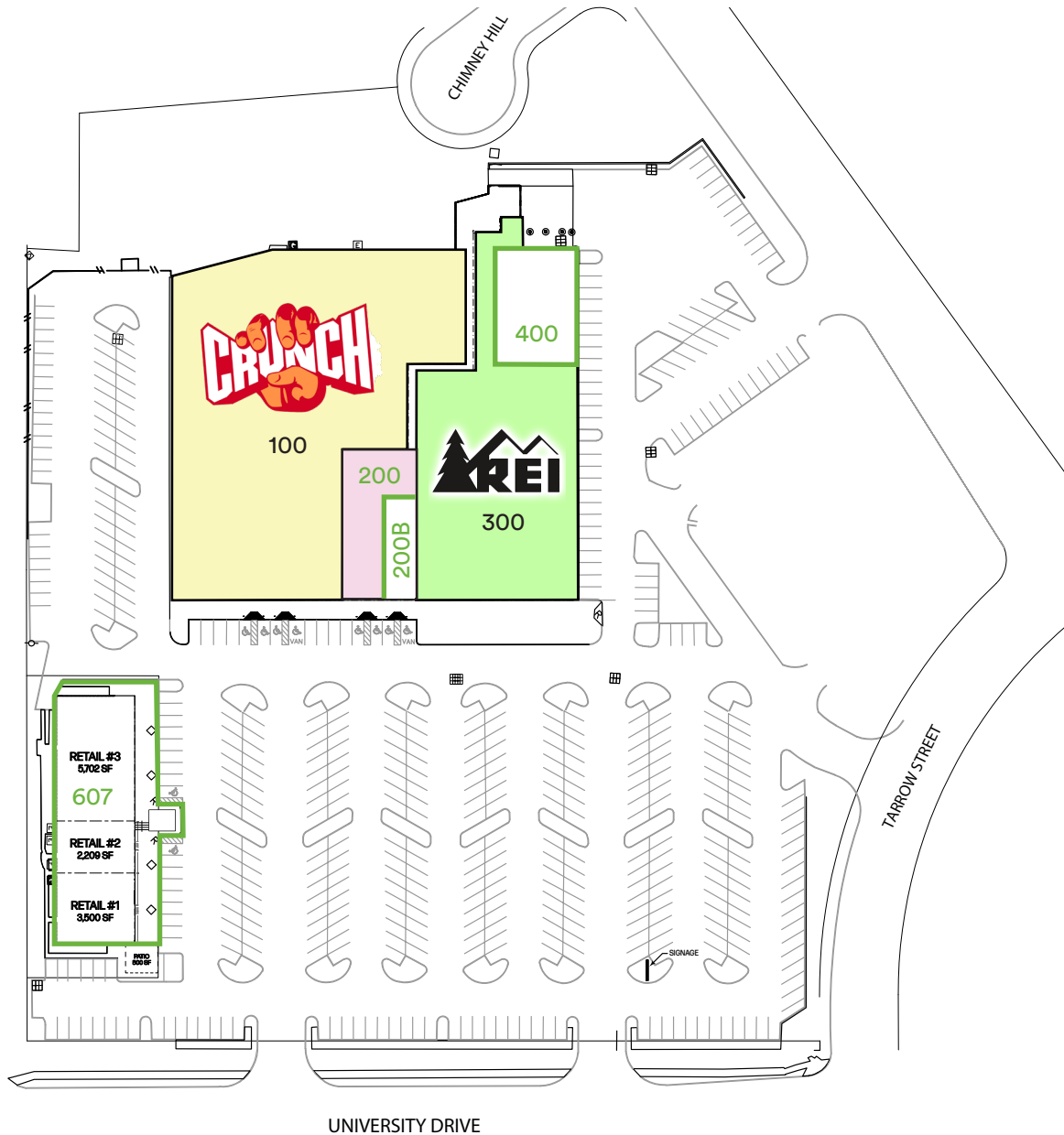


52,182  
Employees  
(3 Mile Radius)

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## SITE PLAN



### BUILDING

### AVAILABILITY

### RSF

Suite 100	Crunch Fitness	46,318 SF
Suite 200	Lease Pending	3,500 SF
Suite 200B	Available	1,424 SF
Suite 300	REI Co-op	22,834 SF
Suite 400	Available	5,925 SF
607	Available	3,000-11,400 SF



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SITE



## LIQUOR SALES

## TYPE

## ANNUAL LIQUOR SALES

## ESTIMATED TOTAL SALES

## DISTANCE TO SUBJECT PROPERTY



Steakhouse

\$2,310,679.00

\$9,242,716.00

0.09 Miles



Sports Bar

\$2,815,196.00

\$9,383,986.67

2.56 Miles



Mexican Food

\$1,770,043.00

\$5,057,265.71

1.54 Miles



Bar/Grill

\$2,140,547.00

\$6,115,848.57

1.44 Miles



Steakhouse

\$1,132,262.00

\$10,500,000.00

1.3 Miles



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# TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** 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

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



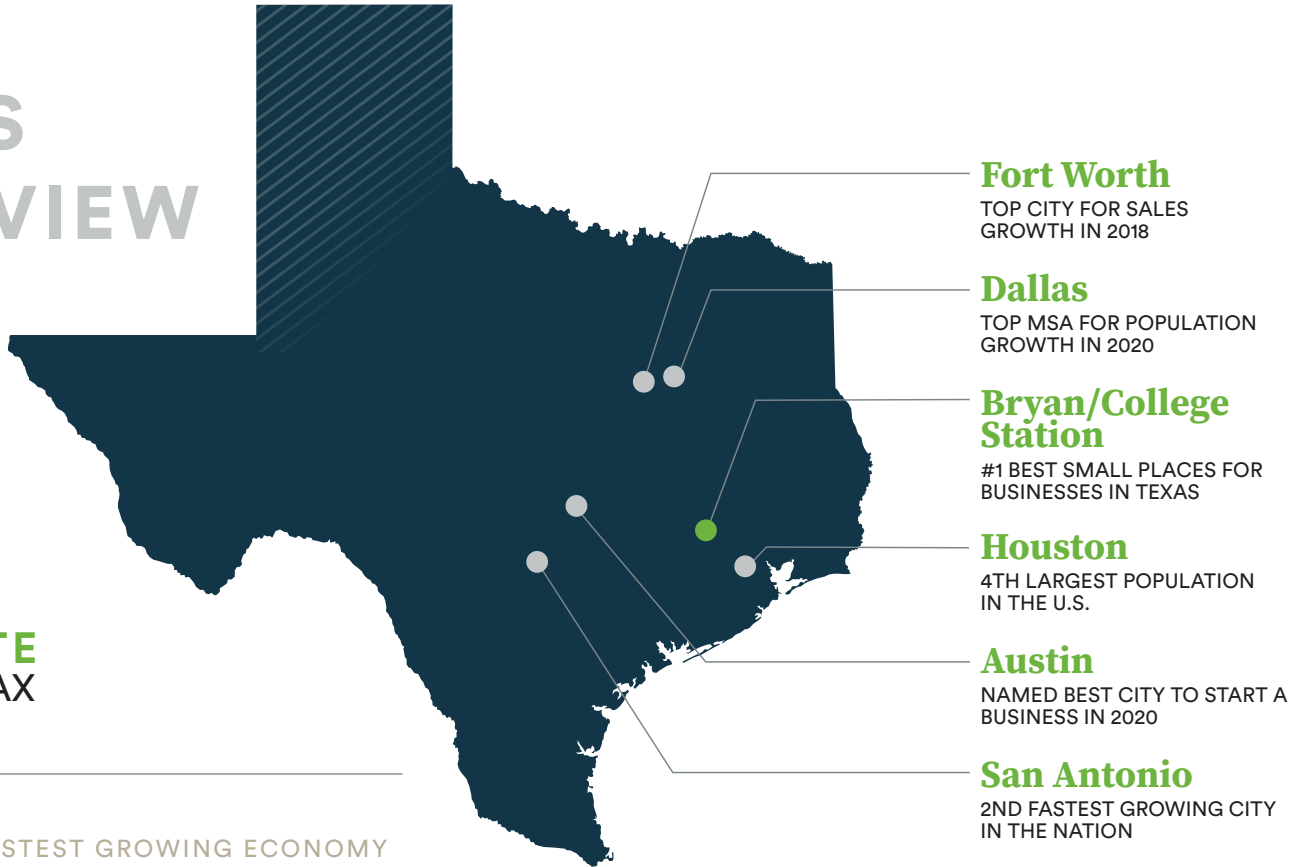
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**





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## 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.

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Assumed Business Name

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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 COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



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