

TOWNSHIRE SHOPPING CENTER

1901—2027 South Texas Ave, Bryan, TX 77802

TXSRA.COM



PAD SITES, MID-SHOP SPACE, & JUNIOR BOX AVAILABLE

AVAILABLE

± 2,000-19,593 SF

DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
2025 Population	7,847	80,943	160,566
Daytime Population	13,870	116,153	182,558
Average HH Income	\$69,029	\$74,267	\$76,829
Traffic Counts	19,380 VPD per txDot 2025		

PROPERTY DESCRIPTION

- 135,703 SF Neighborhood Shopping Center
- Located near Texas A&M University (~80,000 students)
- Signalized entry from Texas Ave
- Ownership Remodeling Center
- Pylon Signage Available



For more information or to schedule a tour, please contact:

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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Leasing Plan



AVAILABLE

SUITE	SQUARE FEET	TENANT	LEASE TYPE	BASE RATE
Suite #9	±4,088	Available	Triple Net	\$17.00 SF/YR
Suite #14	±2,000	Available	Triple Net	\$18.00 SF/YR
Suite #15	±19,593	Available	Triple Net	\$14.00 SF/YR
PAD 1 & 2	±1 acre each	Available	Ground Lease	\$85,000 YR

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