

# BROWN PLAZA

421 UNIVERSITY DR, PRAIRIE VIEW, TX 77445

# FOR LEASE

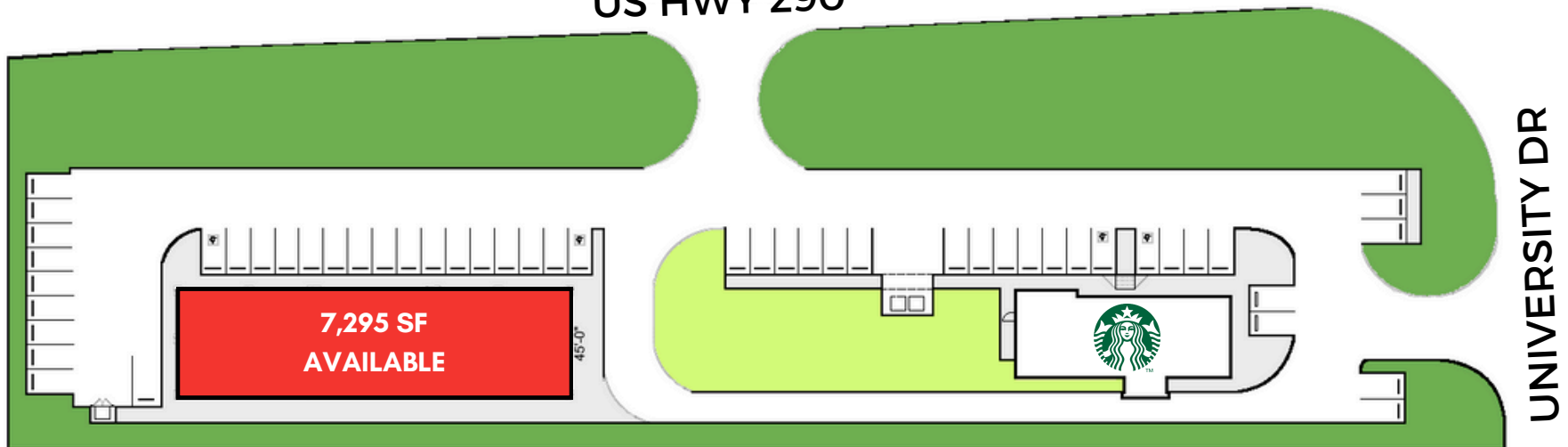


COMING SOON



**STARBUCKS®**

US HWY 290



**SHAWN ACKERMAN**

President  
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**HENRY S. MILLER BROKERAGE | HOUSTON**  
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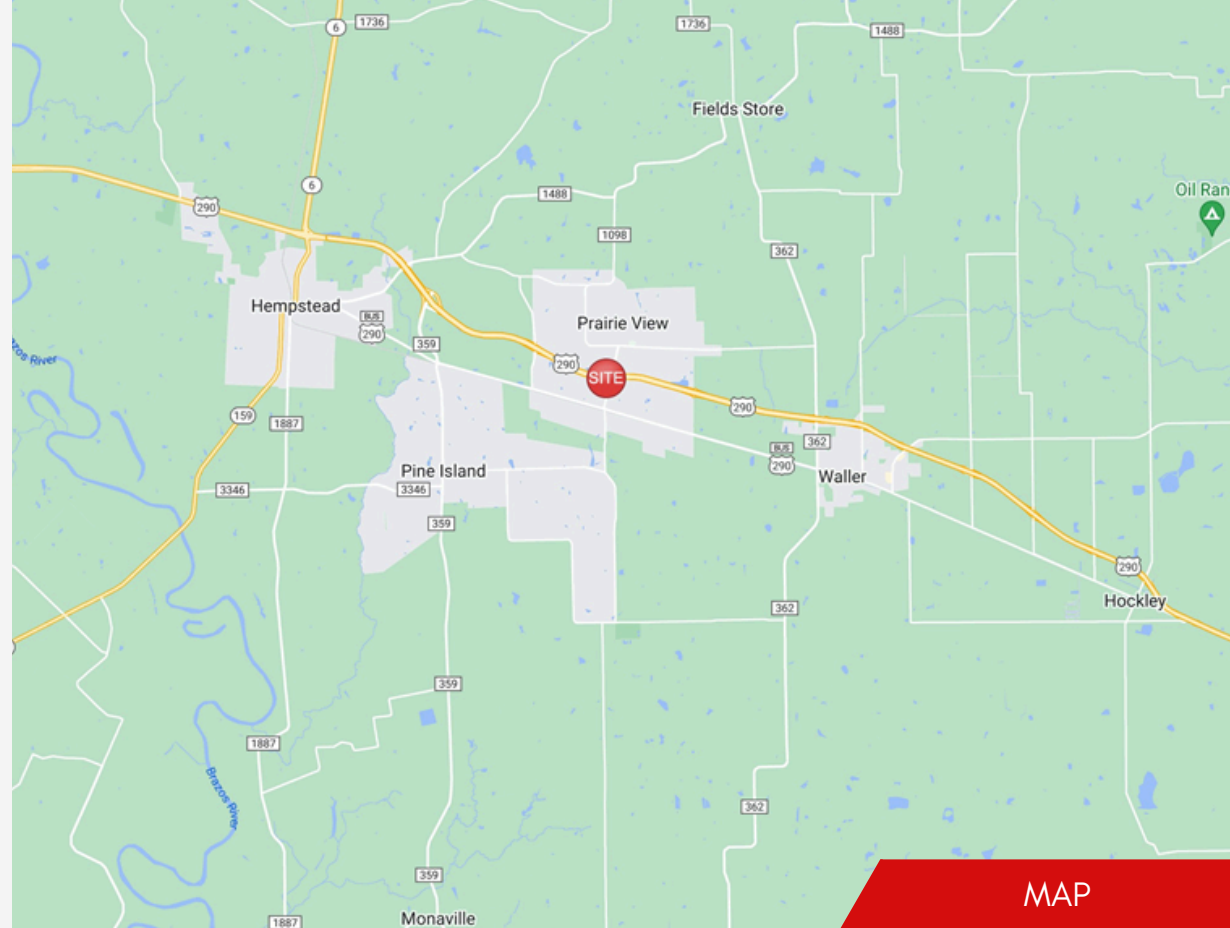
# PROPERTY DETAILS

## LOCATION

421 UNIVERSITY DR  
PRAIRIE VIEW, TX 77445

## DESCRIPTION

- **7,295 SF** (WILL SUBDIVIDE)
- STARBUCKS ADJACENT LOT
- **RENT \$34.00 PSF/YR**
- **NNN \$6.00 PSF/YR**
- 10,000+ STUDENTS/STAFF LESS THAN 1 MILE TO PRAIRIE VIEW A&M UNIVERSITY
- FREEWAY HARD CORNER
- 41,079 CARS PER DAY



MAP



### 2022 ESTIMATED POPULATION

1 MILE	1,296
3 MILES	10,728
5 MILES	17,896



### 2022 ESTIMATED HOUSEHOLDS

1 MILE	1,512
3 MILES	11,376
5 MILES	19,026



### 2022 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	\$51,905
3 MILES	\$51,462
5 MILES	\$57,991



### 2022 ESTIMATED TOTAL BUSINESSES

1 MILE	38
3 MILES	72
5 MILES	340



### 2022 ESTIMATED TOTAL EMPLOYEES

1 MILE	473
3 MILES	846
5 MILES	5,114

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# AERIAL

421 UNIVERSITY DR  
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**SITE**

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# NEARBY TENANTS

421 UNIVERSITY DR  
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- Jason's Deli KOHL'S Bath&BodyWorks COLD STONE
- Valero Sleep TACO BELL
- 76 AutoZone Pilot Buckle Up Brothers
- metro DUNKIN' AMERICAS
- Shell CIRCLE K cricket
- Chevron Exxon DOLLAR TREE O'Reilly
- Walmart DQ SONIC Jack
- McDonald's PROSPERITY BANK Trustmark DOLLAR GENERAL
- ACE Pizza Hut

- Checkers Comfort cricket Shell
- O'Reilly Fairfield Love's Exxon
- FAMILY DOLLAR Buckle Up Brothers Best Western PLUS AMERICAS
- metro H Express TRACTOR SUPPLY CO
- SUBWAY Popeyes Jack
- SONIC Arby's WELLS FARGO PROSPERITY BANK
- CVS pharmacy DOLLAR GENERAL NAPA
- ACE Pizza Hut

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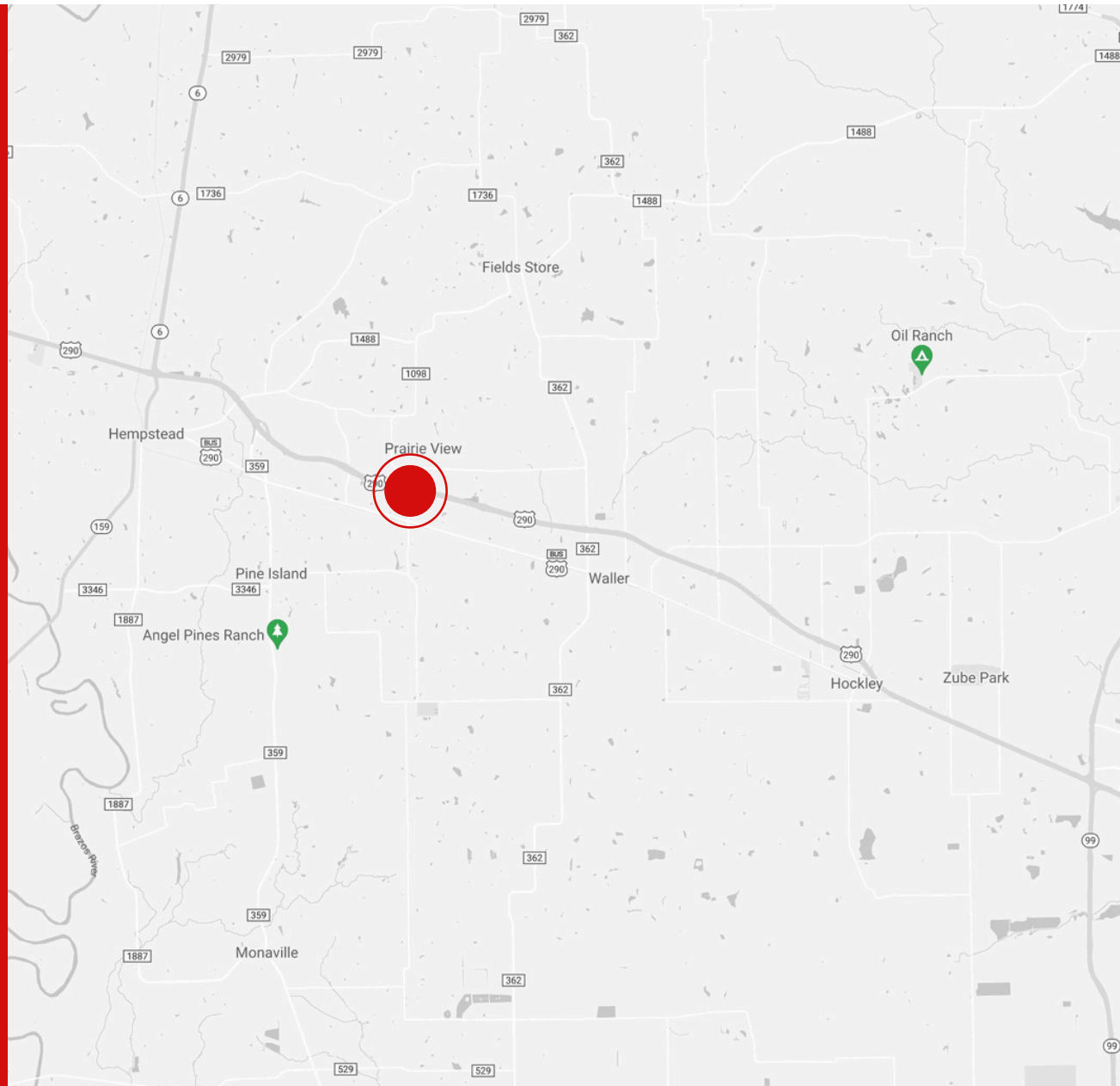
## CONTACT US

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