

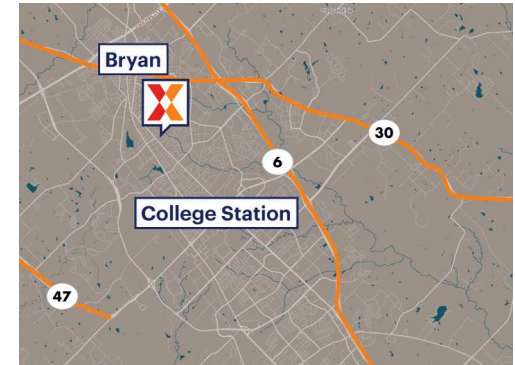


Townshire

College Station-Bryan, TX

30.6516, -96.361
1901-2027 South Texas Avenue | Bryan, TX 77802

Center Size: 136,887 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,736	78,758	144,326
	3,824	28,363	53,731
	\$58,273	\$56,798	\$56,142

Located at the SE Corner of S. Texas Ave (25,000 VPD) & Avondale Ave

Just south of downtown Bryan, west of Blinn College and 1 mile North of Texas A&M University the largest university in the state with 56,000+ students & 19,000 employees

Surrounded by a dense population of 78,000+ and strong daytime demos of more than 91,000 ppl within 3 miles due to the strong schools, industrial employment, and researchers in the bio-corridor

Bryan is centrally located as it sits 100-150 miles from Houston, San Antonio, Dallas & Austin

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Available Space

FUEL	0 SF
01	63,506 SF
05	8,000 SF
06	1,200 SF
09	4,088 SF
14	2,000 SF

Pad Opportunities

OUT	3,325 SF/0.1
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Current Retailers

04	King Dollar	9,906 SF
07	Regional Finance	1,600 SF
08	Cici's Pizza	4,400 SF
10	Fashion & Beauty	5,000 SF
11	Buddy's Home Furnishings	5,800 SF
12	Nova Medical Centers	6,200 SF
15	Tops Printing	19,593 SF
16	EZ PAWN	5,400 SF

1485