

FOR LEASE

UNIVERSITY PARK

601 & 607 UNIVERSITY DRIVE
COLLEGE STATION, TEXAS 77840

Oldham
Goodwin **OG**



SPACE AVAILABLE
3,000 - 11,400 SF



VPD
35,337



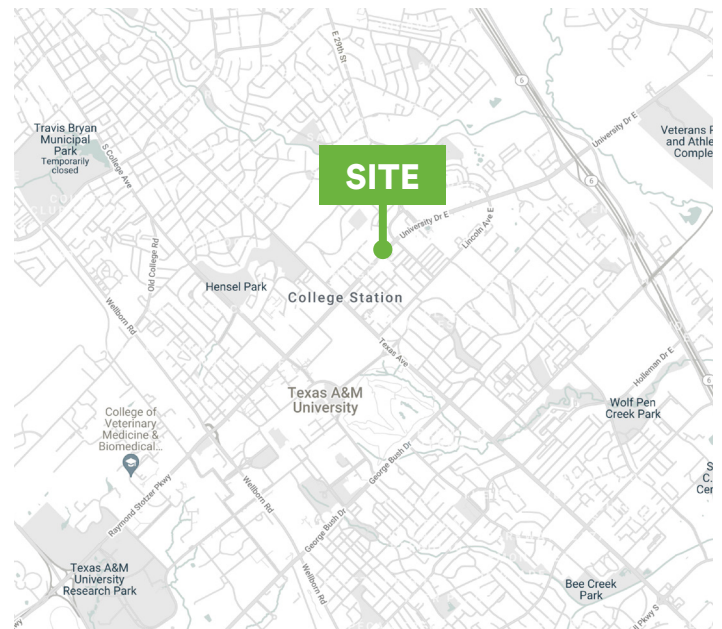
PARKING
5.20/1,000 SF



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 2022 enrollment exceeded 75,000 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
2022 Total Population	10,197	105,927	177,188
2027 Total Population	10,998	114,114	192,424
2022-2027 Growth Rate	7.86%	7.73%	8.60%
2022 Households	4,597	41,962	67,305
2027 Households	4,952	45,481	73,379
2022 Median Home Value	\$225,584	\$213,067	\$215,621
2022 Average Household Income	\$65,417	\$60,055	\$66,754
2022 Total Consumer Spending	\$114,279,670	\$1,023,168,403	\$1,790,517,475
2027 Total Consumer Spending	\$135,182,626	\$1,222,703,051	\$2,148,466,597



35,337 VPD
University Drive



6,244
Employees

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SITE PLAN



BUILDING	AVAILABILITY	RSF
Suite 100	Crunch Fitness	46,318 SF
Suite 200	Available	6,393 SF
Suite 300	REI Co-Op	21,732 SF
Suite 400	Available	5,925 SF
607	Available	3,000-11,400 SF

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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



Mexican Food

\$1,395,034.00

\$6,341,063.64

1.69 Miles

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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

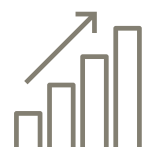
2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



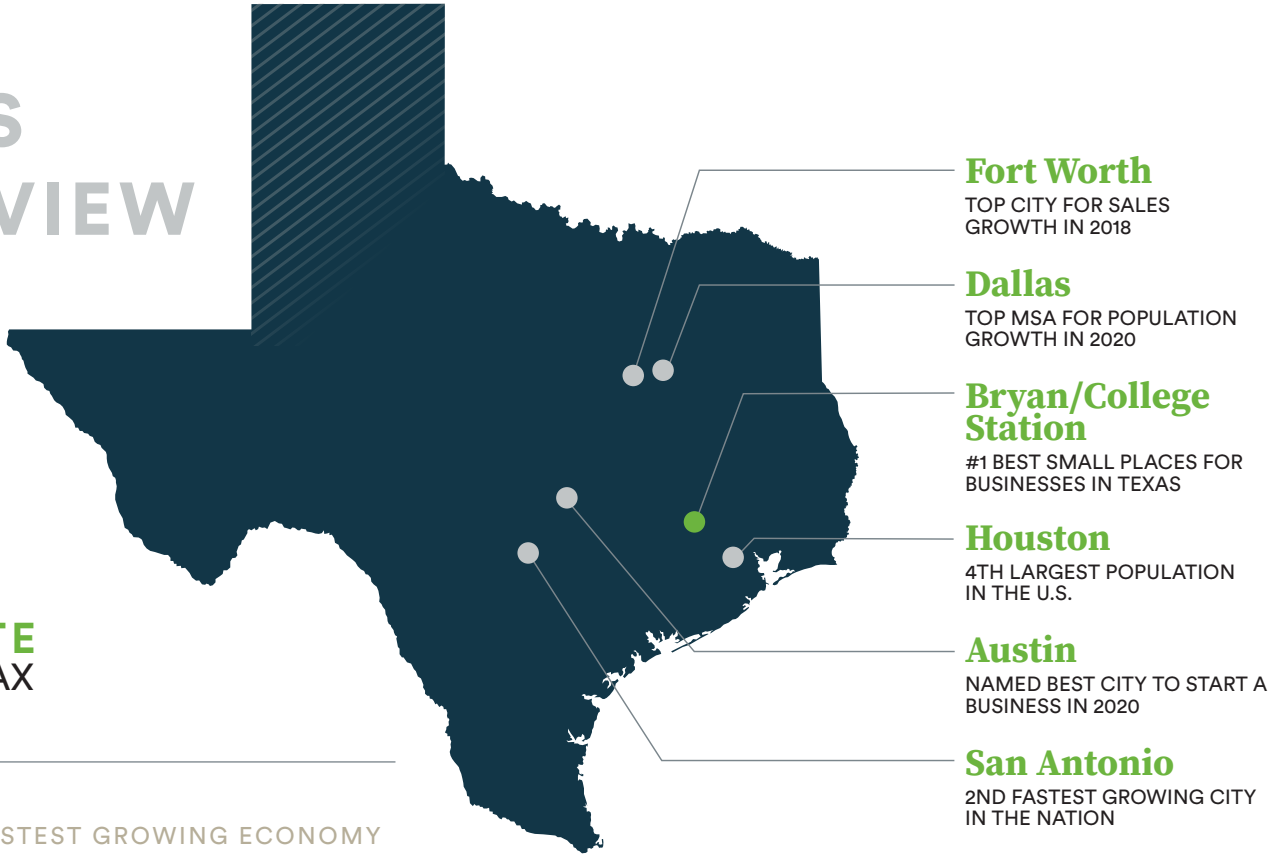
**BEST STATE
FOR BUSINESS**



**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 73,000 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 2022 ENROLLMENT - 73,284

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.

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.

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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Sales Agent/Associate's Name

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Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

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