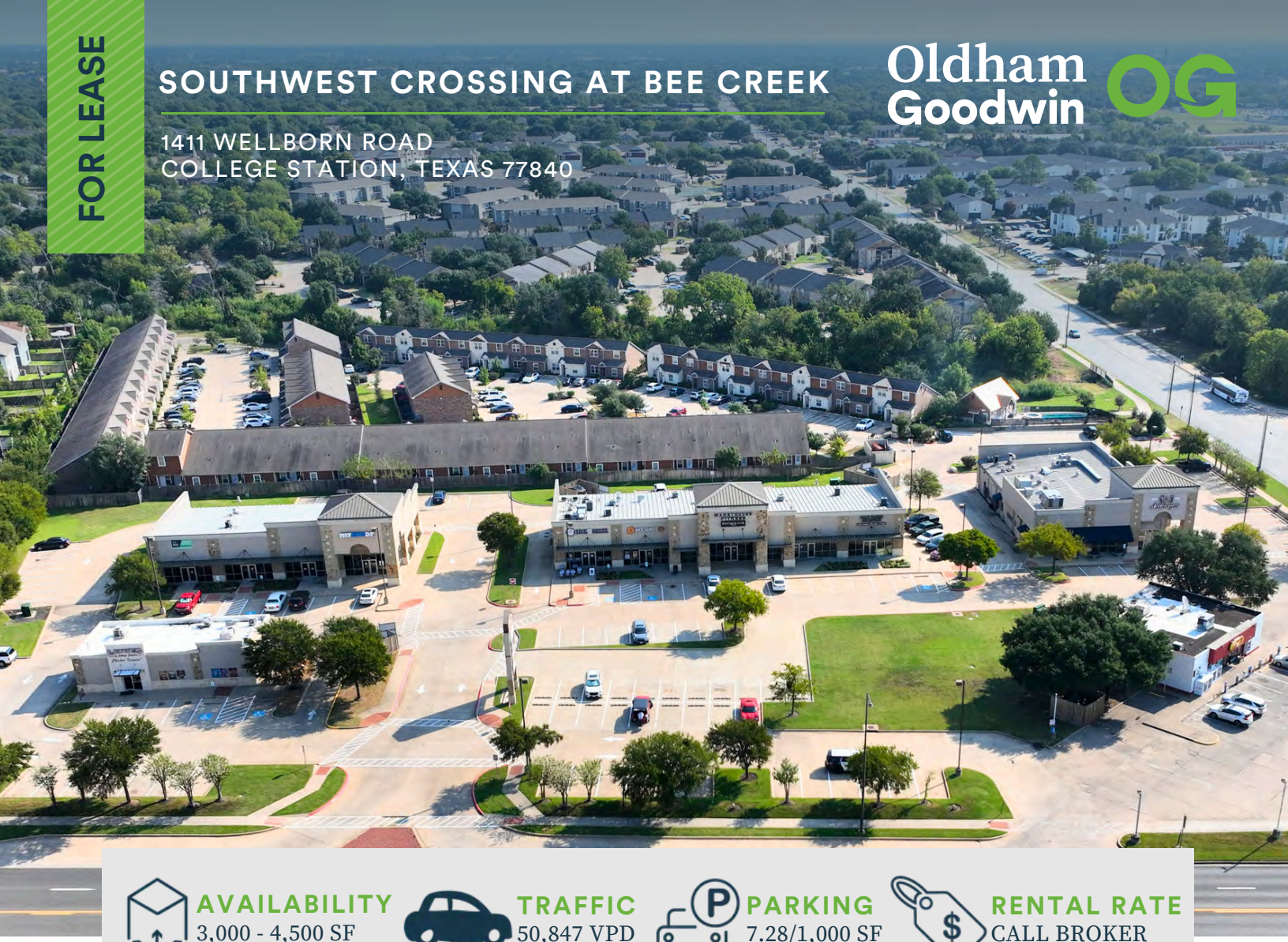
FOR LEASE

SOUTHWEST CROSSING AT BEE CREEK

1411 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840

Oldham Goodwin OG



AVAILABILITY
3,000 - 4,500 SF

TRAFFIC
50,847 VPD

PARKING
7.28/1,000 SF

RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- Excellent visibility from Wellborn Road and Southwest Parkway with combined traffic counts in excess of 50,000 VPD
- Convenient access to an outstanding mix of restaurants, retail, & student housing
- One mile from Texas A&M University
- Easy access to Texas Avenue & Harvey Mitchell Parkway
- Adjacent to one of the highest grossing Whataburger locations in the country
- Area retailers soon to include McDonalds, Starbucks, Chipotle, and Andy's Frozen Custard
- Very dense trade area with over 23,000 residents within 1 mile

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	23,174	95,143	162,259
2029 Total Population	24,668	102,273Q175,425	180,992
2024 - 2029 Growth Rate	6.45%	7.49%	8.11%
2024 Households	7,855	33,938	61,053
2029 Households	8,407	36,840	66,503
2024 Median Home Value	$249,610	$268,542	$273,274
2024 Average Household Income	$37,134	51,632	67,166
2024 Total Consumer Spending	$165,787,623	$769,707,285	$1,582,619,879
2029 Total Consumer Spending	$196,318,725	$912,305,717	$1,877,095,226

50,847 VPD
Combined

67,378
Employees

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LIQUOR SALES	DISTANCE TO SUBJECT PROPERTY	TYPE	ANNUAL LIQUOR SALES	AVERAGE MONTHLY SALES	SALES/SF
The Republic est. 1836	4.7 Miles	Steakhouse	$2,310,679.00	$192,556.00	$240.02
YESTERDAY'S	3.6 Miles	Bar/Grill	$959,566.00	$79,963.00	$176.72
TWIN PEAKS EATS + DRINKS + SCENIC VIEWS	7.4 Miles	Sports Bar	$2,815,196.00	$234,600.00	$376.72
[redacted]	2.2 Miles	Bar/Grill	$1,741,182.00	$145,098.50	$310.93
Chimy's Cerveceria	2.1 Miles	Mexican Food	$1,7 70,043.00	$147,503.58	$441.08
the BACKYARD AT THE GATE	2.2 Miles	Bar/Grill	$2,140,547.00	$178,378.92	$307.73
TopGolf	4.4 Miles	Entertainment	$1,408,968.00	$117,414.00	$35.22
Chuy's	3.8 Miles	Mexican Food	$1,395,034.00	$116,252.83	$178.07

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SITE PLAN

BUILDING	SUITE	AVAILABILITY & DESCRIPTION	RSF
A	100	Available	3,000
A	300	My Eye Dr.	3,000
B	100	Nick the Greek	1,500
B	200	Mochinut	1,500
B	300	Available	4,500
B	500	Half Baked Goodness	1,500
C	100	C & J BBQ	5,000
C	400	Hungry Howie's Pizza	1,000
Pad Site		Available	0.91 AC

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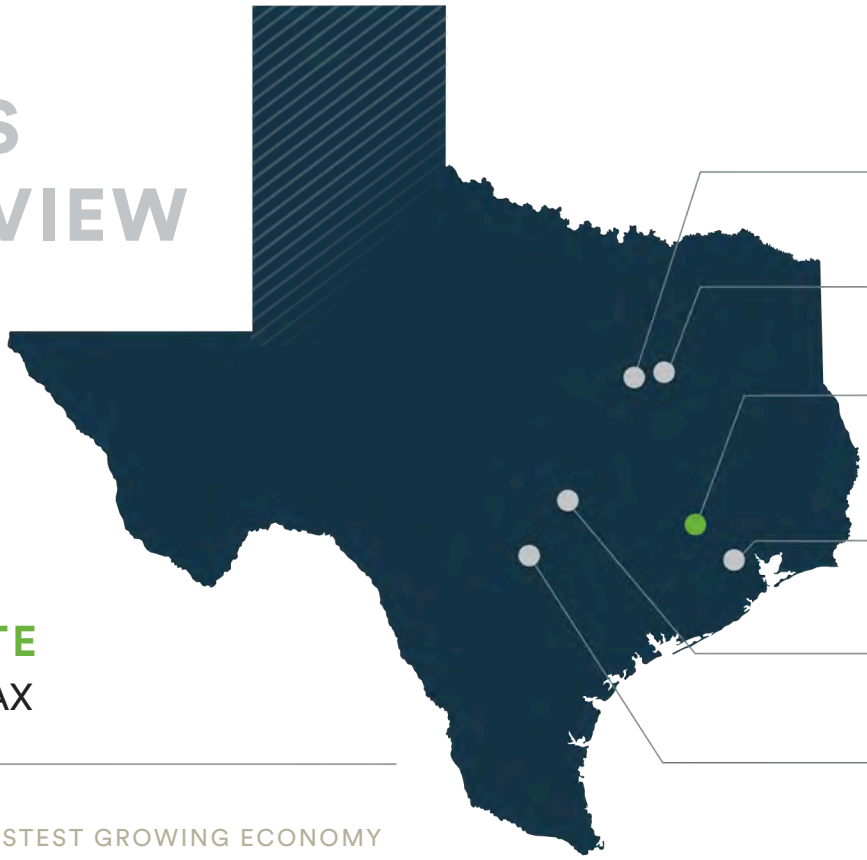
TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION

NO STATE
INCOME TAX

2ND FASTEST GROWING ECONOMY **IN THE UNITED STATES**

#1 STATE IN AMERICA **TO START A BUSINESS**

2ND LARGEST LABOR WORKFORCE: **14+ MILLION WORKERS**

POPULATION
28,995,881

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

FOR LEASE

SOUTHWEST CROSSING AT BEE CREEK

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COLLEGE STATION, TEXAS 77840

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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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Oldham Goodwin OG

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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D: 979.977.6086 C: 956.854.5631
Freddy.Alonso@OldhamGoodwin.com

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH OLDHAMGOODWIN.COM

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