FOR LEASE

SOUTH COLLEGE PLAZA BUILDING B

2111 SOUTH COLLEGE AVENUE
BRYAN, TEXAS 77801

Oldham Goodwin OG

AVAILABILITY 4,304 SF	**TRAFFIC** 7,360 VPD	**RENTAL RATE** CALL BROKER

PROPERTY HIGHLIGHTS

- Prime South College Avenue frontage with excellent visibility and signage.
- Centrally located between Downtown Bryan and Texas A&M University.
- Positioned within Bryan's growing Midtown redevelopment corridor.
- Surrounded by established residential neighborhoods and local businesses.
- Convenient access to South Texas Avenue, Downtown Bryan, and major Bryan-College Station thoroughfares.
- Flexible Industrial Office Space Ideal for Contractors, Service Companies, Distribution, and Light Industrial Operations.

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	11,208	92,369	153,795
2030 Total Population	11,263	96,103	159,000
2025 - 2030 Growth Rate	0.5%	4.0%	3.4%
2025 Households	4,273	31,357	54,653
2030 Households	4,259	32,652	56,444
2025 Median Home Value	$224,912	$232,432	$253,952
2025 Median Household Income	$58,216	$55,320	$57,701
2025 Total Consumer Spending	$94,063,465	$744,956,046	$1,506,420,745
2030 Total Consumer Spending	$110,333,862	$869,323,626	$1,757,069,212

*Sourced from Placer.ai

7,360 VPD
South College Avenue

49,253
Employees

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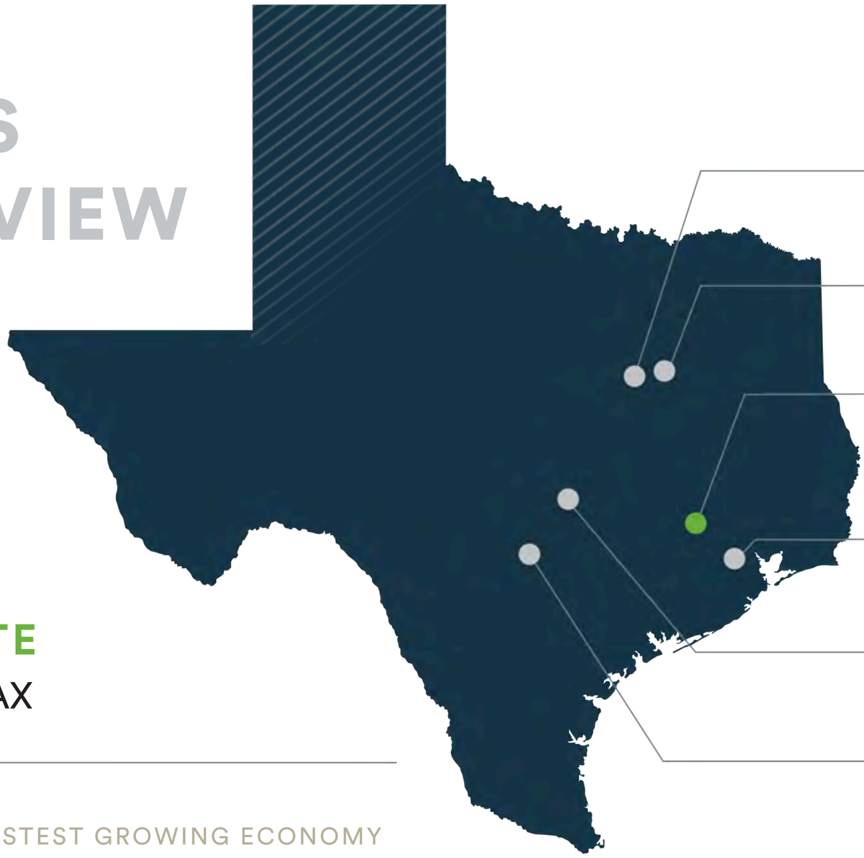
TEXAS OVERVIEW



NO STATE
INCOME TAX

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

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

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BRYAN, TEXAS 77801

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**

TREC
TEXAS REAL ESTATE COMMISSION

11-03-2025

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