

# Executive Summary

220 ROCK PRAIRIE | COLLEGE STATION, TX 77840



## OFFERING SUMMARY

**Sale Price / SF :** \$12/sf

**Lot Size:** 2.41 Acres

**Traffic Count On Rock Prairie:** 14,728 VPD

**Traffic Count On FM 2154** 28,460 VPD

**Edelweiss Frontage** 500 ft

**Rock Prairie Frontage** 200 ft

## PROPERTY OVERVIEW

This Property is approximately 2.41 AC, located on the corner of Edelweiss Ave and Rock Prairie Rd, just a block from FM 2154 and Rock Prairie intersection

## PROPERTY HIGHLIGHTS

- Easy Access from FM 2154
- Developer Ready
- Possible Detention in Place
- 3 Miles to Texas A&M Main Campus
- Located in Stable residential neighborhood
- Directly Adjacent to Neighborhood Commercial Development
- Office/ General Suburban Zoning (O/GS)
- Near Large Student Housing Development

**RICK LEMONS, CCIM**

Broker  
979.221.2929  
rlemons@lkgra.com



Land For Sale

# Additional Photos

220 ROCK PRAIRIE | COLLEGE STATION, TX 77840



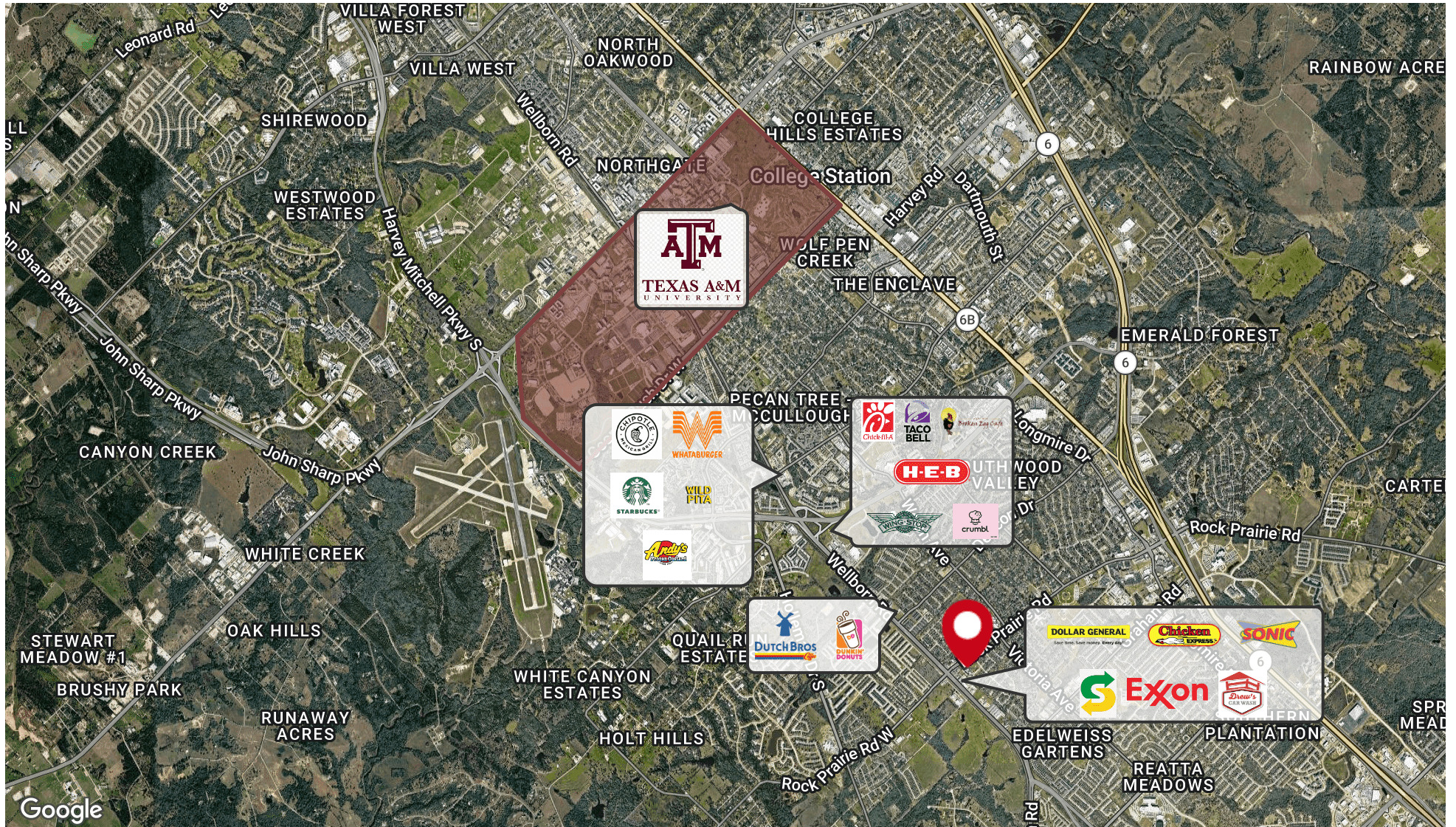
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# Retailer Map

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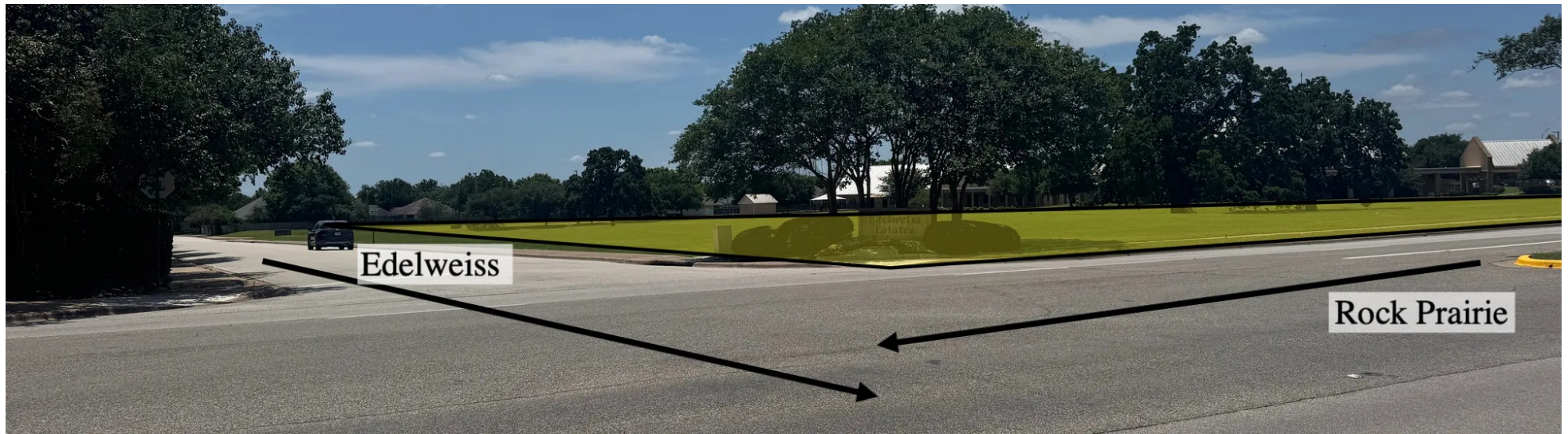
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# Demographics Map & Report

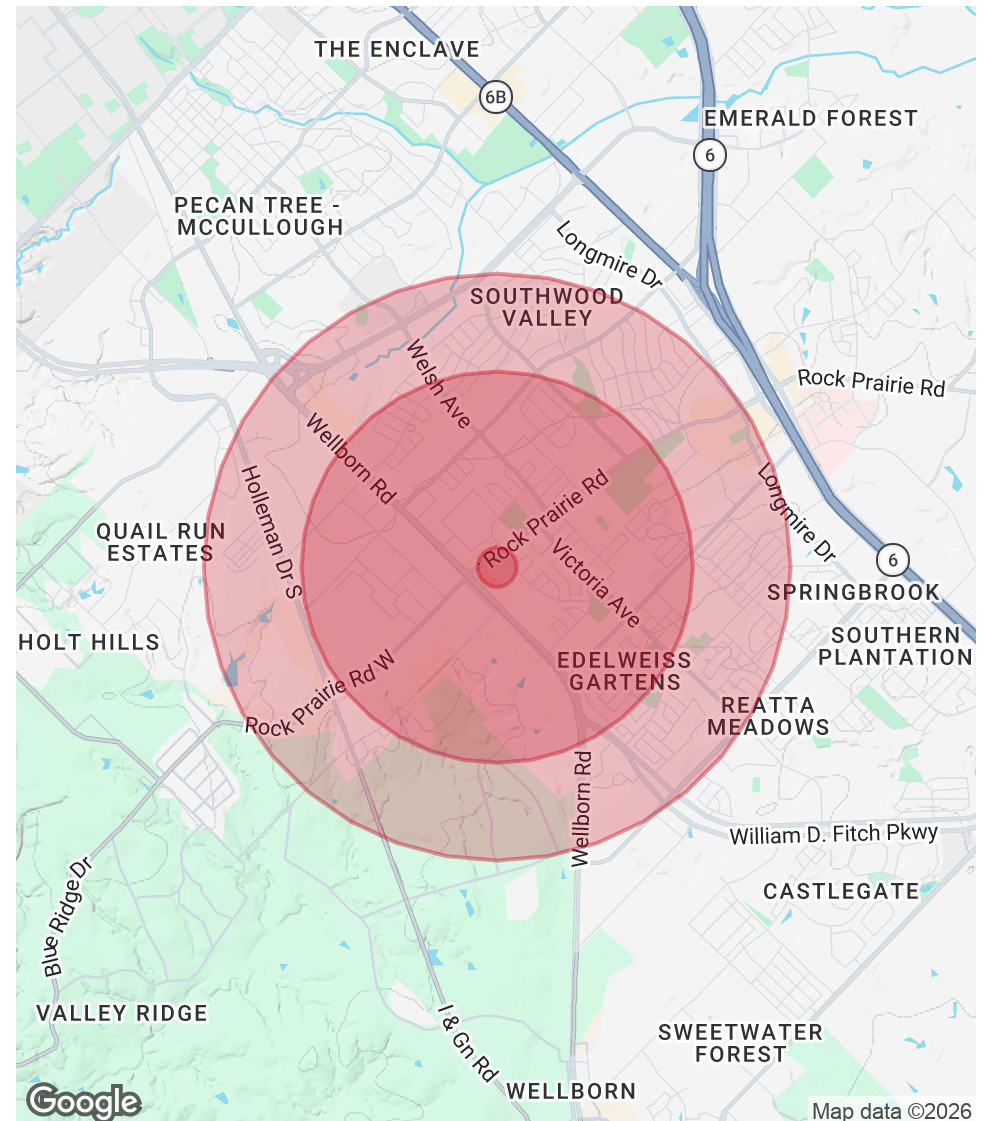
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<b>POPULATION</b>	<b>0.1 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	97	9,686	23,004
Average Age	41.3	31.9	30.3
Average Age (Male)	44.9	32.1	28.5
Average Age (Female)	41.0	32.1	31.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.1 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	44	3,928	9,220
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$118,629	\$93,858	\$85,785
Average House Value	\$318,925	\$241,688	\$250,806

2023 American Community Survey (ACS)



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# BRYAN - COLLEGE STATION

LKG REALTY ADVISORS

2025 MARKET REPORT

## TEXAS A&M UNIVERSITY



Opened its doors in 1876 as the state's first public institution of higher learning. Today, it stands as a research-intensive flagship university with more than 140 undergraduate degree programs, 94 doctoral programs, and 5 first professional degrees as options for study. The University not only ranks among the top ten research institutions in the nation but also maintains one of the largest student bodies with an enrollment of over 79,000 students in the Fall of 2024. Texas A&M is one of few institutions in the world to have been triple designated sea, land, and space grants. The Texas A&M campus located in College Station, Texas serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies.

Source: <https://www.tamu.edu/>

## RELLIS CAMPUS



Home to several Texas A&M System state agencies, and over one million square feet of laboratory and office space, RELLIS offers a unique research and development experience. RELLIS is research-driven with active projects in soil erosion, automotive technology, computational mechanics and alternative energy. The RELLIS Vision is to facilitate interactions between a variety of industries and academia resulting in truly extraordinary relationships.

Source: <https://rellis.tamus.edu/> BLINN COLLEGE

## BLINN COLLEGE



Established in 1883, Blinn College offers certificates and two year degrees in more than 50 academic and technical areas of concentration. With over 19,000 students Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the state of Texas and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.

Source: <http://www.blinn.edu/>

# RANKINGS & RECOGNITION

**#2** Best Small Places for Business & Careers  
(Forbes 2019)

**Top 25** in Best Place to Retire in Texas  
(Forbes 2022)

**#1** Highest Median Income Growth in U.S.  
(WalletHub 2019)

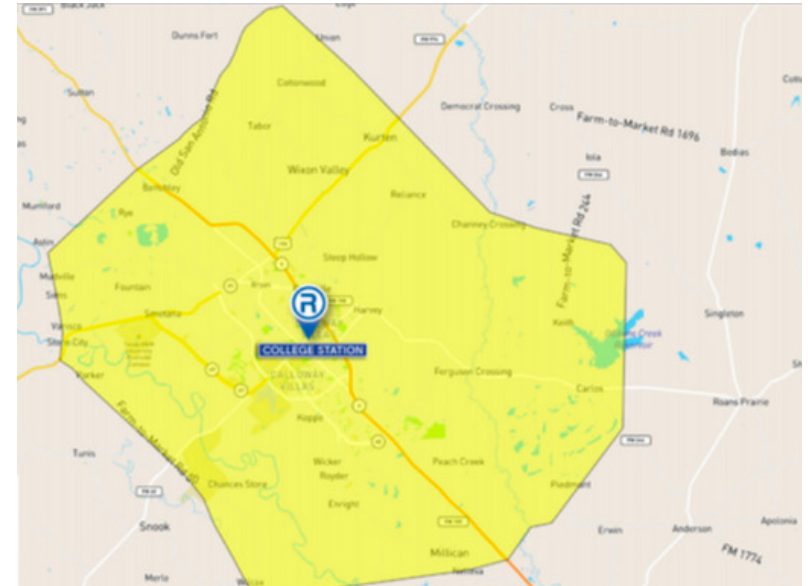
**#1** Growth Cities in Texas  
(UHAUL 22)

**#15** Safest Cities in America  
(Smart Assets, 2022)

**#5** U.S. Cities With the Fastest Growing Economies  
(WalletHub 2018)

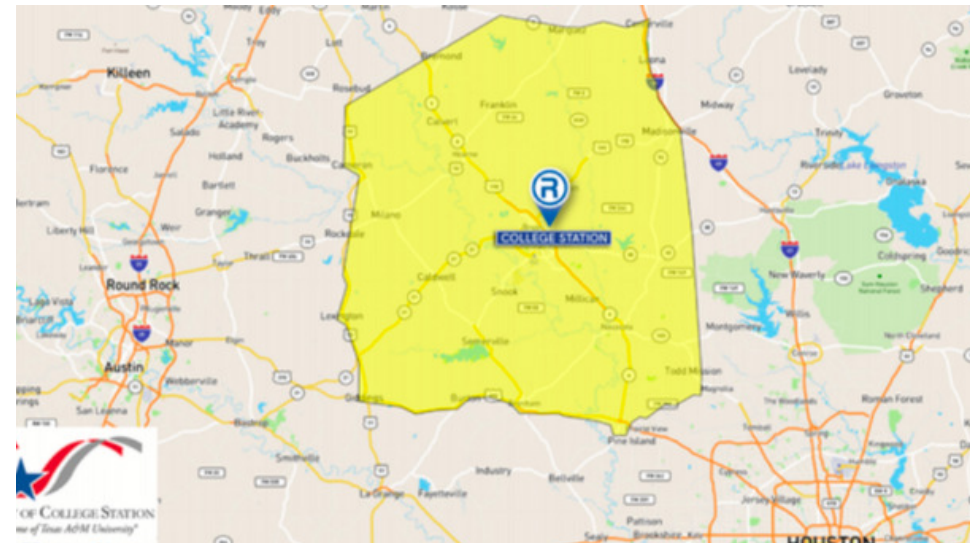
**#2** Best Small Places in Texas For Cost of Doing Business  
(Forbes 2019)

## PRIMARY TRADE AREA: Brazos County



Population 2023: 245,549  
Year over Year Population Growth as of March 2023 **4.8%**

## SECONDARY TRADE AREA: Brazos Valley



Population 2023: 375,413

World Population Review



# Traffic Generators

## Century Square

**Century Square** is an exciting mixed-use destination adjacent adjacent to Texas A&M University. Redefining the Brazos Valley, the 60-acre development creates a dynamic community center where



people congregate from across the region to experience a walkable, urban destination. The leadership team is heavily comprised of former students of Texas A&M who are deeply engaged in the University's culture and its vision for the growth of the Brazos Valley. The project features premier retail and restaurant entertainment venues, 60,000 SF of Class-A office, two full-service hotels: The George and Cavalry Court, luxury apartment homes: 100 Park, and an active central gathering place.



## Midtown Park

Travis Byran Midtown park is well underway and poised to be a world class destination, and already both guest and residents alike will be able to enjoy the 150-acre park. Featuring outdoor athletic fields, Legends Event Center, Top Golf, nature-based recreation opportunities and more. Bryan is creating a world-class destination that is also an amenity for the local community. Midtown Park was born out of a vision to provide Bryanites with a recreational destination in the Midtown neighborhood of Bryan. The park integrates ecological and social approaches that promote public health, cultural awareness and environmental stewardship.

<http://www.century-square.com>

<http://www.bryantx.gov>

# Brazos Valley Bio Corridor

**The Brazos Valley Biocorridor** is interconnected, master-planned properties specializing in corporate office, biomanufacturing and R&D real estate options. Situated along two major thoroughfares -- State Highway 60 (University Drive) and State Highway 47 -- the biocorridor is adjacent to the Texas A&M Health Science Center and between Texas A&M University's main campus (~2 miles) and the 2,000-acre RELIS campus (~6 miles). Multiple corporate headquarters operate within proximity to one another and add value to the area's intellectual spirit. They include FUJIFILM Diosynth Biotechnologies Texas, iBio, ViaSat and G-CON Manufacturing. Major developments within the Biocorridor include:

**Aggieland Business Park** - 133 acre industrial and office park available for manufacturing, warehouse, office, distribution or R&D development projects

**Lake Walk / Atlas** - 200 acre master-planned mixed use campus including office, manufacturing, commercial and residential, all incorporating an extensive park and trail system

**Texas A&M Health Science Center** - 200 acre campus home to the Colleges of Medicine and Nursing, as well as Blinn College and the Texas Brain and Spine Institute

**Westgate Park** - 95 acre mixed use park directly across Highway 47 from the Texas A&M Health Science Center

**FUJIFILM** - The 300,000-square-foot manufacturing facility is located near the Texas A&M Health Science Center campus

## Major Health Centers

### CHI St. Joseph Health

- 5 hospitals, 2 long-term care facilities, 477 beds, & 30+ clinics in the Brazos Valley
- Level II Trauma Center
- Named one of America's best Hospitals
- Certified Chest Pain center, Primary Stroke Center and a Joint replacement program

### The Physicians Center

- Physician Owned clinic
- Network of more than 150 physicians
- Offers additional services like surgery, sports medicine, and radiology

### Baylor Scott & White

- 5 stories, 143 beds
- Located on a 98 acre campus near Texas Highway 6 and Rock Prairie Road
- Certified Advanced Primary Stroke Center and Chest Pain Center
- Level III Trauma Center

## Texas A&M System and State Agencies

The A&M System provides service and education to the people of Texas and beyond through seven state agencies and several campuses. The A&M System members educate over 152,000 students and make more than 24 million additional educational contacts through services and outreach programs each year. System-wide, expenditures exceeded \$1 Billion and helps drive the state's economy. With more than 26,000 faculty and staff, the A&M system has a physical presence in 250 of the state's 254 counties and a programmatic presence in every county. To the right are some of the system agencies that are headquartered in Bryan-College Station.



## INDUSTRY & COMMERCE

### Bryan Business Park

- 200+ acres of the park occupied by businesses including Toyo Int, New Southwest Banking Co., Coca-Cola, and Sanderson Farms
- Ideal for industrial, R&D, or traditional business operations

### The Business Center at College Station

- Over 200 acres five miles from A&M
- Ideal location for businesses seeking to expand their opportunities
- Includes a fully developed infrastructure, fiber optic connectivity, landscaping and zoning for further technology and odic development
- Current residents include firms involved in telecommunications, software development and technology manufacturing

### Midtown Business Park

- Midtown Business Park consists of 252 developable acres
- Direct access to State Highway 6 and State Highway 40
- Office and light manufacturing, the park has offerings for a variety of planned building uses, including light-manufacturing, professional office and commercial retail.

### Texas Triangle Park

- Texas triangle park represent's the Research Valley's premier rail served industrial solution
- Central location and connectivity serves as a inland getaway to North America's Southwest Region and major consumer markets
- Focused on energy advanced manufacturing, international trade/ logistics and energy research and development