

Executive Summary

SUL MAR 1127 | 1127 E VILLA MARIA, BRYAN, TX 77802



OFFERING SUMMARY

Available SF:

3,370 SF

3,370 SF Retail space located on Villa Maria near Briarcrest. Space is located minutes from Texas A&M University. 2,070 SF conditioned retail space and 1,300 SF shop space. Call for information.

Lease Rate:

Negotiable

PROPERTY HIGHLIGHTS

- Lighted intersection
- Shop space and roll up door (8' X 7')
- 62,000 VPD at the intersection of East Villa Maria and Briarcrest
- Ample Parking spaces
- Prime end cap retail space with strong visibility
- Located in Bryan, minutes from Texas A&M University

Building Size:

18,687

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Office Building For Lease

Additional Photos



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Retailer Map

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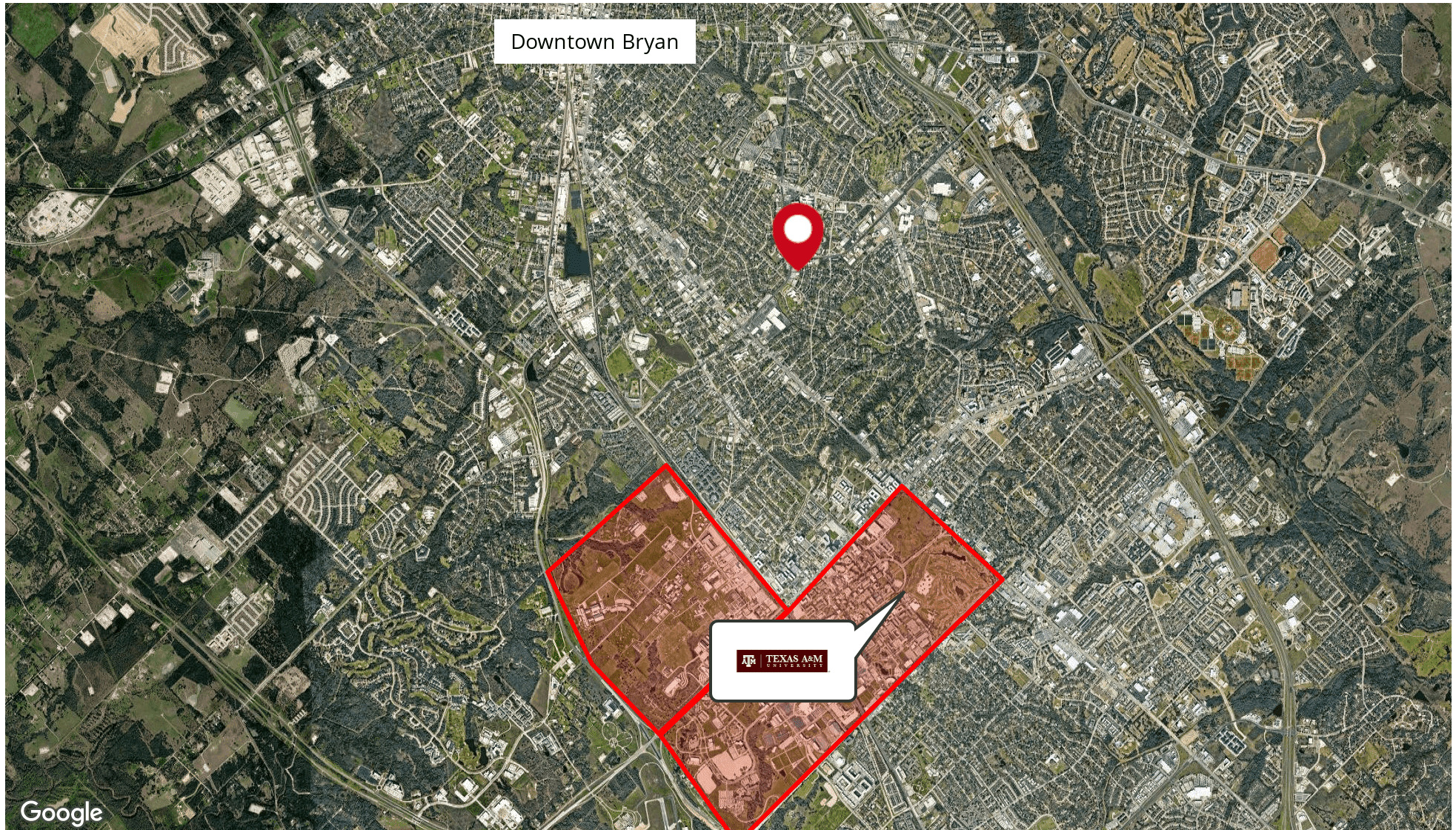


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Location Map

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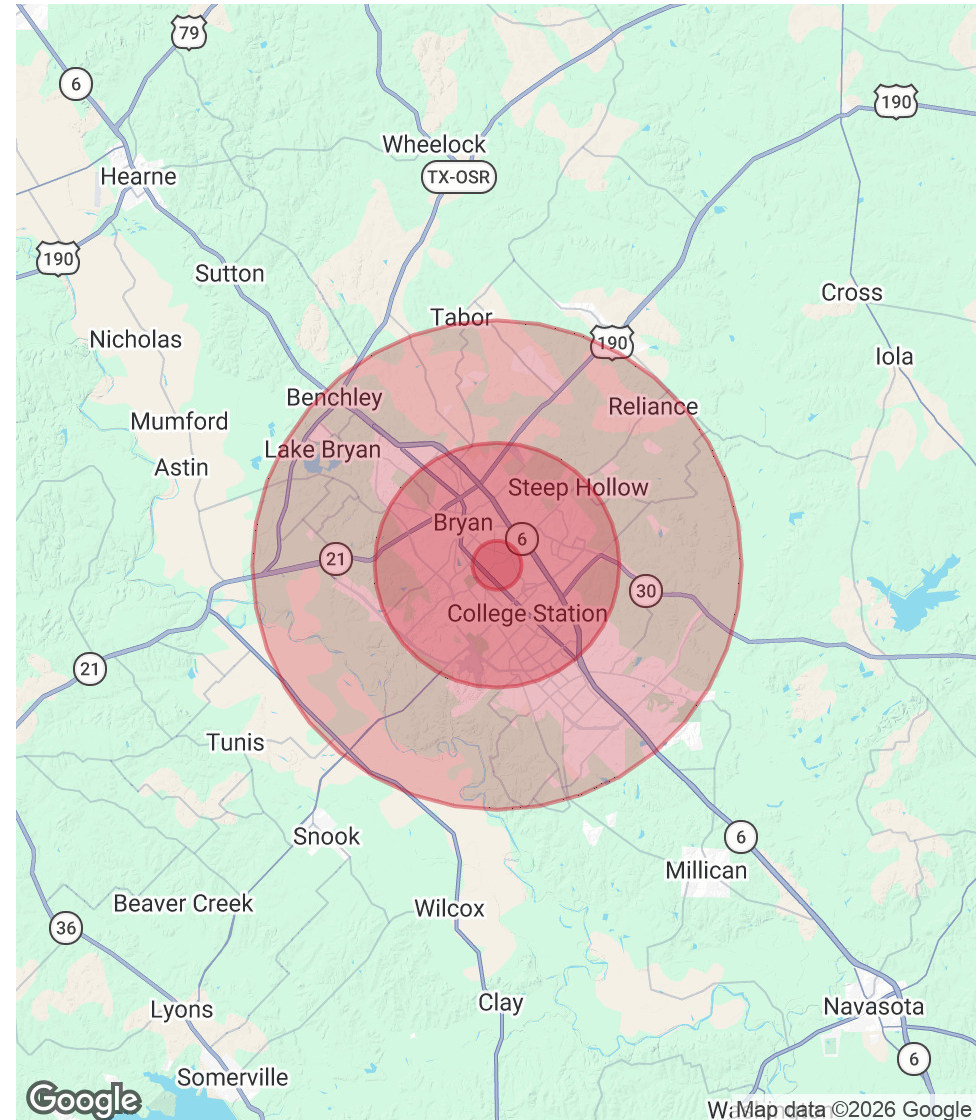
Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,396	156,891	223,922
Average Age	38.1	28.5	31.0
Average Age (Male)	37.2	27.7	30.3
Average Age (Female)	37.9	29.3	31.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,306	58,085	83,212
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$73,839	\$66,580	\$84,172
Average House Value	\$233,220	\$231,419	\$292,302

2023 American Community Survey (ACS)



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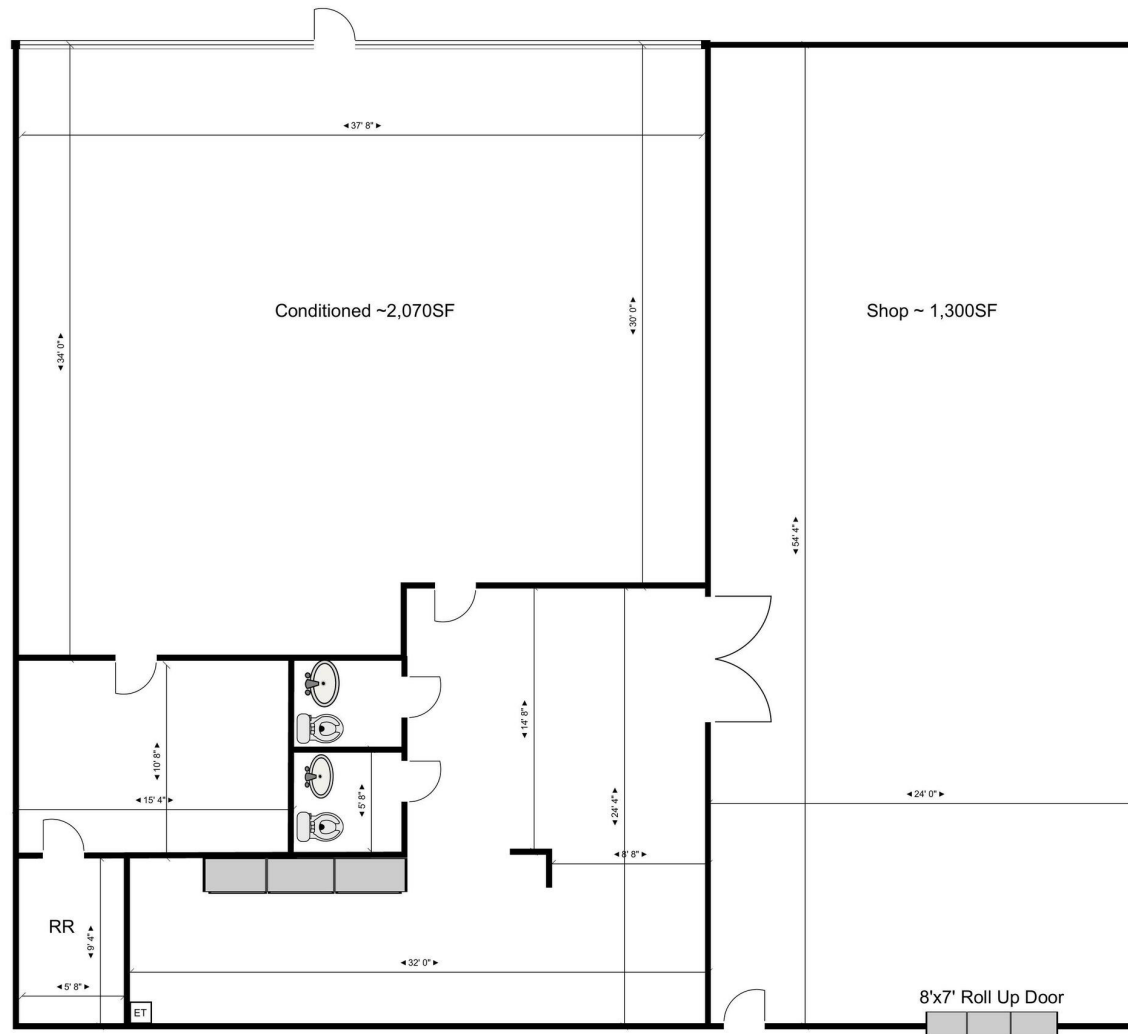


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Floor Plans

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Bryan - College Station

LKG Realty Advisors

Demographics of the Brazos Valley

Population: 249,088 (2025)

■ Median Property Value:
\$296,000

■ Median Household Income:
\$58, 553

■ Population Growth Rate:
1.7%

Education

TEXAS A&M UNIVERSITY

- Founded in 1876
- Enrollment of over 70,000
- Known for its strong academic programs & rich traditions

BLINN COLLEGE

- Founded in 1883
- Enrollment of over 18,000
- Offers certificates and two-year degrees in various academic and technical areas

RELLIS CAMPUS

- Home to several Texas A&M System state agencies
- Enrollment of over 3,000
- Research & development focused

Rankings & Recognition

Forbes **Best** 25 Places to Retire

#3 Best-Performing City in Texas

#4 Best Small College Town in America

The BCS Area

Located inside the Texas Triangle, BCS is a dynamic, fast-growing area in east-central Texas, located halfway between Houston and Austin

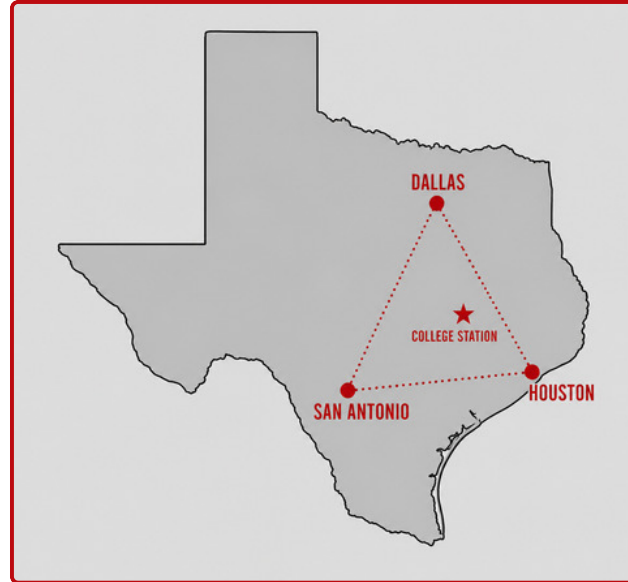


Primary Trade Area:

Brazos County

Secondary Trade Area:

Robertson, Leon, Madison, Burleson, Grimes, Washington Counties



The Texas Triangle

Developing Commercial & Recreational Areas in BCS

CENTURY SQUARE

- 60-acre walkable, mixed-use destination featuring retail, restaurants, etc.
- Located adjacent to Texas A&M University

DOWNTOWN BRYAN

- A nationally designated Texas Cultural Arts District
- Features locally owned restaurants, shops, galleries, and live music venues

MIDTOWN PARK

- 150-acre world-class recreational destination in Bryan
- Features outdoor athletic fields, the Legends Event Center, Top Golf, etc.