



**SAGO**

**HOMESTEAD PLACE**  
**2551 TEXAS AVENUE SOUTH**  
**COLLEGE STATION, TX 77845**

**PREPARED BY:**

**Barry Moore, CCIM, SIOR**  
979.260.5000  
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**HOMESTEAD PLACE**  
RETAIL PROPERTY FOR LEASE  
+/- 1,200 - 1,750 SF

## PROPERTY DETAILS & HIGHLIGHTS

### OFFERING SUMMARY

**LEASE RATE:** Please Call for Pricing

**AVAILABLE SF:** +/- 1,200 - 1,750 SF

### PROPERTY HIGHLIGHTS

- Prime location in College Station, Texas
- Ample parking for tenants and visitors
- High visibility and traffic on Texas Avenue
- Versatile space for various business needs
- Close proximity to amenities and services



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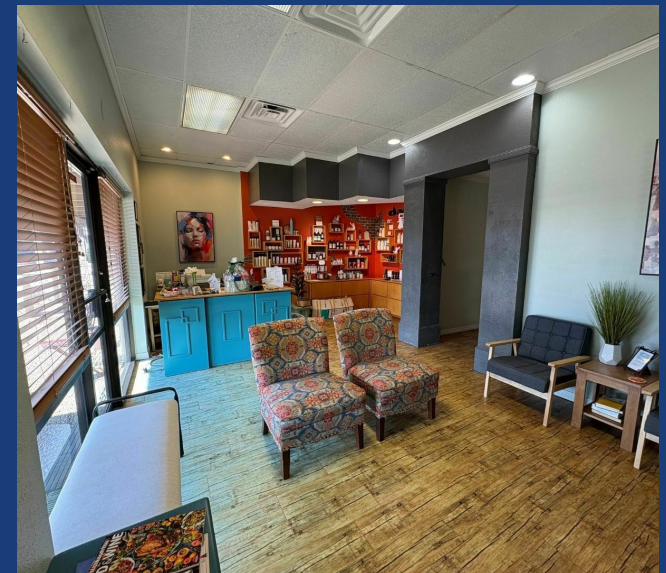
**EXTERIOR PHOTOS**



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**SUITE E INTERIOR  
PHOTOS**



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**LEASE SPACES**



**AVAILABLE SPACES**

SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE
2551 Texas Ave South, Suite E	Available	1,750 SF	NNN	Please Call for Pricing
2551 Texas Ave South, Suite G	Available	1,200 SF	NNN	Please Call for Pricing

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## LOCATION MAP



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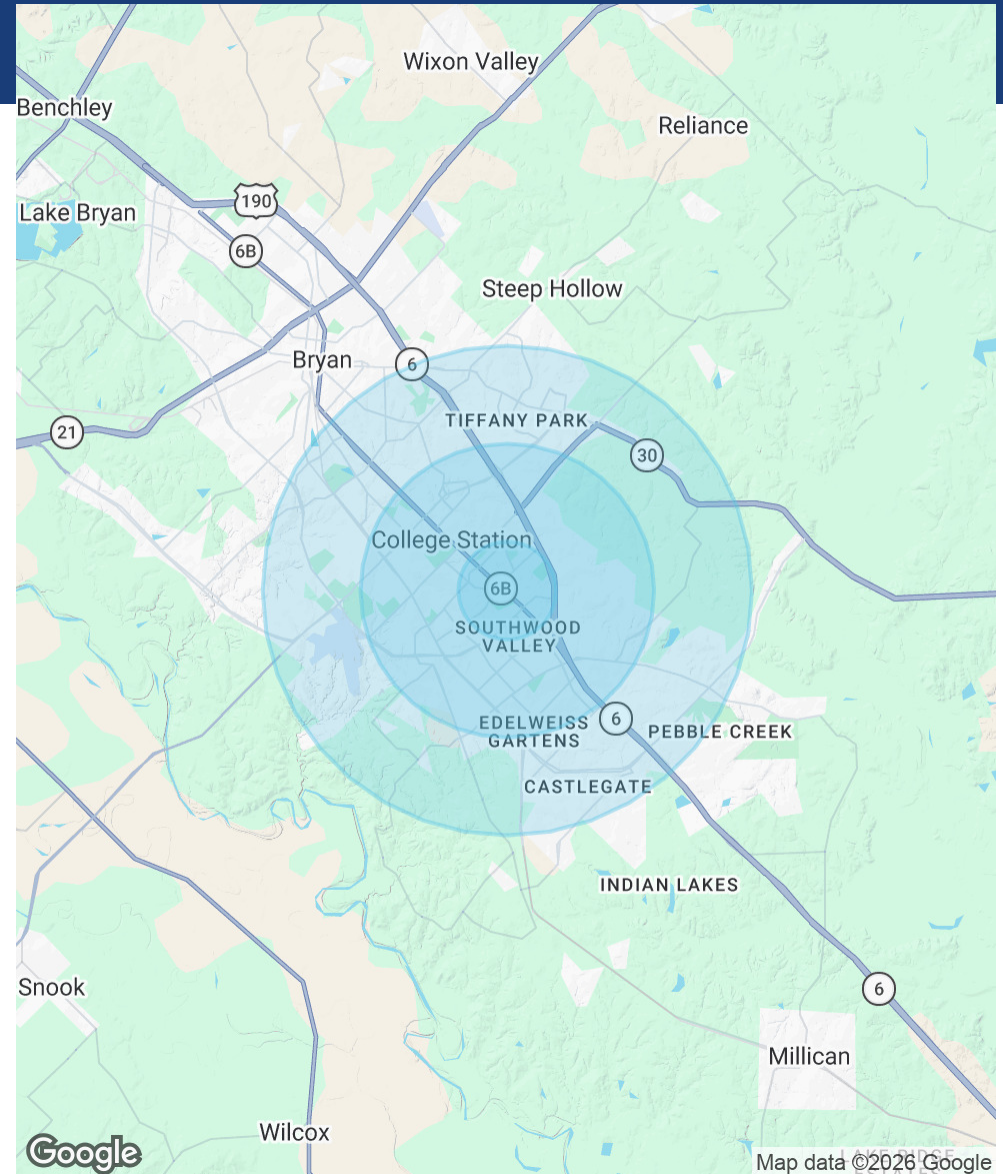
## HOMESTEAD PLACE

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+/- 1,200 - 1,750 SF

## MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,869	88,041	131,218
AVERAGE AGE	23.0	24.0	25.9
AVERAGE AGE (MALE)	23.3	24.1	25.7
AVERAGE AGE (FEMALE)	22.7	24.0	26.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,877	30,938	48,171
# OF PERSONS PER HH	2.4	2.8	2.7
AVERAGE HH INCOME	\$36,945	\$47,377	\$52,536
AVERAGE HOUSE VALUE	\$243,850	\$211,303	\$197,012

2020 American Community Survey (ACS)



Map data ©2026 Google  
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HOMESTEAD PLACE  
RETAIL PROPERTY FOR LEASE  
177,000 - 1,750 SF

## BROKERAGES SERVICES

### SAGO BROKERAGE SERVICES

Sago Commercial Real Estate brokers are connectors. We commit ourselves to not only understanding the markets in which we work, but knowing the people who make them work. Our commitment to community leadership and involvement sets us apart. Our knowledge of local real estate market trends and recent transaction data makes Sago Commercial Real Estate the clear choice for your Commercial Real Estate Brokerage needs.

Our team is focused on providing the absolute highest level of service to owners and users of Land, Retail, Office, and Industrial properties. Whether we are reducing the cost of occupancy for a tenant or maximizing return for a landlord, our focus is always on client relationships to ensure they last beyond one transaction.

Sago Commercial Real Estate's clients benefit from our constant education program. Our brokers are involved in continuing education programs that far exceed the average Commercial Broker or the industry mandated coursework. All of our brokers are candidates or designees of the prestigious Certified Commercial Investment Member (CCIM) program and are involved in the International Council of Shopping Centers (ICSC) and National Association of Industrial and Office Parks (NAIOP). We believe that our commitment to constantly improving ourselves has a direct effect on our Client's bottom line and overall satisfaction.



*SAGO's communication skills were what I appreciated the most about them. They always got back to me in a timely manner and communicated everything I asked and more!*



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## DISCLAIMER

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# CONTACT

Whether you're buying, selling, or need a trusted partner to manage your commercial property or portfolio, we're here to help – and would be honored to earn your business.

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