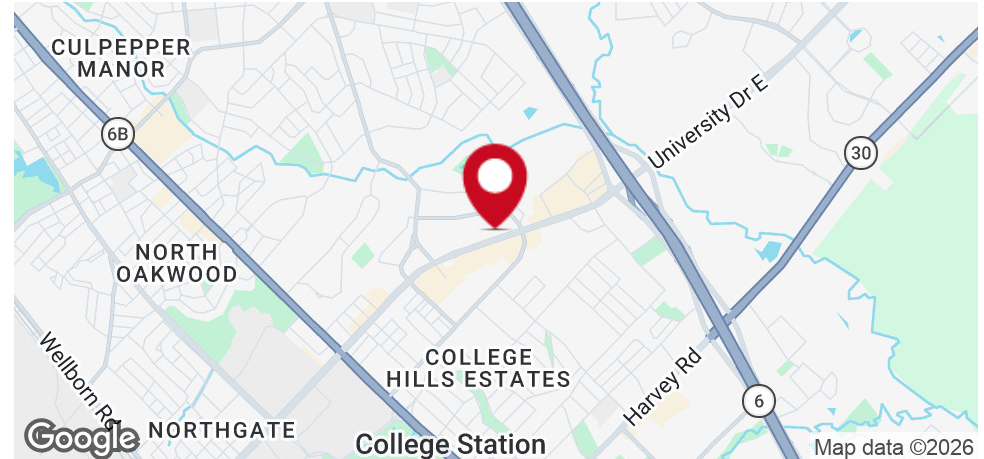


Executive Summary

UPP | 1101 UNIVERSITY DR E , COLLEGE STATION, TX 77840



OFFERING SUMMARY

Available SF: 1,657

Lease Rate: \$23.58/sf

Lot Size: 3.05 Acres

Year Built: 2001

Building Size: 11,210 sf

Zoning: Office

Lease Type: 5.95 NNN

PROPERTY OVERVIEW

Prime Office Space For Lease On University Drive In The Heart Of Aggieland — Just 1.5 Miles From Texas A&M With Direct Access To HWY 6. Strong Daytime Population With Abundant Surrounding Commercial Services. This Is Your Opportunity To Move Your Business To A Premier College Station Professional Location

PROPERTY HIGHLIGHTS

- University Dr Frontage
- Close to retail/restaurants
- Daily Traffic Count 30,334 VPD
- 3 Private Offices and Bullpen or Open area
- Kitchenette
- Double Door Entry

RICK LEMONS, CCIM
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rlemons@lkgra.com

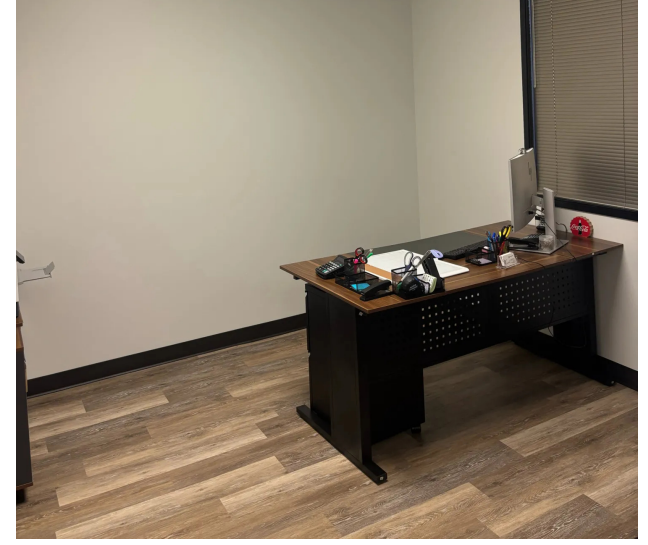
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Office Building For Lease

Photos

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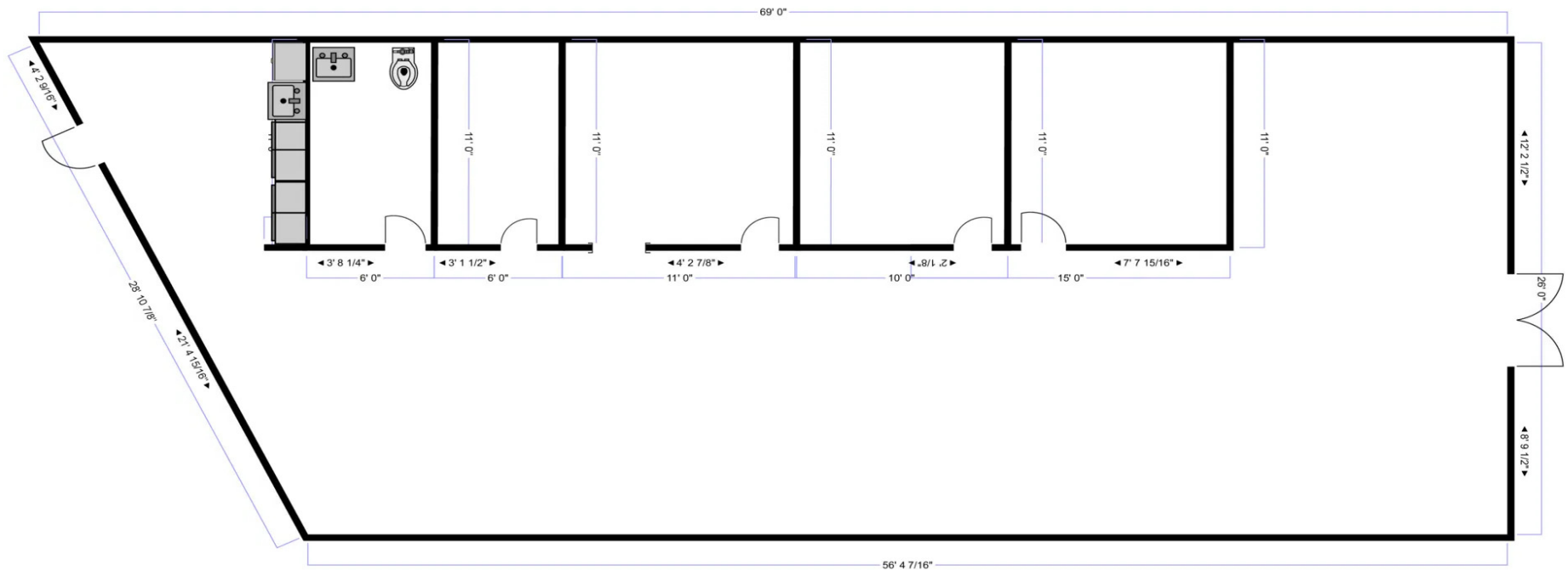


Office Building For Lease

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

Floor Plan

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Retailer Map

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Office Building For Lease

Co-Tenants

UPP | 1101 UNIVERSITY DR E , COLLEGE STATION, TX 77840

CUSTOM TABLE HEADLINE

	OCCUPATION	BUILDING
CanTex	Home Health	1101
Coleman & Patterson	Real Estate	1101
Frontier Title	Title Company	1101
BCS Association of Realtors	Real Estate	1101
CS Salon & Spa	Salon	1105
Owens Interventional Pain Managment	Pain Managment	1105
Greening Law	Law Firm	1105



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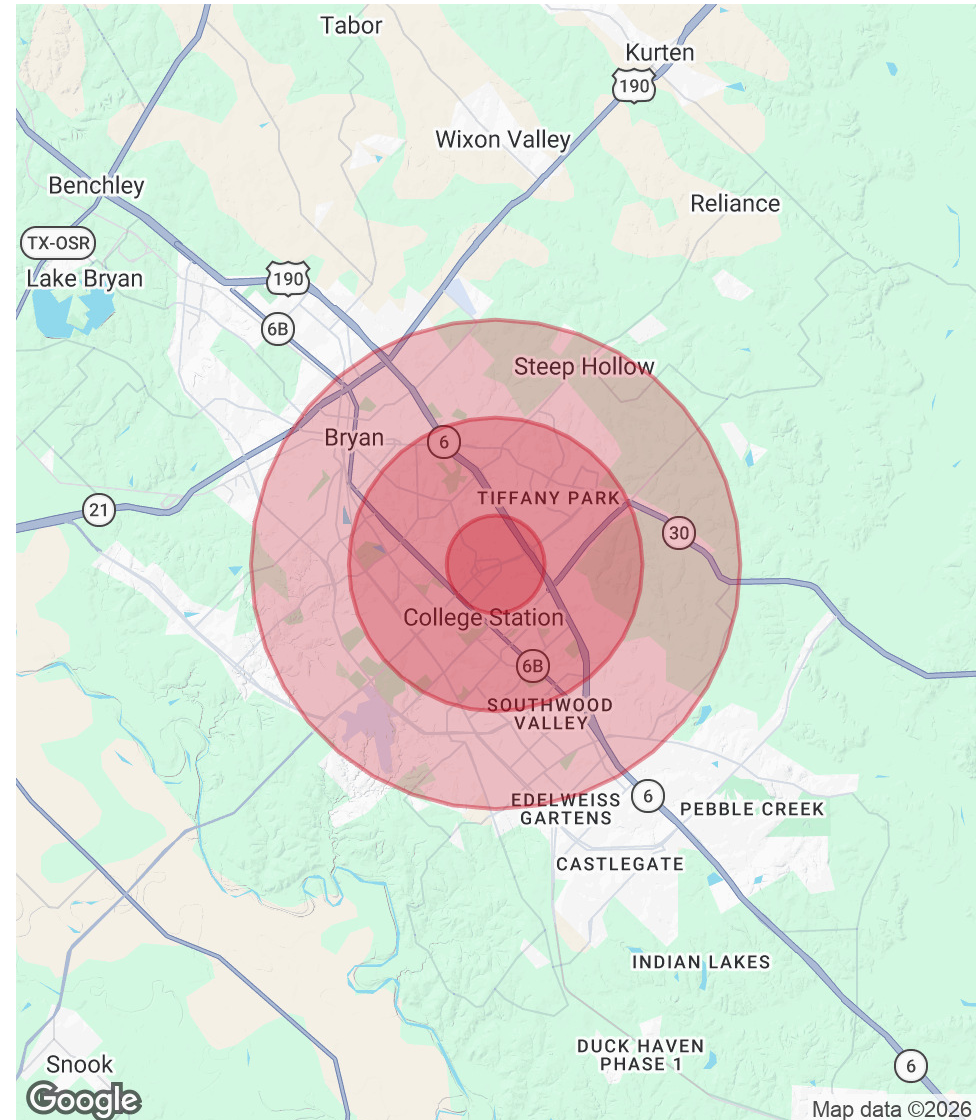
Demographics Map & Report

UPP | 1101 UNIVERSITY DR E , COLLEGE STATION, TX 77840

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,322	92,211	163,809
Average Age	24.8	27.3	29.1
Average Age (Male)	24.8	27.5	28.3
Average Age (Female)	25.1	27.5	29.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,601	34,633	62,371
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$62,279	\$62,715	\$70,316
Average House Value	\$268,256	\$254,810	\$250,391

2023 American Community Survey (ACS)



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Office Building For Lease



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

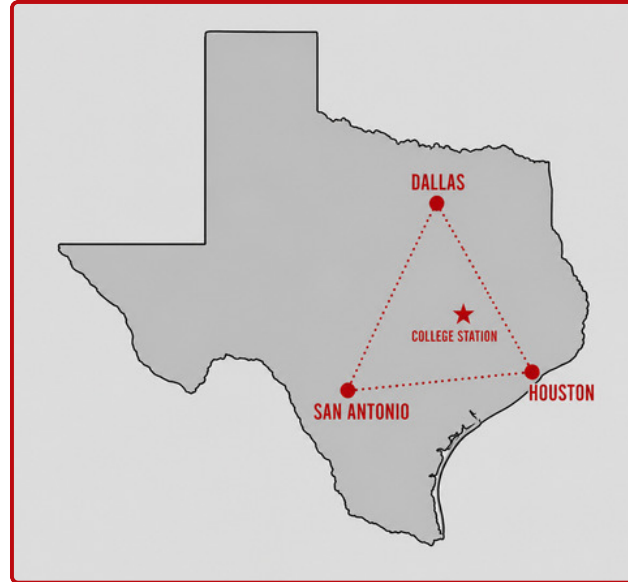


Primary Trade Area:

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.