

FOR LEASE

509 UNIVERSITY DRIVE

509 UNIVERSITY DRIVE
COLLEGE STATION, TX 77845

Oldham
Goodwin 



AVAILABILITY

4,022 SF



TRAFFIC

34,000+ VPD



LOCATION

NORTHGATE



PARKING

8.95/1,000 SF

PROPERTY HIGHLIGHTS

- Located directly across from the north side student housing at Texas A&M University with over 2,000 student housing beds.
- Surrounded by more than 17,937 off-campus housing beds within a one mile radius, providing a dense built-in customer base.
- Over 178,000 visitors within 500 feet of the property according to Placer.ai data from May 1, 2025 through April 30, 2026.
- Positioned near Northgate, Century Square and the core Texas A&M campus, generating consistent daytime, evening, and late-night traffic.
- Excellent visibility and signage opportunities along highly trafficked University Drive.
- Dedicated on-site parking available within the property parking lot.
- Surrounded by national retailers including CVS, McDonald's, Taco Bell, Chipotle Mexican Grill, and Domino's Pizza, driving strong retail co-tenancy and consumer traffic.



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Total Population	22,731	106,204	181,667
2030 Total Population	23,707	111,469	191,349
2025 - 2030 Growth Rate	4.29%	4.96%	5.33%
2025 Households	5,110	39,437	68,184
2030 Households	5,412	41,666	72,241
2025 Median Home Value	\$340,526	\$264,365	\$270,504
2030 Average Household Income	\$36,572	\$53,919	\$69,168
2025 Total Consumer Spending	\$90,885,245	\$852,254,843	\$1,703,191,286
2030 Total Consumer Spending	\$105,686,480	\$991,363,090	\$1,979,830,501



34,104 VPD
University Drive



71,205
Employees

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APARTMENTS	NUMBER OF BEDS	DISTANCE (MILES)	AVG. PRICE/BED
Domain	344	0.03	\$1,049.00
Otto	745	0.1	\$1,474.00
The Standard	938	0.2	\$1,153.00
Cherry Street Apts	240	0.2	\$1,002.00
12 North	808	0.2	\$1,195.00
REV Northgate	802	0.3	\$1,425.00
Lark Northgate	747	0.3	\$905.00
The Stack	414	0.5	\$938.00
ION	816	0.4	\$1,132.00
Rise	465	0.5	\$1,130.00
The Hudson	393	0.5	\$1,198.00
The Warehouse & Factory	260	0.4	\$1,033.00
U Centre at Northgate	784	0.7	\$1,059.00
Aggie Station	450	0.7	\$839.00
The Villas at Cherry Hollow	96	0.5	\$664.00
The Garden Apartments	252	1.0	\$1,009.00
100 Park by Midway	375	1.0	\$2,162.00
Northpoint Crossing	1,842	1.1	\$1,036.00
Aspire Reserve	873	0.1	Est. Delivery - Fall 2026
The Penny	605	0.3	Est. Delivery - Fall 2027
Honcho	500	0.04	Est. Delivery - Fall 2027
Legacy Point	2,800	0.6	Est. Delivery - Fall 2027
The View at 203	650	0.04	Est. Delivery - Fall 2027
Verve - 211 Stasny	1,193	0.4	Est. Delivery - Fall 2027
Ever - 401 Stasny	545	0.4	Est. Delivery - Fall 2027
Total Number of Beds	17,937		

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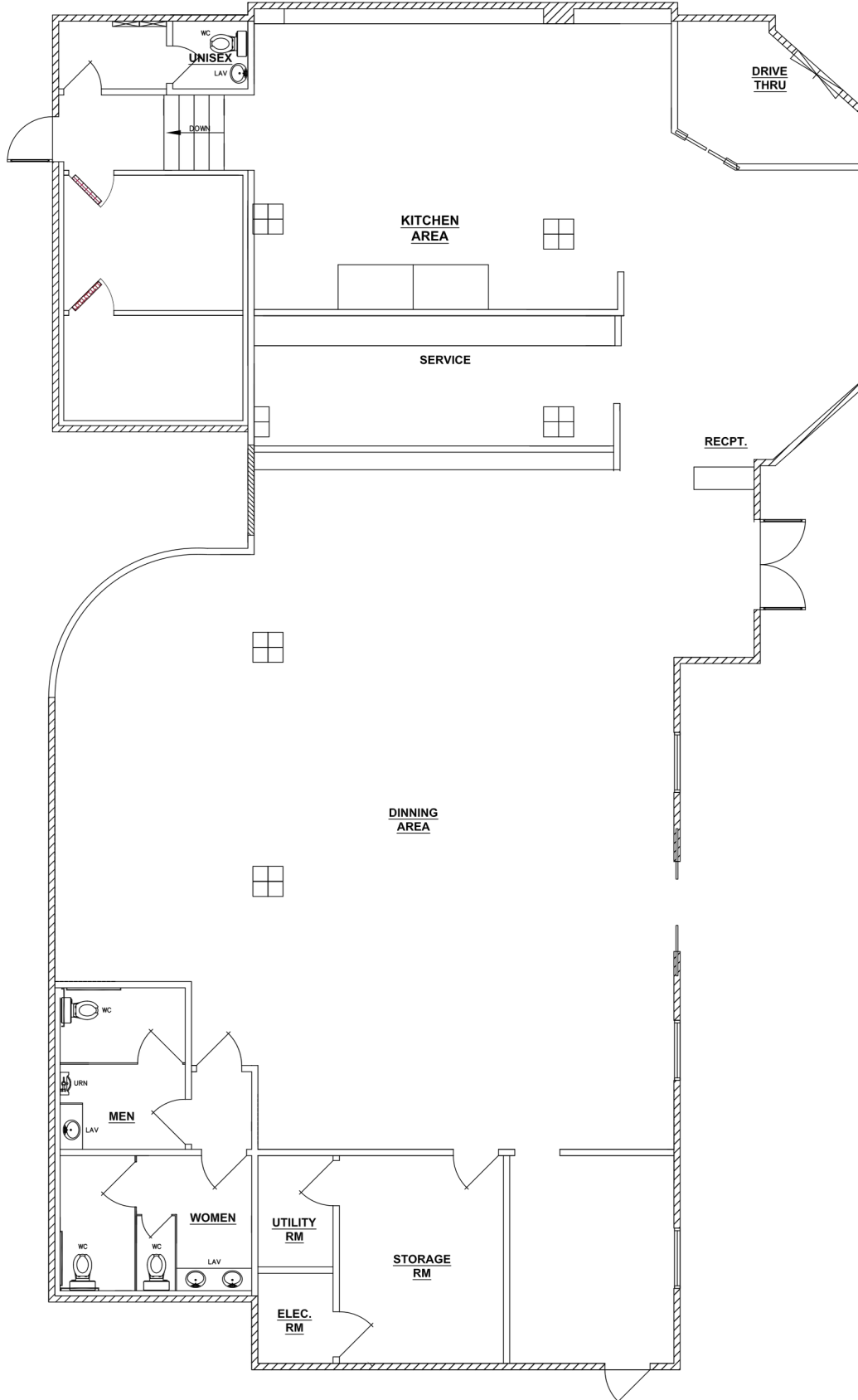
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FLOOR PLAN



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NORTHGATE DISTRICT

The historic Northgate District created in 1912 is located on the North side of Campus and is home to local landmarks including, Dixie Chicken, Bottle Cap Alley and Duddley's Draw. The Northgate District is a student hub for restaurants, entertainment and student housing. There are student resources such as the Texas Aggie Book store, Northgate Barber shop, Local Church Centers, CVS and bank locations that make it the most highly trafficked student area within College Station.



NORTHGATE DISTRICT 1 MILE RADIUS
POPULATION
17,000+



NORTHGATE DISTRICT 3 MILE RADIUS
POPULATION
90,000+



FOR LEASE

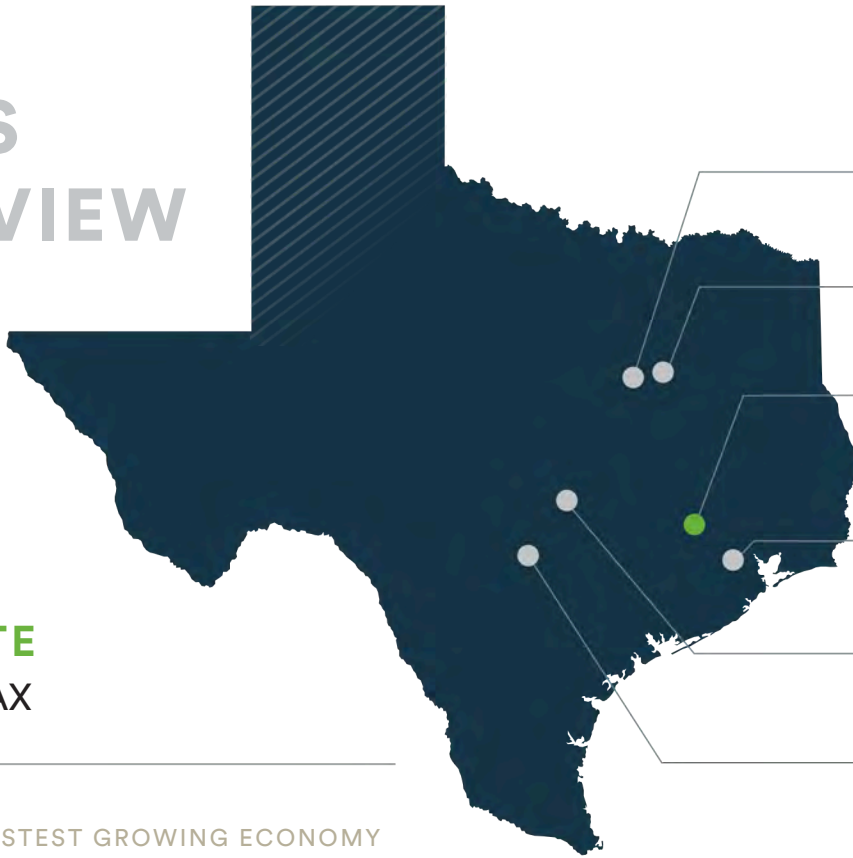
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TEXAS OVERVIEW



**NO STATE
INCOME TAX**



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

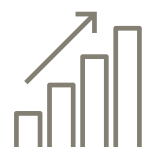
2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

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/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 77,000 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 2023 ENROLLMENT - 77,000
TIER 1 RESEARCH INSTITUTION

12% LOWER COST OF LIVING THAN THE NATIONAL AVERAGE

4.1% UNEMPLOYMENT RATE



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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.



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
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_____ Name of Designated Broker of Licensed Business Entity, if applicable	_____ License No.	_____ Email	_____ Phone
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_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
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_____ Name of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Bryan

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

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