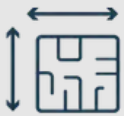


FOR LEASE

# BEVERLEY ESTATES CENTER

4301 SOUTH TEXAS AVENUE  
BRYAN, TEXAS 77802

Oldham  
Goodwin 



## AVAILABILITY

721 - 6,000 SF



## TRAFFIC

46,000 VPD



## PARKING

6.69/1,000 SF



## RENTAL RATE

CALL BROKER

## PROPERTY HIGHLIGHTS

- Located on the lighted hard corner intersection of North Rosemary Drive and Texas Avenue with two curb cuts.
- Centrally located in the dense trade area with 3 mile population in excess of 105,000
- Excellent location less than 0.25 Miles from Texas A&M University (Fall 2024 Enrollment of over 79,000 Students)
- Easy access and excellent visibility with nearly 500' of unobstructed visibility to Texas Avenue
- Overparked with over 6.69 spaces per 1,000 SF
- Adjacent to over 1,900 student housing units
- Monument signage available
- Well-rounded and established mix with retail, office and restaurants.



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	24,193	108,966	179,336
2029 Total Population	25,788	117,674	194,336
2024 - 2029 Growth Rate	6.59%	7.99%	8.25%
2024 Households	5,831	40,243	67,478
2029 Households	6,359	43,835	73,591
2024 Median Home Value	\$271,915	\$214,795	\$233,762
2024 Average Household Income	\$52,591	\$53,680	\$62,195
2024 Total Consumer Spending	\$132,972,909	\$910,397,848	\$1,683,076,795
2029 Total Consumer Spending	\$155,920,810	\$1,079,726,199	\$1,997,818,150



46,000 VPD  
Texas Avenue

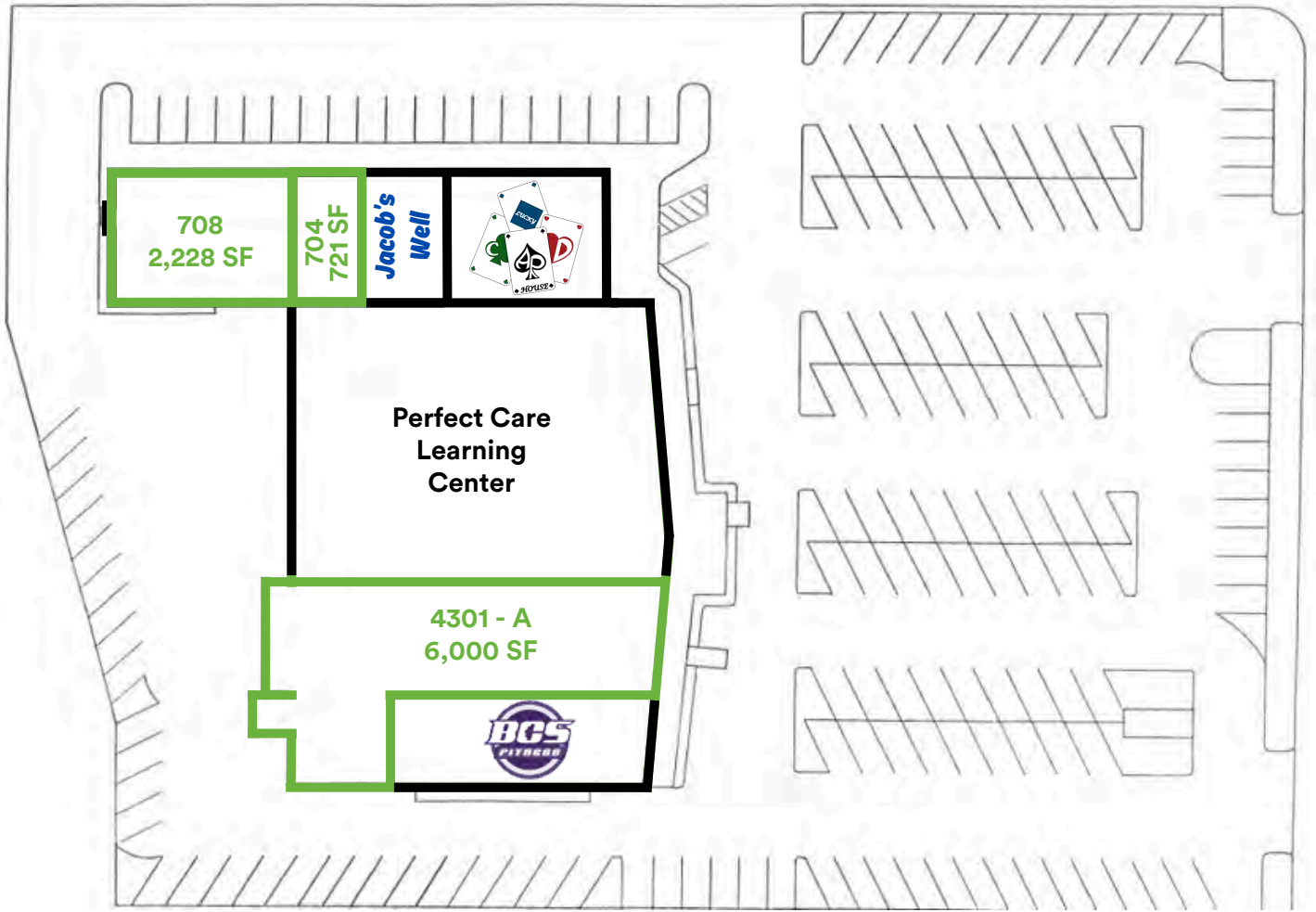


80,638  
Employees

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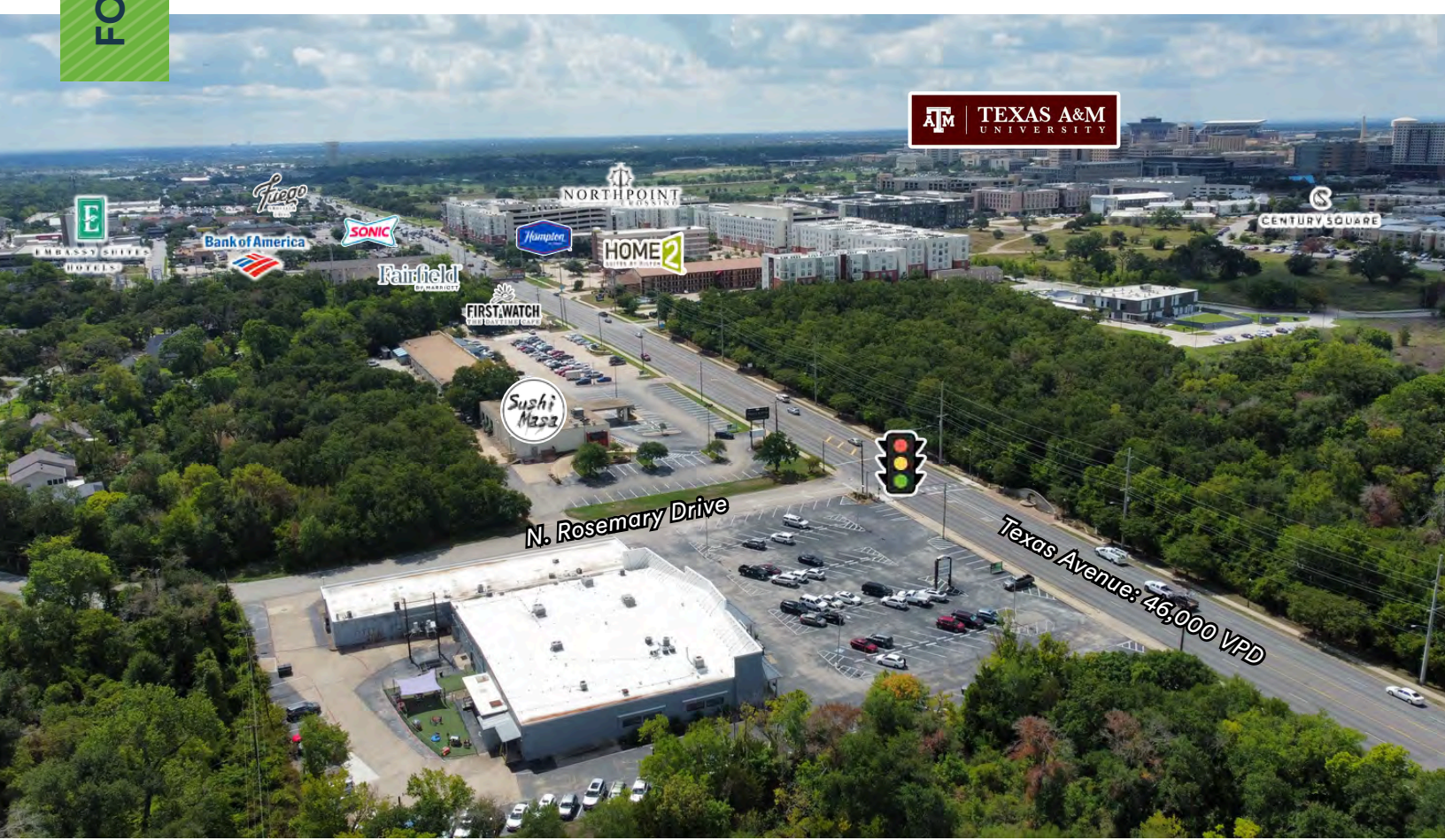


SUITE	AVAILABILITY	RSF
4301	BCS Fitness	2,800
4301 - A	Available	6,000
4301 - B	Perfect Care Learning Center	8,535
4303	The Lucky Card House	2,510
702	Jacob's Well	984
704	Available	721
708	Available	2,228

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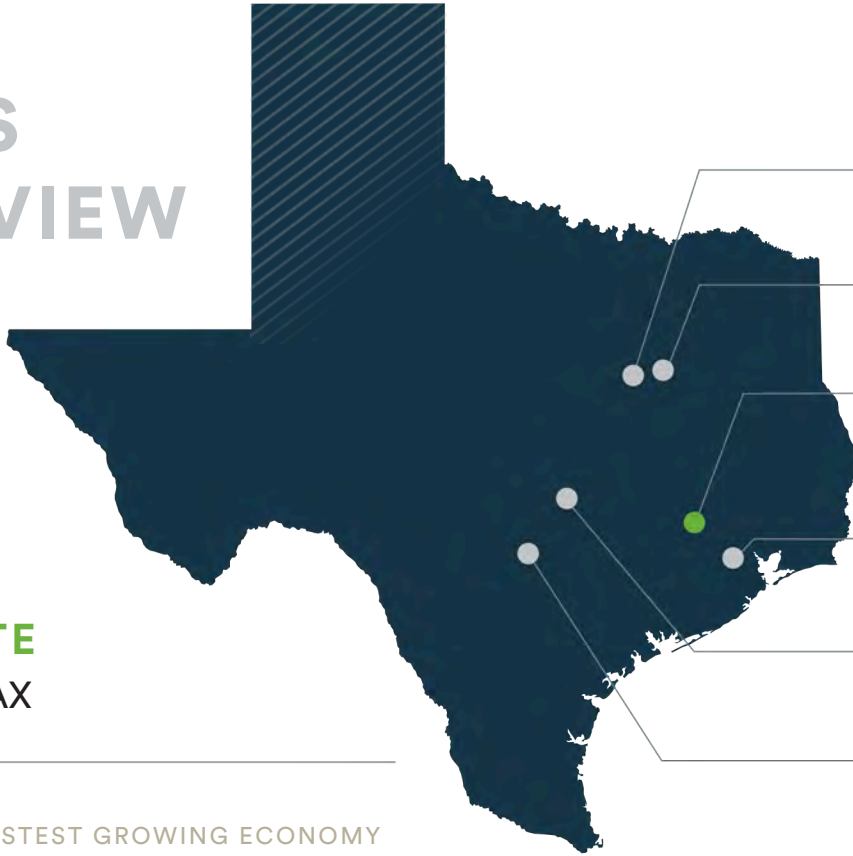


FOR LEASE

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## TEXAS OVERVIEW



**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



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



POPULATION  
**28,995,881**

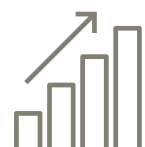
**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**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

# BEVERLEY ESTATES CENTER

4301 SOUTH TEXAS AVENUE  
BRYAN, TEXAS 77802

## 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 79,000 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 2024 ENROLLMENT - 79,000  
TIER 1 RESEARCH INSTITUTION

**12%** LOWER COST OF LIVING THAN THE NATIONAL AVERAGE

**4.1%** UNEMPLOYMENT RATE



# BEVERLEY ESTATES CENTER

4301 SOUTH TEXAS AVENUE  
BRYAN, TEXAS 77802



## 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.*

11-03-2025



### 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
_____ Name of Designated Broker of Licensed Business Entity, if applicable	_____ License No.	_____ Email	_____ Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
_____ Name of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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



**Freddy Alonso**

Associate | Retail Services

**O:** 979.268.2000 **C:** 956.854.5631

Freddy.Alonso@OldhamGoodwin.com

**Bryan**

3000 Briarcrest Drive, Suite 500 | Bryan, Texas 77802

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