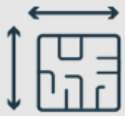
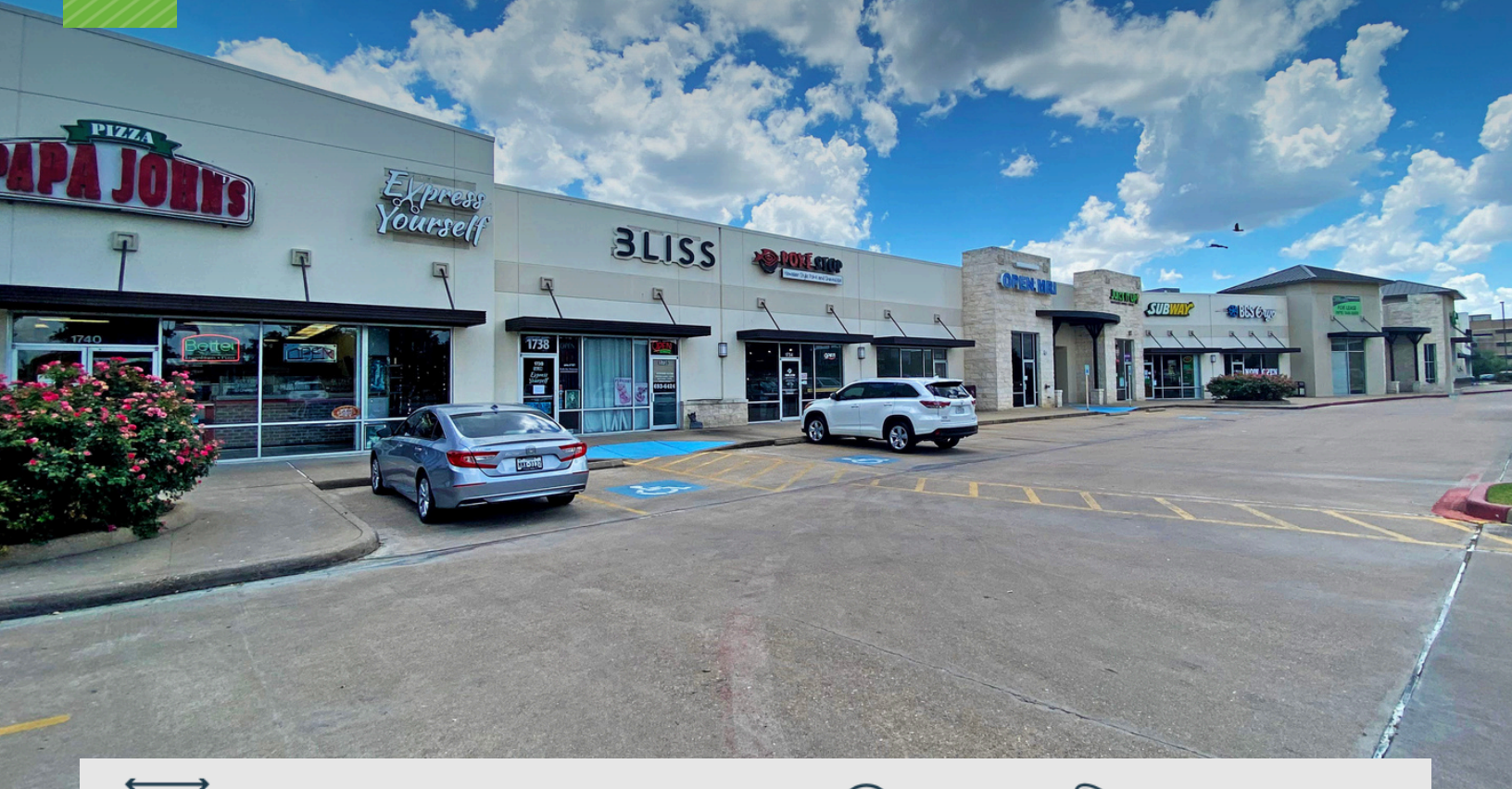


FOR LEASE

THE PRAIRIE CENTER

1700 ROCK PRAIRIE ROAD
COLLEGE STATION, TEXAS 77845

Oldham
Goodwin 



AVAILABILITY
~1,000 SF



TRAFFIC
79,239 (SH-6)



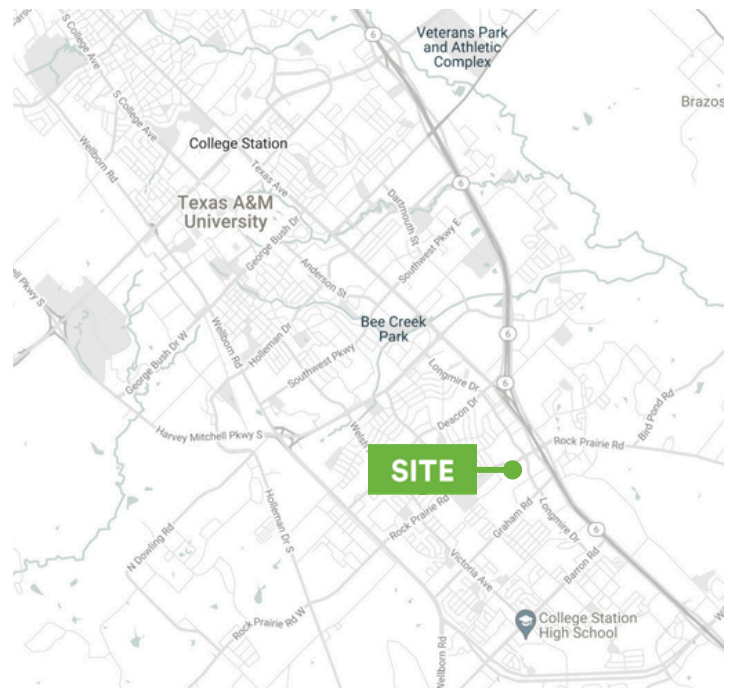
PARKING
5.78/1,000 SF



RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- Highly visible with exceptional traffic counts.
- Adjacent to Kroger's signature store, CHI St Joseph Health College Station Hospital & Baylor Scott & White Hospital.
- Affluent & rapidly expanding population.
- ~320' of frontage on Rock Prairie Road.
- Easy access to Rock Prairie Road & State Highway 6.
- Serving the College Station Medical Corridor.



FOR LEASE

THE PRAIRIE CENTER

1700 ROCK PRAIRIE ROAD
COLLEGE STATION, TEXAS 77845



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	7,533	71,676	137,576
2029 Total Population	8,188	77,158	148,545
2024 - 2029 Growth Rate	8.70%	8.07%	7.97%
2024 Households	2,889	28,540	49,487
2029 Households	3,151	30,964	53,839
2024 Median Home Value	\$266,545	\$291,025	\$313,363
2024 Average Household Income	\$89,995	\$76,276	\$73,668
2024 Total Consumer Spending	\$90,497,267	\$808,468,829	\$1,365,269,620
2029 Total Consumer Spending	\$107,083,721	\$956,267,169	\$1,619,515,137



79,239 VPD
Highway 6



49,491
Employees

FOR LEASE

THE PRAIRIE CENTER

1700 ROCK PRAIRIE ROAD
COLLEGE STATION, TEXAS 77845

SITE PLAN



SUITE	AVAILABILITY	RSF
1700	Whole Fried Chickens	~2,390
1706	C&C Asian Garden	~2,000
1710	The Candle Shop & More	~1,080
1711	Vapor Pursuit	~1,408
1712	Footy Rooty	~1,892
1718	Vivo Fusion Center	~2,140
1722	Subway	~1,749
1724	Juice It Up	~1,157
1726	A1 Imaging Center	~2,341
1728	Pawfection Pet Salon	~1,270
1734	Poke Stop	~1,278
1736	Pretty Nails	~1,155
1738	Available	~1,000
1740	Papa John's	~1,645

FOR LEASE

THE PRAIRIE CENTER

1700 ROCK PRAIRIE ROAD
COLLEGE STATION, TEXAS 77845



FOR LEASE

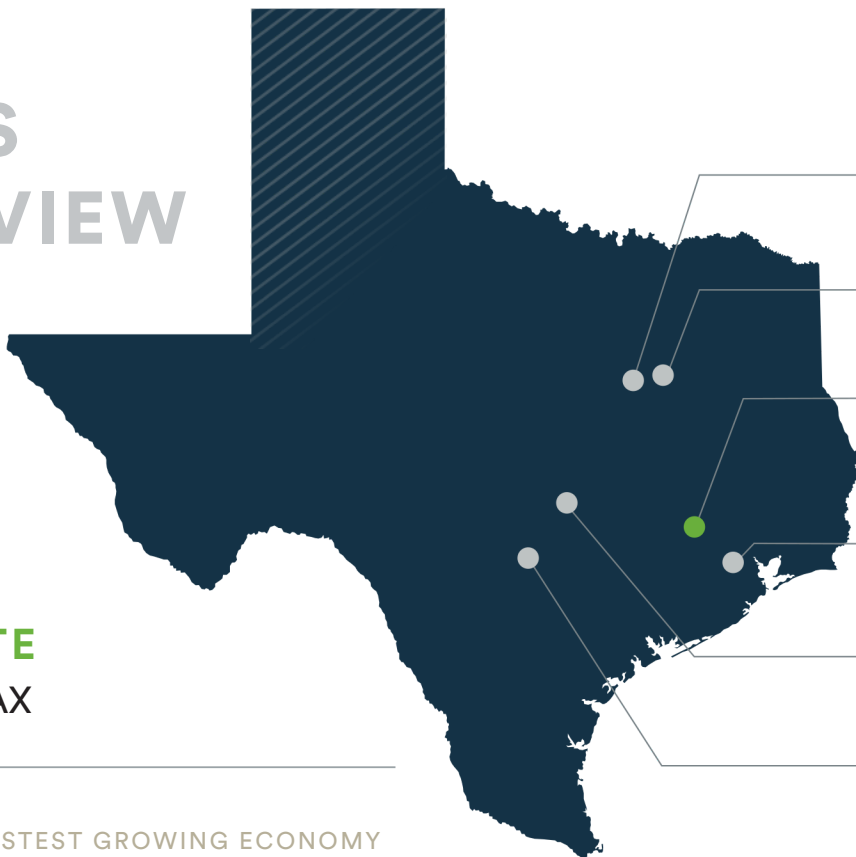
THE PRAIRIE CENTER

1700 ROCK PRAIRIE ROAD
COLLEGE STATION, TEXAS 77845

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

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS



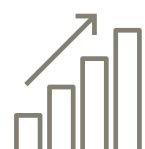
POPULATION
28,995,881

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

THE PRAIRIE CENTER

1700 ROCK PRAIRIE ROAD
COLLEGE STATION, TEXAS 77845

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



THE PRAIRIE CENTER

1700 ROCK PRAIRIE ROAD
COLLEGE STATION, TEXAS 77845



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

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

We obtained the information contained herein from sources we believe to be reliable. However, neither the Broker nor Owner have verified its accuracy and can make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.