

WALMART ANCHORED DEVELOPMENT OPPORTUNITY

2205 Longmire Drive, College Station, TX 77845



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Colliers

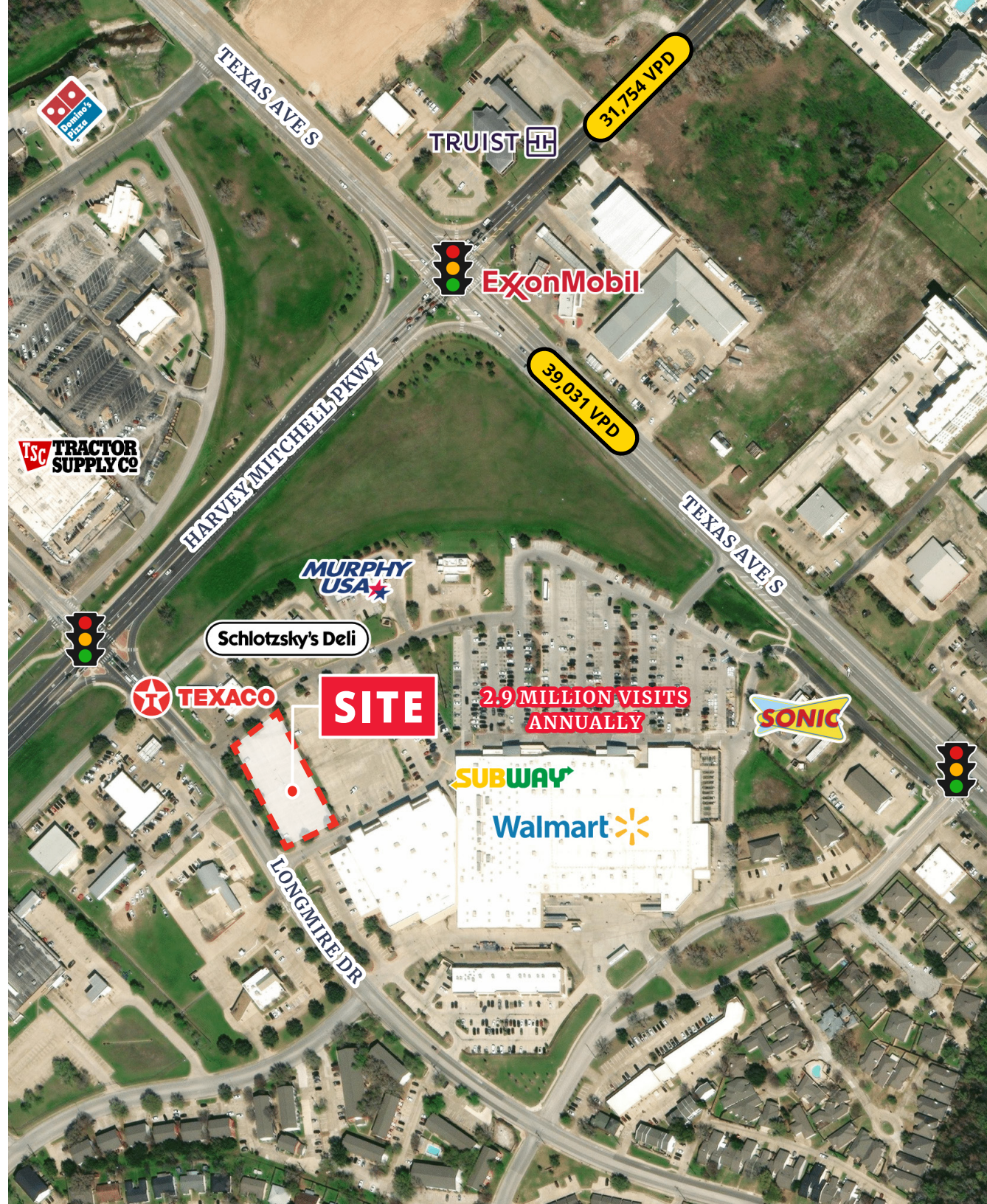
1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111

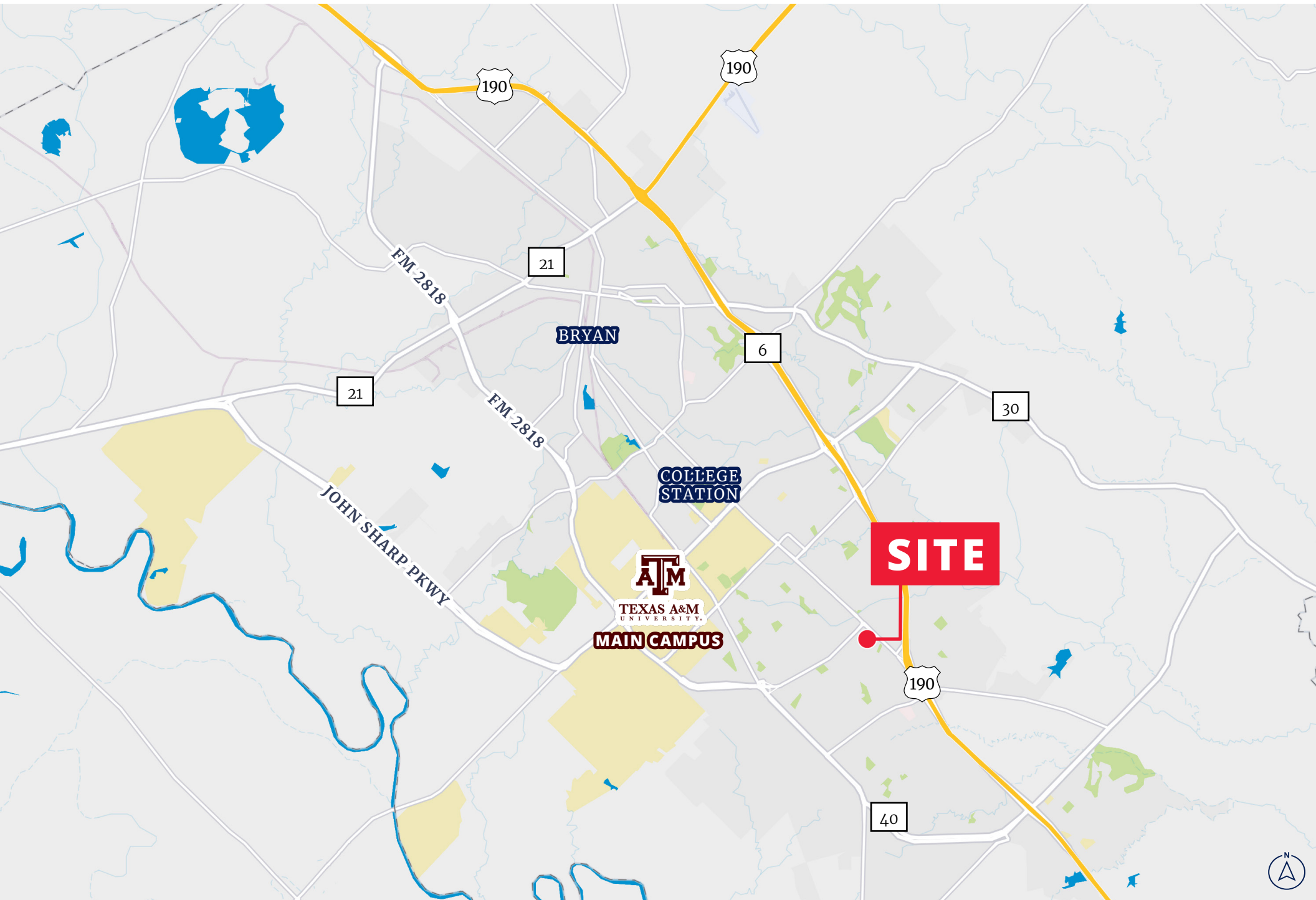
Property Overview

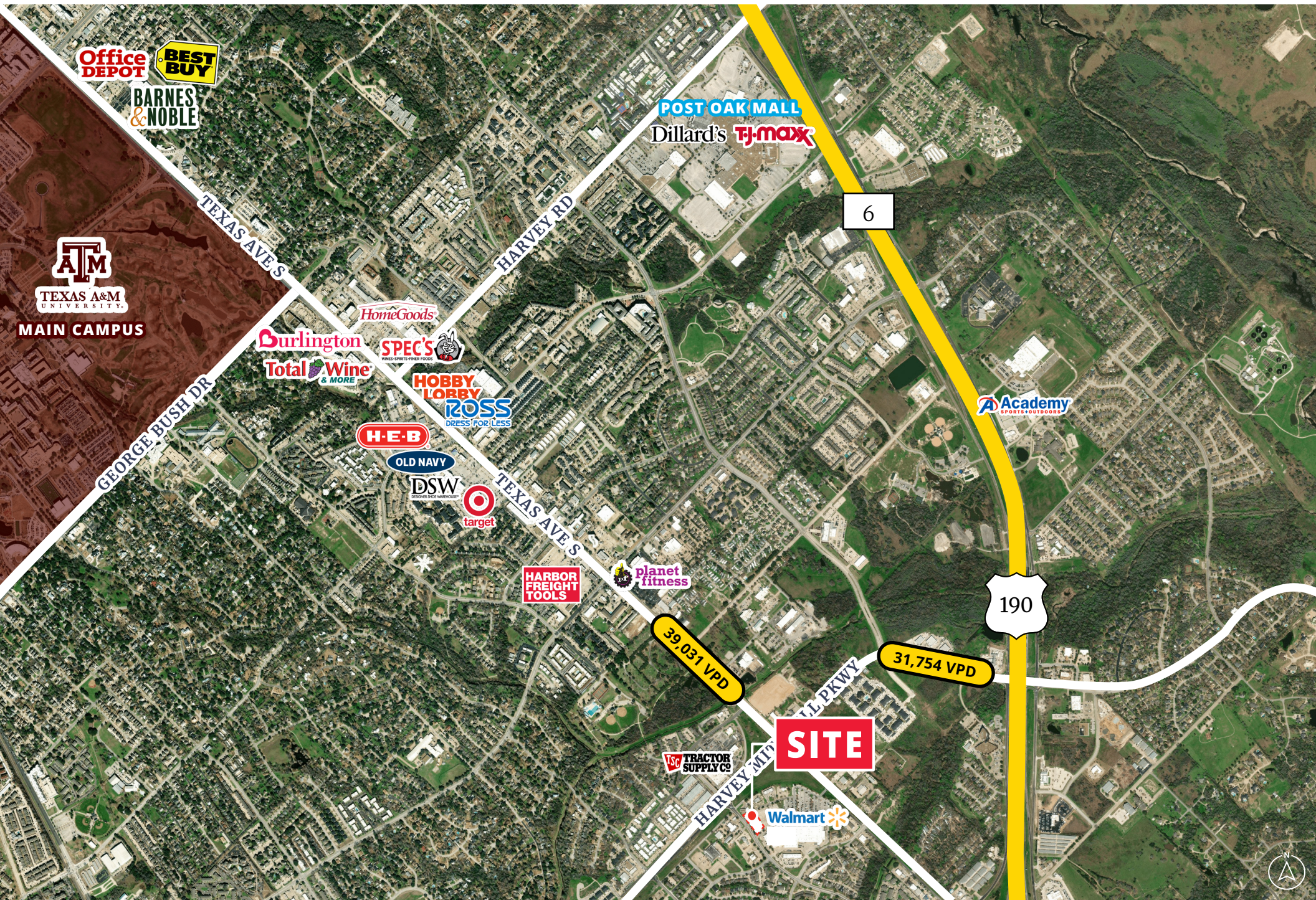
Pricing	Unpriced
Size	Approximately 1.2 Acres
Site	Flexible configuration; will divide
Zoning	GC, General Commercial
Location	Adjacent to Walmart Supercenter (#1 in the area according to Placer.ai)
Nearby	3.3 miles south of Texas A&M University campus (Fall 2026 enrollment exceeds 81,000 students)
Growth	Explosive growth in the area including Aug 2026 announcement of \$16.8B Space X expansion in nearby Grimes County



2205 Longmire Drive
College Station, TX 77845







Office
DEPOT

BEST
BUY

BARNES
& NOBLE

ATM

TEXAS A&M
UNIVERSITY

MAIN CAMPUS

TEXAS AVE S

HARVEY RD

GEORGE BUSH DR

TEXAS AVE S

39,031 VPD

31,754 VPD

SITE

TRACTOR
SUPPLY CO

Walmart

POST OAK MALL
Dillard's TJ-maxx

6

190

Academy
SPORTS & OUTDOORS

Burlington
Total Wine
& MORE

HomeGoods

SPEC'S
WINES-SPIRITS-FINE FOODS

HOBBY
LOBBY
DRESS FOR LESS

H-E-B

OLD NAVY

DSW
DRESS SHOE WAREHOUSE

target

HARBOR
FREIGHT
TOOLS

planet
fitness



Demographic 4 Page Report

2205 Longmire Dr, College Station, Texas, 77845

Prepared by Colliers

Latitude: 30.59682

Longitude: -96.30225

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2026 Total Population	12,089	96,141	162,031
2031 Total Population	12,366	97,224	165,767
2010 Total Population	11,758	78,642	123,208
2000 Total Population	11,221	61,244	93,453
2026 to 2031 Population Change	2.3%	1.1%	2.3%
2000 to 2026 Population Change	7.7%	57.0%	73.4%
Household Summary			
2026 Households	5,293	34,825	62,433
2031 Households	5,492	35,806	65,191
2010 Households	4,982	29,830	47,927
2000 Households	4,753	22,523	35,404
2026 to 2031 Household Change	3.8%	2.8%	4.4%
2000 to 2026 Household Change	11.4%	54.6%	76.3%
2026 Population by Age			
Population Under 10 Years	13.7%	9.5%	9.8%
Population 10 to 19 Years	12.4%	19.3%	17.2%
Population 20 to 29 Years	23.9%	38.5%	35.5%
Population 30 to 44 Years	24.6%	14.8%	15.8%
Population 45 to 59 Years	12.3%	8.4%	10.1%
Population 60 to 74 Years	8.9%	6.3%	7.7%
Population 75 Years or Over	4.3%	3.1%	4.1%
2026 Marital Status & Gender			
Male Population	49.6%	50.9%	51.0%
Female Population	50.4%	49.1%	49.0%
Never Married	49.7%	65.5%	59.7%
Married	37.7%	27.4%	32.3%
Divorced	8.0%	4.6%	5.1%
Widowed	4.7%	2.5%	2.9%
2026 Income			
Est HH Income \$200,000+	3.3%	8.4%	11.0%
Est HH Income \$150,000 - \$199,999	3.0%	4.0%	5.0%
Est HH Income \$100,000 - \$149,999	12.8%	12.6%	14.5%
Est HH Income \$75,000 - \$99,999	10.1%	9.4%	9.7%
Est HH Income \$50,000 - \$74,999	21.9%	14.0%	13.6%
Est HH Income \$35,000 - \$49,999	11.2%	12.1%	11.2%
Est HH Income \$25,000 - \$34,999	17.9%	10.8%	9.3%
Est HH Income \$15,000 - \$24,999	9.4%	9.9%	9.1%
Est HH Income <\$15,000	10.6%	18.8%	16.5%
Average Household Income	\$66,635	\$79,872	\$92,845
Median Household Income	\$51,182	\$47,630	\$56,635
Per Capita Income	\$29,480	\$29,850	\$35,756
Hispanic Population			
2026 Hispanic Population	3,250	21,259	34,810
2026 Hispanic Population	26.9%	22.1%	21.5%
2031 Hispanic Population	29.6%	24.6%	23.8%
2010 Hispanic Population	17.2%	15.0%	15.9%
2026 Housing			
Total Housing Units	5,954	39,694	71,203
Owner Occupied	24.6%	27.6%	33.1%
Renter Occupied	75.4%	72.3%	66.9%

Source: Esri, U.S. Census, Esri-Data Axle, ACS, Esri-U.S. BLS



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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.

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.

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Date