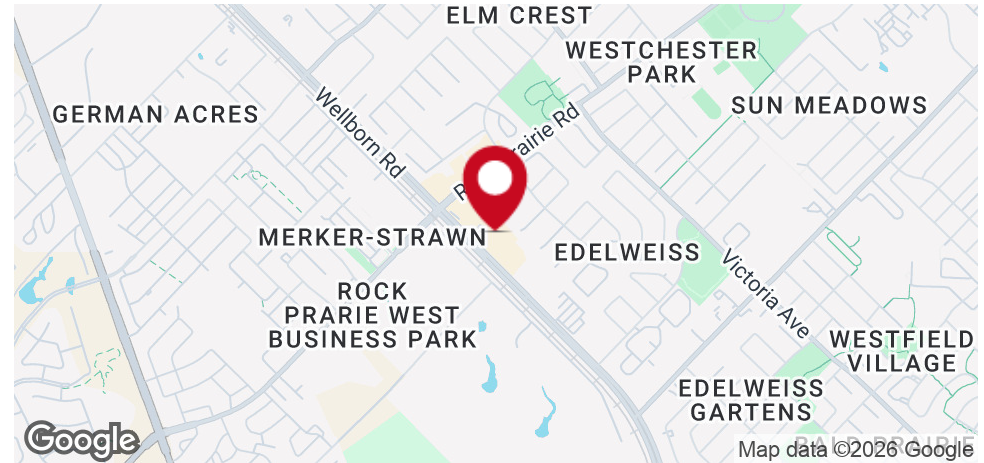


Executive Summary

WELROC STATION | 12845 FM 2154 RD, COLLEGE STATION, TX 77845



OFFERING SUMMARY

Available SF: 1,520 SF

Lease Rate: \$24.50 SF/yr (NNN)

Year Built: 2003

Building Size: 16,456

PROPERTY OVERVIEW

Restaurant opportunity in a prime College Station location at the high-traffic intersection of Wellborn Road and Rock Prairie. This second-generation restaurant space is equipped with an existing grease trap and vent hood, significantly reducing upfront buildout costs and allowing for a quicker opening. Located in the heart of College Station, the property benefits from strong visibility, steady traffic counts, and close proximity to Texas A&M University. Located between popular dining destinations Karma Kolache and Potato Shack, the site enjoys consistent customer flow and established dining traffic.

PROPERTY HIGHLIGHTS

- Affordable Retail/Office space in the center of College Station
- Within 1 mile of the high-density student housing population
- Close proximately to Texas A&M (3 miles), schools, and hospitals
- Traffic counts for the intersection of Rock Prairie and Wellborn are 37,000 vehicles per day

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Office/Retail Property For Lease

Additional Photos

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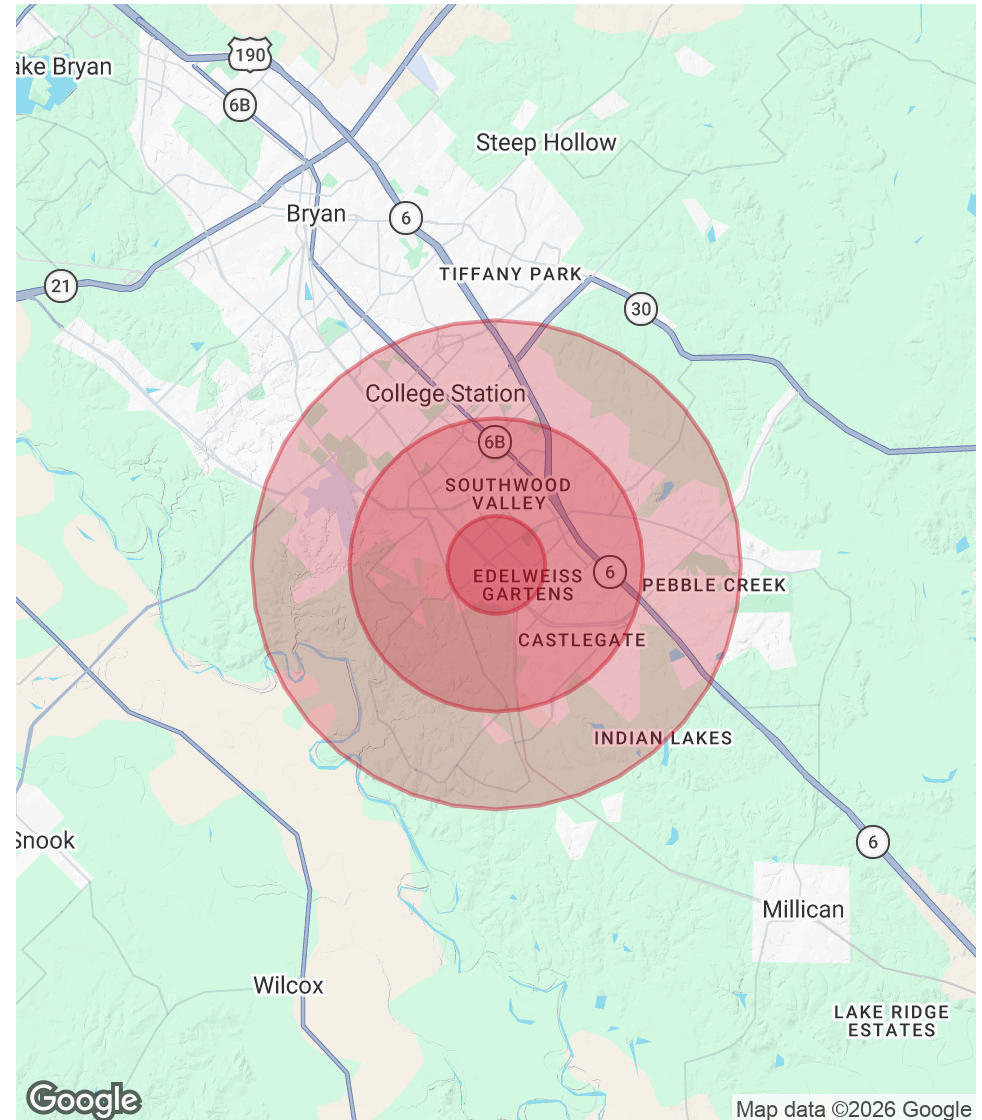
Demographics Map & Report

WELROC STATION | 12845 FM 2154 RD, COLLEGE STATION, TX 77845

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,039	55,235	108,038
Average Age	25.1	24.8	24.8
Average Age (Male)	25.8	24.8	24.8
Average Age (Female)	25.0	24.8	24.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,908	20,869	38,224
# of Persons per HH	2.8	2.6	2.8
Average HH Income	\$68,849	\$57,191	\$53,648
Average House Value	\$208,443	\$200,782	\$214,207

2020 American Community Survey (ACS)



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WELROC RETAILER

WELROC STATION | 12845 FM 2154 RD, COLLEGE STATION, TX 77845



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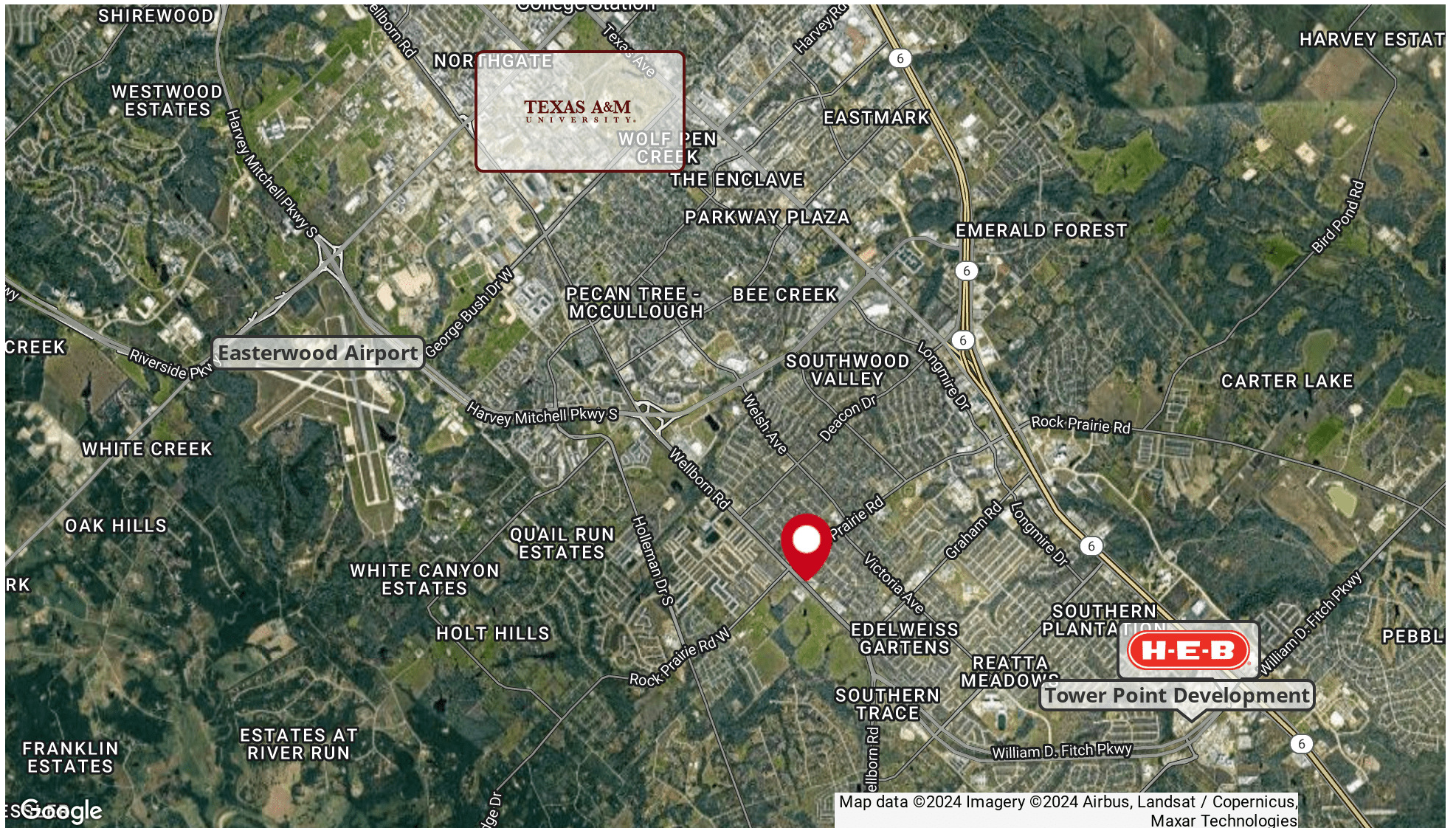
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WELROC MAP

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