

FOR LEASE

# POST OAK SQUARE

1100 HARVEY ROAD  
COLLEGE STATION, TX 77840

Oldham  
Goodwin **OG**



AVAILABILITY

1,800 SF



ANNUAL VISITS

1.6 MILLION



PARKING

6.19/1,000 SF

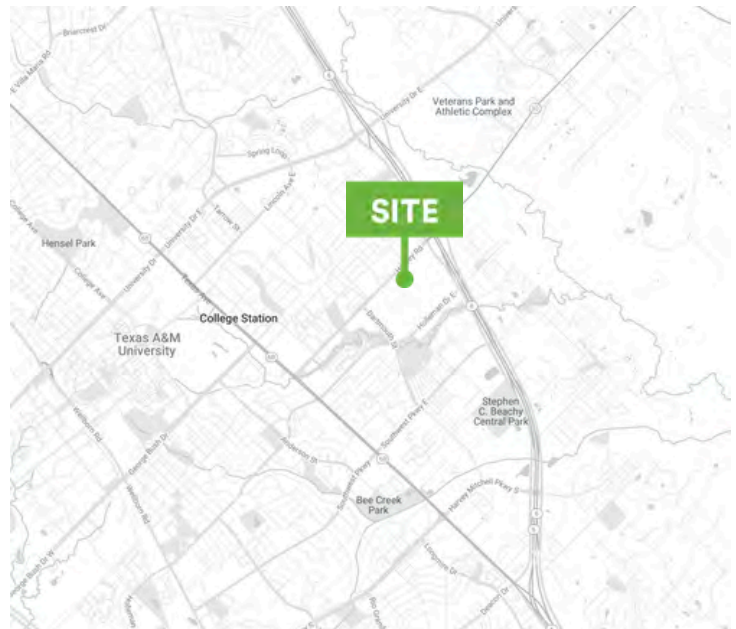


TRAFFIC

18,702 VPD

## PROPERTY HIGHLIGHTS

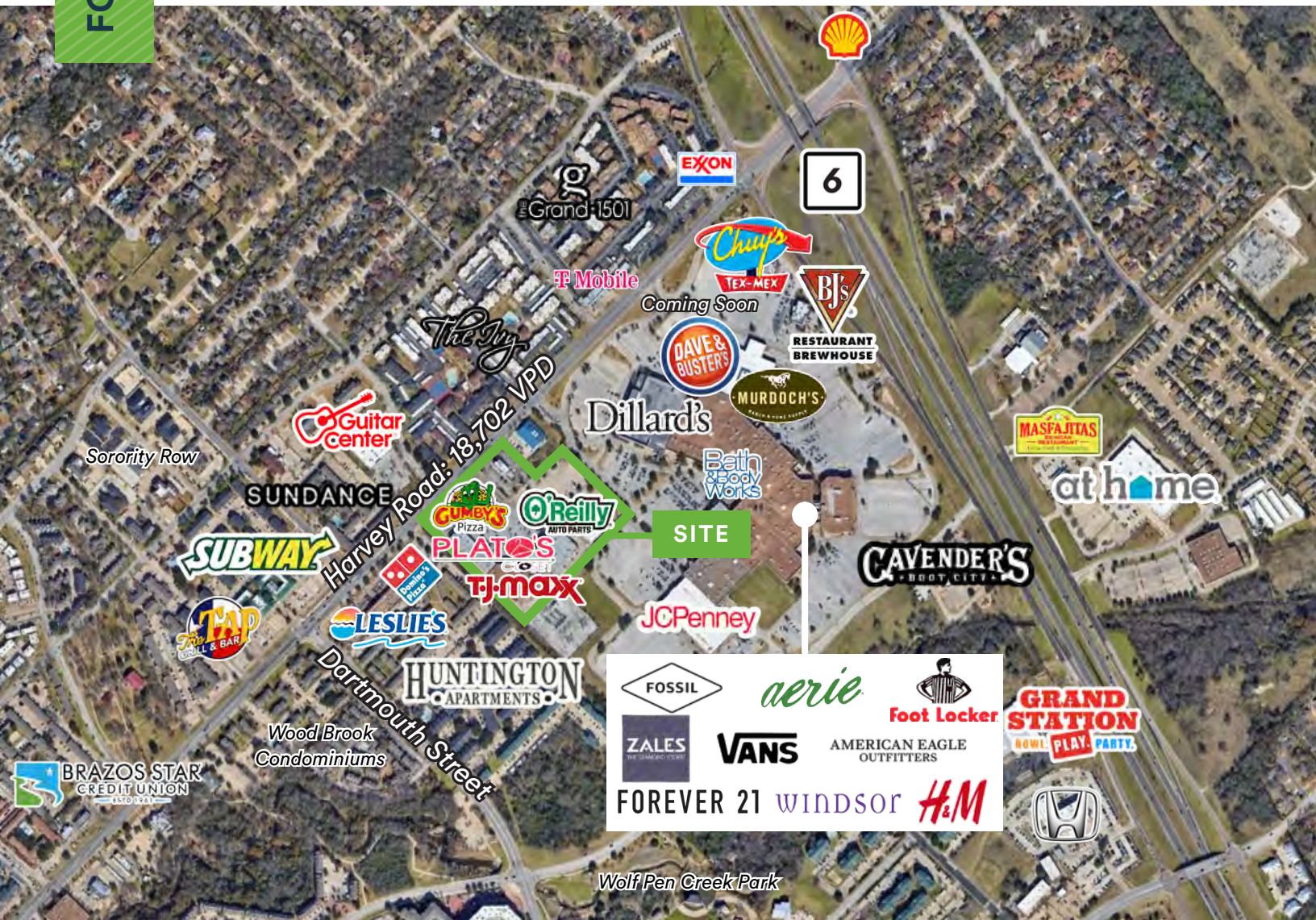
- End cap with lane available
- 1.6 Million Visits from May 2025 to April 2026, per PlacerAI
- Dynamic growth area with over 100k residents within a 3 mile range.
- High traffic counts of 18,702 VPD on Harvey Road
- Centrally located less than two (2) miles from Texas A&M University
- Tremendous visibility and convenient access to Highway 6 from Harvey Road
- Adjacent to Post Oak Mall anchored by Dillard's, JCPenny, Chuy's, and BJ's Restaurant & Brewhouse along with other prominent regional and national retailers, with Dave & Buster's scheduled to open Fall 2026.



FOR LEASE

# POST OAK SQUARE

1100 HARVEY ROAD  
COLLEGE STATION, TX 77840



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Total Population	14,928	101,730	174,844
2030 Total Population	15,810	106,790	183,905
2025 - 2030 Growth Rate	5.91%	4.97%	5.18%
2025 Households	6,747	37,844	66,364
2030 Households	7,176	39,991	70,226
2025 Median Home Value	\$329,750	\$310,140	\$295,020
2030 Average Household Income	\$54,103	\$60,694	\$71,986
2025 Total Consumer Spending	\$142,649,372	\$863,415,419	\$1,688,731,071
2030 Total Consumer Spending	\$166,957,579	\$1,001,372,953	\$1,959,727,073



18,702 VPD  
Harvey Road



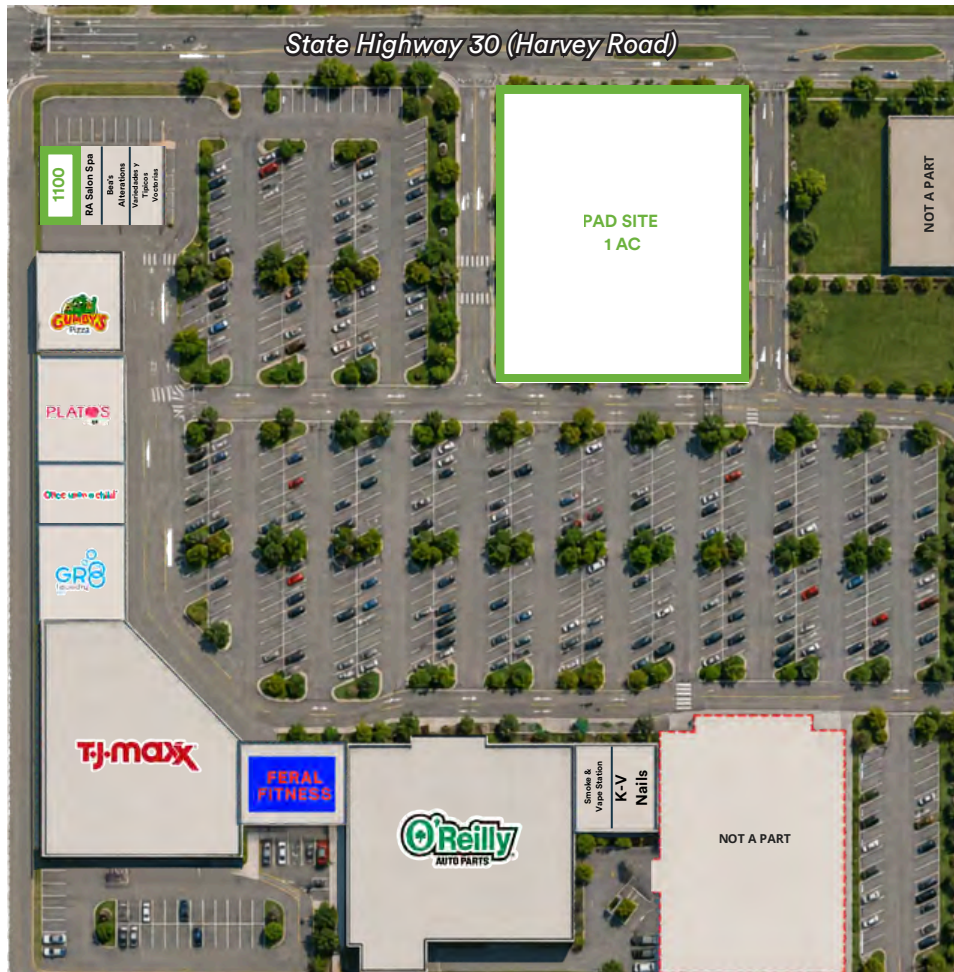
67,389  
Employees

FOR LEASE

# POST OAK SQUARE

1100 HARVEY ROAD  
COLLEGE STATION, TX 77840

## SITE PLAN



SUITE	DESCRIPTION & AVAILABILITY	RSF	SUITE	DESCRIPTION & AVAILABILITY	RSF
1100	Available	~1,800	1128	TJ Maxx	~28,500
1100B	RA Salon Spa	~1,200	1140	Feral Reps Fitness	~6,435
1100C	Bea's Alterations	~1,309	1200	O'Reilly Auto Parts	~19,225
1100D	Variedades y Tipicos Victorias	~1,700	1210	O'Reilly Auto Parts	~12,905
1102	Gumby's Pizza	~5,900	1220	Smoke & Vape Station	~1,500
1104A	Plato's Closet	~6,230	1222	K-V Nails	~3,200
1106	Once Upon A Child	~4,450	Pad Site	Available	1 AC
1112	GR8 Laundry	~2,100			
1120	GR8 Laundry	~2,330			



FOR LEASE

# POST OAK SQUARE

1100 HARVEY ROAD  
COLLEGE STATION, TX 77840



FOR LEASE

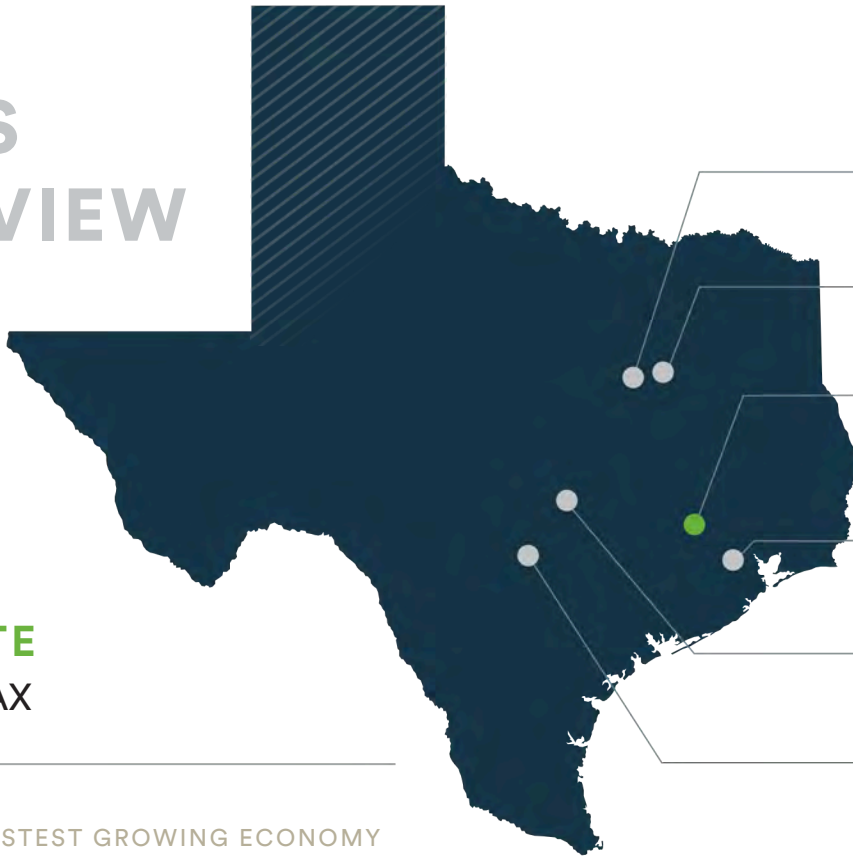
# POST OAK SQUARE

1100 HARVEY ROAD  
COLLEGE STATION, TX 77840

## 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

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

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

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



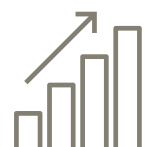
POPULATION  
**28,995,881**

**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

# POST OAK SQUARE

1100 HARVEY ROAD  
COLLEGE STATION, TX 77840

## 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



# POST OAK SQUARE

1100 HARVEY ROAD  
COLLEGE STATION, TX 77840



## 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
--	-------------	-------	-------

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.