

Executive Summary

SOUTH COLLEGE STATION - WM. D. FITCH (HWY 40) LIGHTED HARD CORNER / LOWE'S OUTPARCEL | 1171 WILLIAM D. FITCH PARKWAY, COLLEGE STATION, TX 77845



OFFERING SUMMARY

Sale Price: Call Broker
Rare South College Station lighted hard corner available for sale. 0.97 AC Lowe's outparcel located at the SE corner of William D. Fitch Pkwy and Lakeway Dr. Outstanding visibility, access and traffic count in a high grown, high household income submarket.

Lot Size: 0.97 Acres
General Commercial Zoning and all utilities in place.

PROPERTY HIGHLIGHTS

- Zoning:** General Commercial
- Lighted Hard Corner
 - Limited Supply Submarket
 - 0.97 AC
 - Lowe's Outparcel (with What-a-Burger, Chick-Fil-A & Tad's)
 - General Commercial Zoning
- Price / SF:** -

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Land For Sale

Submarket Snapshot

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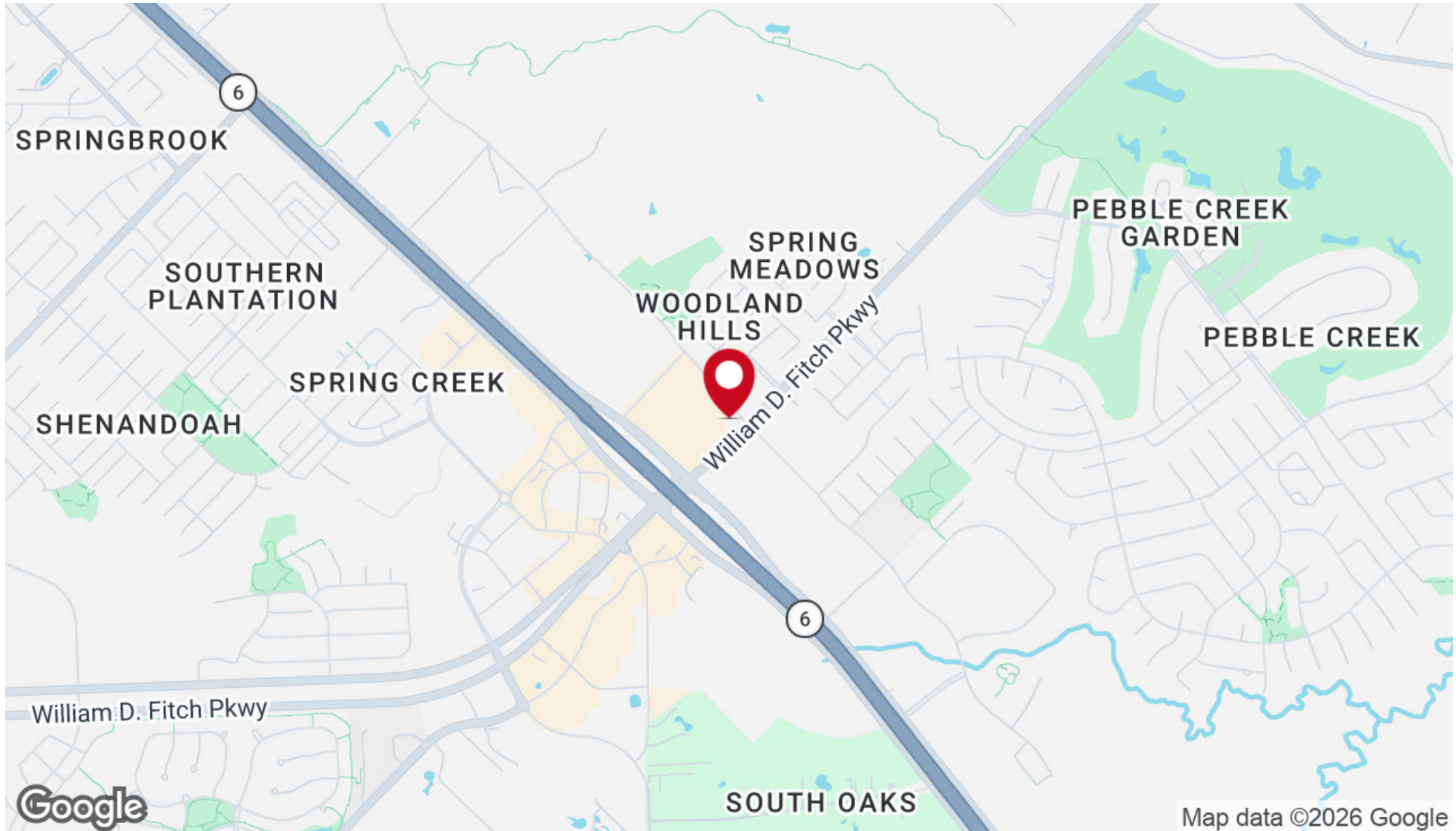


Land For Sale

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

Location Map

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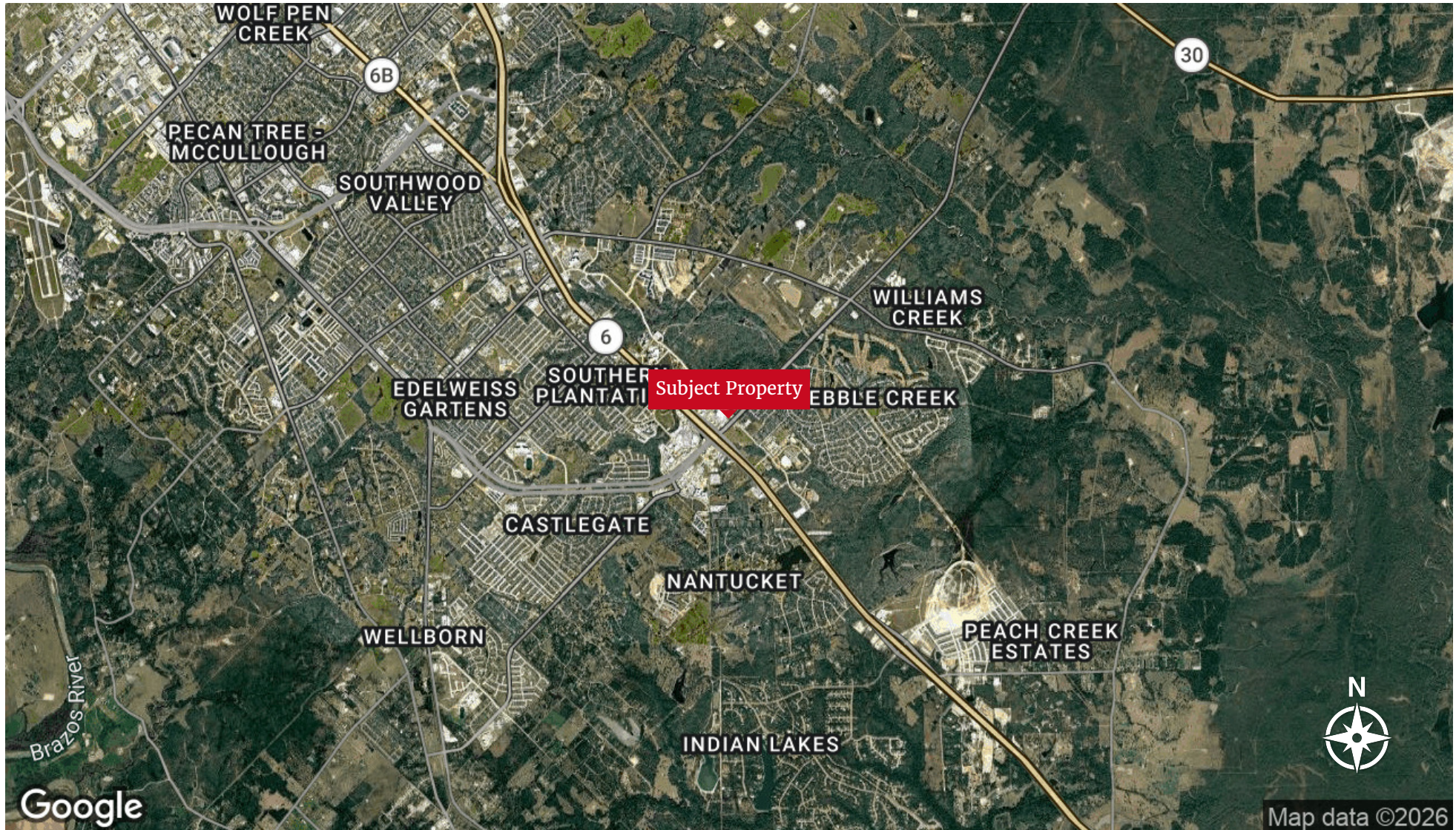
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Regional Map

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Bryan - College Station

LKG Realty Advisors

Demographics of the Brazos Valley

Population: 249,088 (2025)

■ Median Property Value:
\$296,000

■ Median Household Income:
\$58, 553

■ Population Growth Rate:
1.7%

Education

TEXAS A&M UNIVERSITY

- Founded in 1876
- Enrollment of over 70,000
- Known for its strong academic programs & rich traditions

BLINN COLLEGE

- Founded in 1883
- Enrollment of over 18,000
- Offers certificates and two-year degrees in various academic and technical areas

RELLIS CAMPUS

- Home to several Texas A&M System state agencies
- Enrollment of over 3,000
- Research & development focused

Rankings & Recognition

Forbes **Best** 25 Places to Retire

#3 Best-Performing City in Texas

#4 Best Small College Town in America

The BCS Area

Located inside the Texas Triangle, BCS is a dynamic, fast-growing area in east-central Texas, located halfway between Houston and Austin

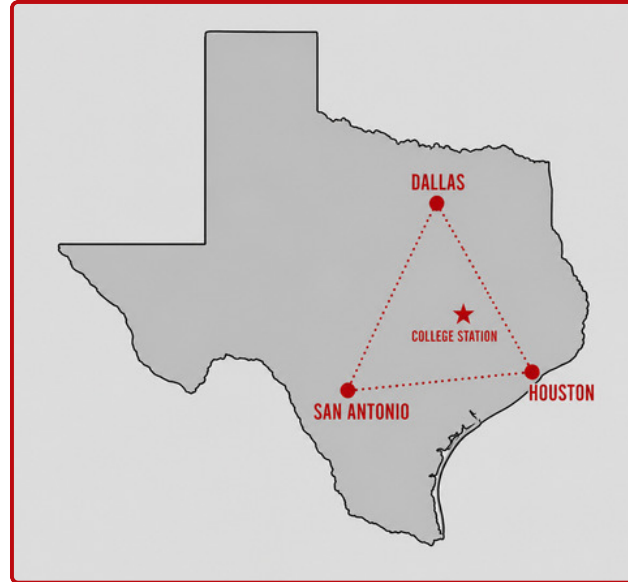


Primary Trade Area:

Brazos County

Secondary Trade Area:

Robertson, Leon, Madison, Burleson, Grimes, Washington Counties



The Texas Triangle

Developing Commercial & Recreational Areas in BCS

CENTURY SQUARE

- 60-acre walkable, mixed-use destination featuring retail, restaurants, etc.
- Located adjacent to Texas A&M University

DOWNTOWN BRYAN

- A nationally designated Texas Cultural Arts District
- Features locally owned restaurants, shops, galleries, and live music venues

MIDTOWN PARK

- 150-acre world-class recreational destination in Bryan
- Features outdoor athletic fields, the Legends Event Center, Top Golf, etc.