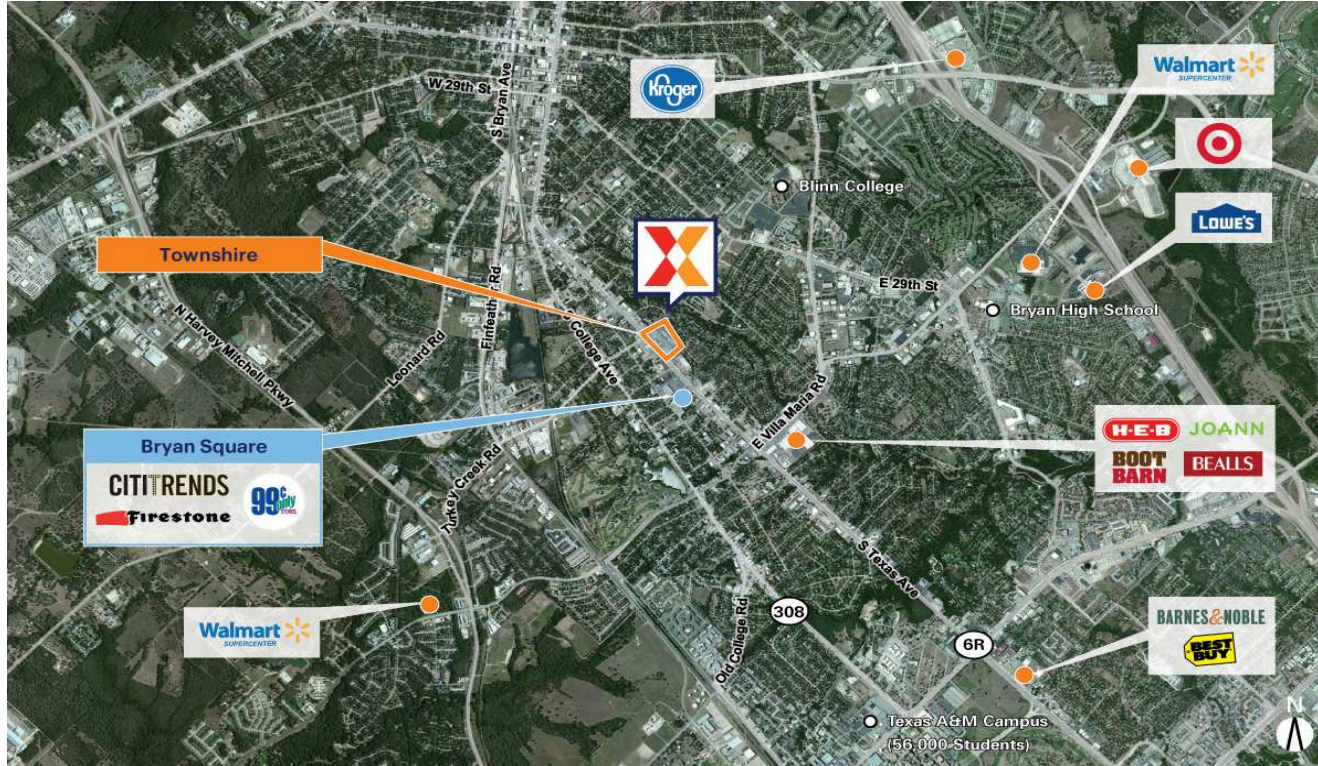


Townshire

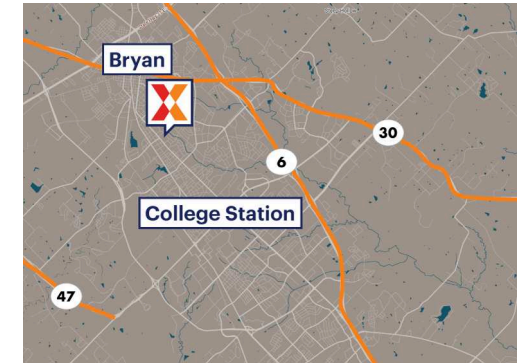
College Station-Bryan, TX

30.6517, -96.3609

1901-2027 South Texas Avenue | Bryan, TX 77802



Center Size: 136,887 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,773	78,215	143,187
	3,824	28,148	53,298
	\$58,305	\$56,885	\$54,621

Located at the SE Corner of S. Texas Ave (25,000 VPD) & Avondale Ave

Just south of downtown Bryan, west of Blinn College and 1 mile North of Texas A&M University the largest university in the state with 56,000+ students & 19,000 employees

Surrounded by a dense population of 78,000+ and strong daytime demos of more than 91,000 ppl within 3 miles due to the strong schools, industrial employment, and researchers in the bio-corridor

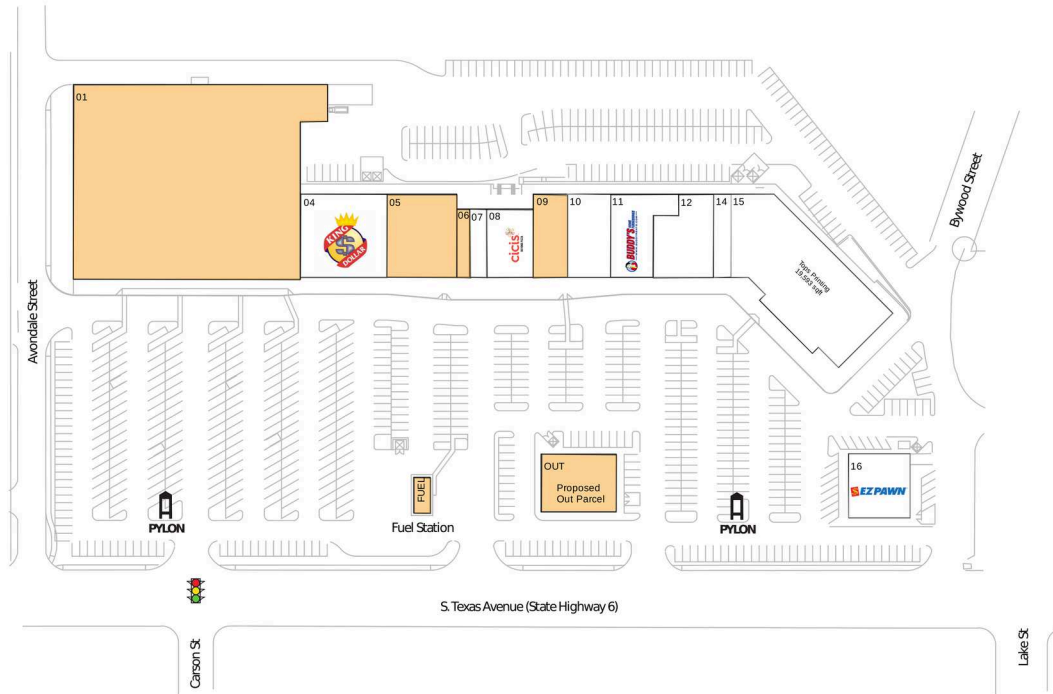
Bryan is centrally located as it sits 100-150 miles from Houston, San Antonio, Dallas & Austin

Townshire

College Station-Bryan, TX

30.6517, -96.3609

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Available Space

FUEL	0 SF
01	63,506 SF
05	8,000 SF
06	1,200 SF
09	4,088 SF

Pad Opportunities

OUT	3,325 SF/0.1
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Current Retailers

04	King Dollar	9,906 SF
07	Regional Finance	1,600 SF
08	Cici's Pizza	4,400 SF
10	Fashion & Beauty	5,000 SF
11	Buddy's Home Furnishings	5,800 SF
12	Nova Medical Centers	6,200 SF
14	Brazos Valley Schools Credit Union	2,000 SF
15	Tops Printing	19,593 SF
16	EZ Pawn	5,400 SF

1485