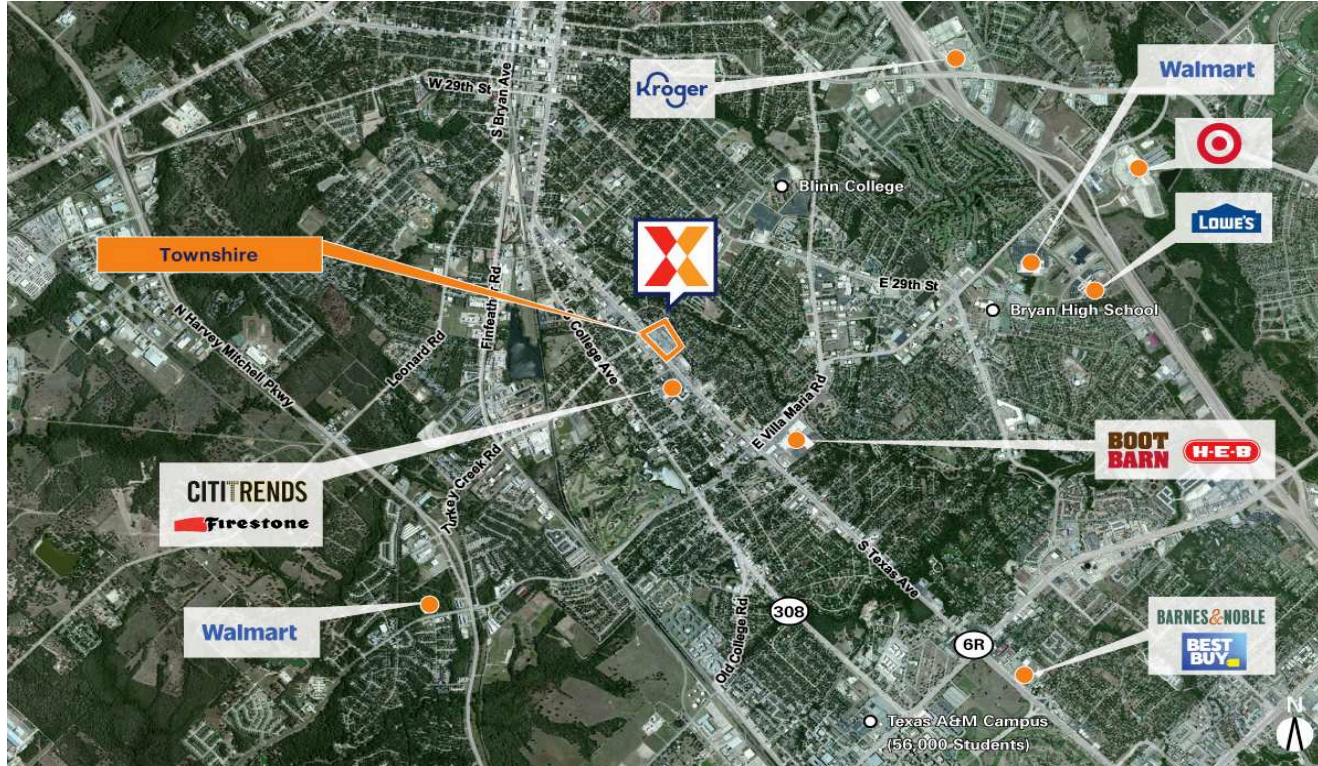


Townshire

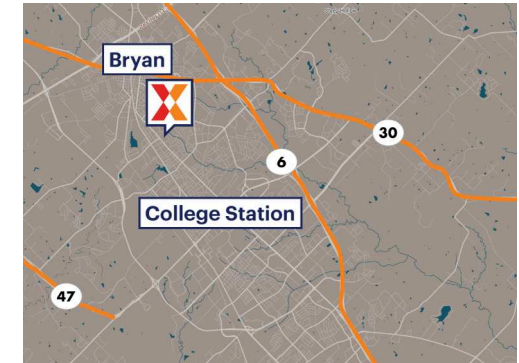
College Station-Bryan, TX

30.6516, -96.361

1901-2027 South Texas Avenue | Bryan, TX 77802



Center Size: 136,887 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,131	87,663	152,126
	3,642	29,743	54,746
	\$70,266	\$70,986	\$73,682

Located on S Texas Ave with high visibility from 18K+ vehicles daily (Kalibrate 2020)

Strong daytime population of 102K+ within 3 miles, plus nearby industrial employment in the Brazos Valley Biocorridor

Centrally located between downtown Bryan, Blinn College and Texas A&M University, the largest university in the state with 72K+ students and 11K+ employees (TAMU 2024)

Anchored by AlphaGraphics

Surrounded by a dense population of 87K+ within 3 miles

Townshire

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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
10	5,000 SF
14	2,000 SF

Pad Opportunities

OPO 1 Pad	0 SF/0
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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
11	Buddy's Home Furnishings	5,800 SF
12	Nova Healthcare	6,200 SF
15	Alpha Graphics	19,593 SF
16	EZ Pawn	5,400 SF

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