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## **PRIME BLOCKBUSTER SITE FOR LEASE OR FOR SALE**

EXCELLENT VISIBILITY AND ACCESS. FREE-STANDING END-CAP LOCATION ON UNIVERSITY DRIVE EAST. THE PREEMINENT RESTAURANT-RETAIL CORRIDOR BETWEEN HOUSTON AND WACO, IF NOT D/FW. LOCATED 7 BLOCKS EAST OF TEXAS A&M UNIVERSITY WITH OVER 55,000 STUDENTS, FACULTY, AND STAFF. ALSO WITHIN 4 MILES OF BLINN COLLEGE WITH OVER 10,500 IN ATTENDANCE.

RIGHT HAND TURN DIRECTLY INTO PROPERTY FROM UNIVERSITY DRIVE, PLUS IMMEDIATE CONNECTIVITY TO TWO LIGHTED INTERSECTIONS - TARROW DRIVE AND 29<sup>TH</sup> STREET. TARROW ALLOWS ACCESS TO TEXAS A&M AND TEXAS AVENUE. 29<sup>TH</sup> ST. ALLOWS DIRECT ACCESS NORTH INTO THE CITY OF BRYAN. GREAT OFF-STREET CONNECTIVITY WITH ALL SURROUNDING PROPERTIES.

PROPERTY CONTAINS 2 BUILDINGS ON A PLATTED 1.01 ACRE TRACT. BUILDING 1 IS A FREE-STANDING 6,500 SF BLOCKBUSTER. BUILDING 2 IS A 2,725 SF FREE-STANDING BUILDING WITH TWO TENANTS - WING-STOP AND WIGGLES & WAGS.

### **FOR LEASE – BUILDING 1 (\$1.60/MO BASE, NNN)**

6,500 SF BLOCKBUSTER VIDEO

BLOCKBUSTER WILL VACATE ON APRIL 19, 2010. LEASE TERM ENDS MAY 2012. IN ADDITION TO INCOMPARABLE VISIBILITY AND ACCESS, THE SPACE APPEARS IN EXCELLENT CONDITION. MODERN, ADA ACCESSIBLE, OPEN FLOORPLAN. AIR-CONDITIONING UNITS HAVE BEEN UPGRADED SINCE BUILDING CONSTRUCTION IN 1992.

### **FOR SALE - BUILDINGS 1 AND 2 (\$2,000,000)**

THE OWNERS WOULD PREFER A LONG-TERM LEASE BUT HAVE LISTED THE PROPERTY FOR SALE AS WELL.

IN ADDITION TO THE BLOCKBUSTER BUILDING, BUILDING 2 CONTAINS TWO NNN LEASED SUITES.

WING-STOP IS AN INDEPENDENTLY-OWNED UNIT OF THE NATIONAL FRANCHISE WITH OVER 600 LOCATIONS NATIONWIDE. THE SPACE HAS GREAT DÉCOR, KITCHEN, RESTROOMS, & WALK-IN FREEZER.

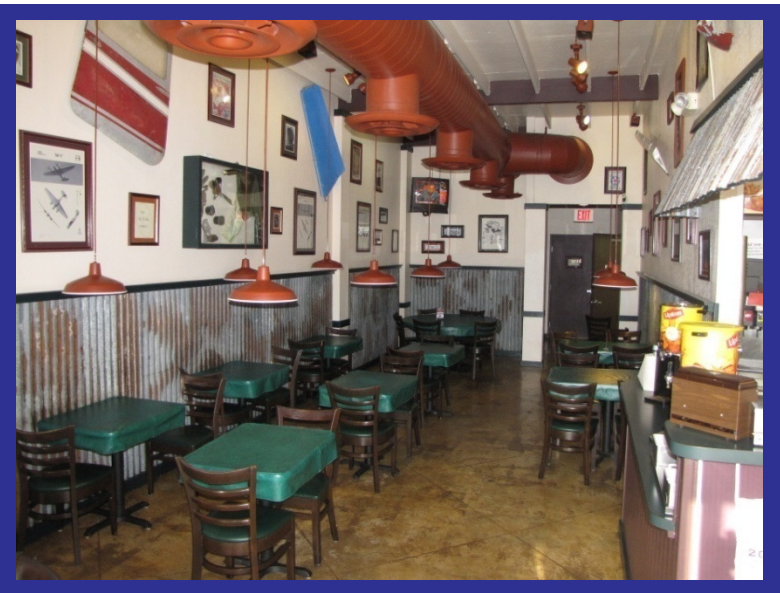
WIGGLES AND WAGS IS A LOCALLY OWNED PET SUPPLY AND GROOMING STORE THAT HAS BEEN IN BUSINESS FOR 15 YEARS. BUILDING 2 HAS A NEW DUROLAST ROOF.

**DETAILED INFORMATION INCLUDING COPIES OF THE LEASES IS AVAILABLE UPON REQUEST. A CONFIDENTIALITY AGREEMENT WILL BE EMAILED FOR SIGNATURE PRIOR TO RELEASE OF FURTHER INFORMATION.**











# Aerial View





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