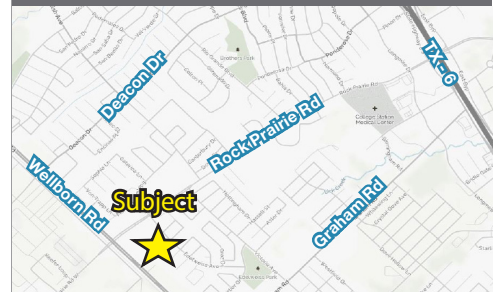




## PROPERTY FEATURES

- Office/Retail center located just 2.7 miles from Texas A&M University - 2017 Enrollment: 68,625 students!
- Excellent access and visibility from Wellborn Road and Rock Prairie Road
- Located in the heart of South College Station, an area that is experiencing continual & exponential growth
- Less than one mile from the new Jones Crossing H.E.B. Development
- Great tenant mix with multiple national brands
- 2016 TxDOT Daily Traffic Count: 31,085
- Zoned - General Commercial

### SUITES FOR LEASE



**Offered for Lease:**  
**\$1.30 PSF/MO**

**Building 1:** \$1.30 PSF, plus \$0.21 PSF for T&I

**Suite 120:** 1,620 SF

**Suite 150:** 1,800 SF

**Building 2:** \$1.20 PSF, plus \$0.21 PSF for T&I

**Suite 150:** 1,625 SF



**AERIAL**





**PROPERTY PHOTOS**



## SITE PLAN

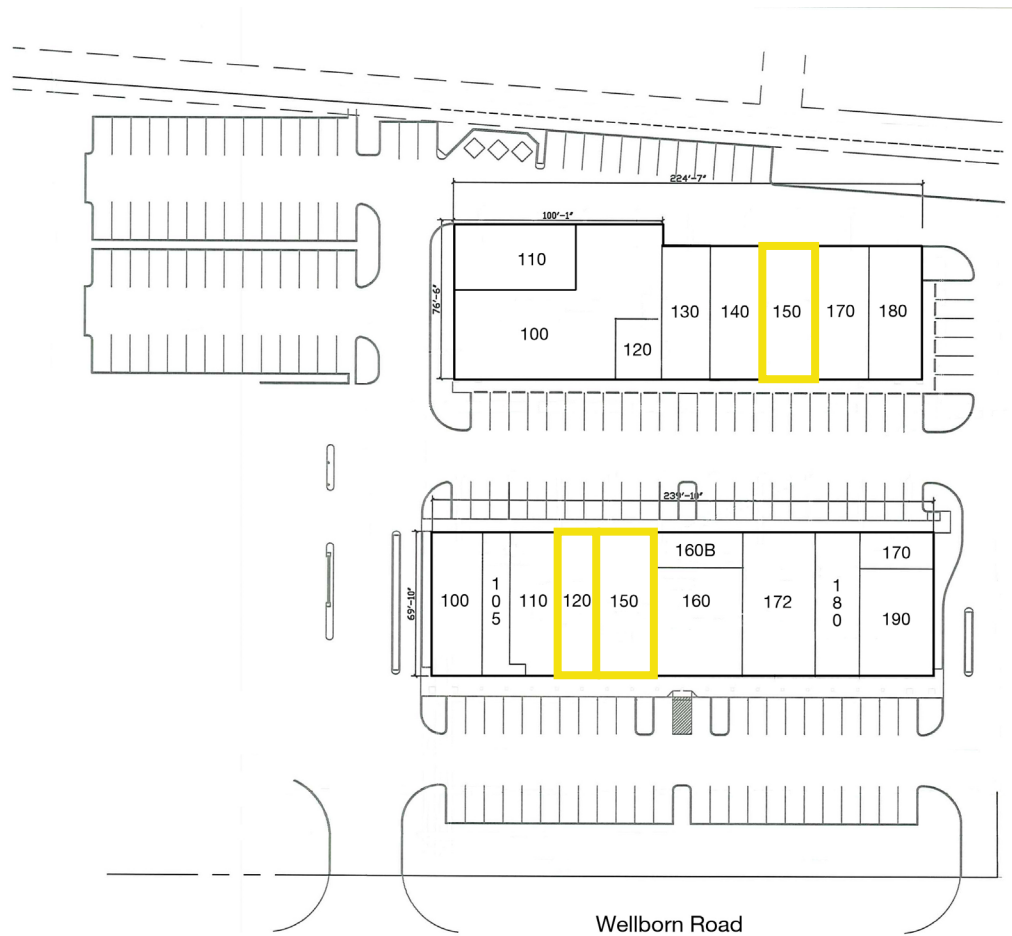
### Building 1

100. Subway	1,500 SF
105. Farm Bureau	1,114 SF
110. Infinity Taekwondo	2,056 SF
<b>120. VACANT</b>	<b>1,620 SF</b>
<b>150. VACANT</b>	<b>1,800 SF</b>
160. Texas Game Warden	2,090 SF
160B. Peak Performance	872 SF
170. Potato Shack	840 SF
172. Potato Shack	1,900 SF
180. Top Donut	1,500 SF
190. Hallmark Cleaners	1,217 SF

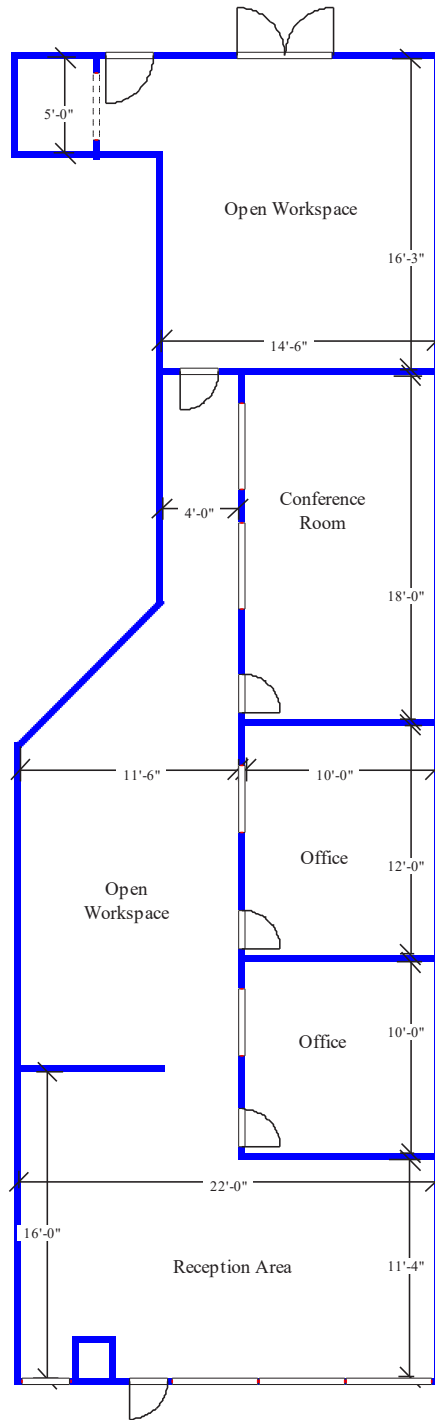
### Building 2

100. Peak Performance	4,435 SF
110. University of Sidekicks	1,600 SF
120/130. Veros	2,100 SF
140. Brazos Co. Constable	1,625 SF
<b>150. VACANT</b>	<b>1,625 SF</b>
170. Dance Studio	2,567 SF
180. Brazos County	2,330 SF

Total: 32,081 SF

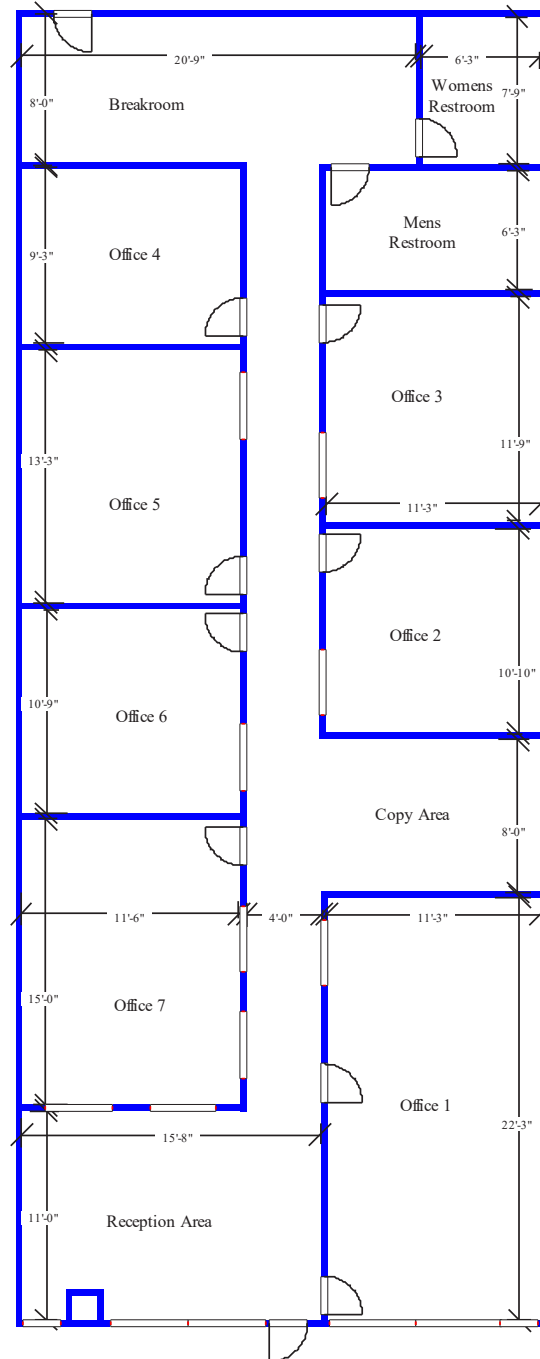


**BUILDING 1 SUITE 120 FLOORPLAN**



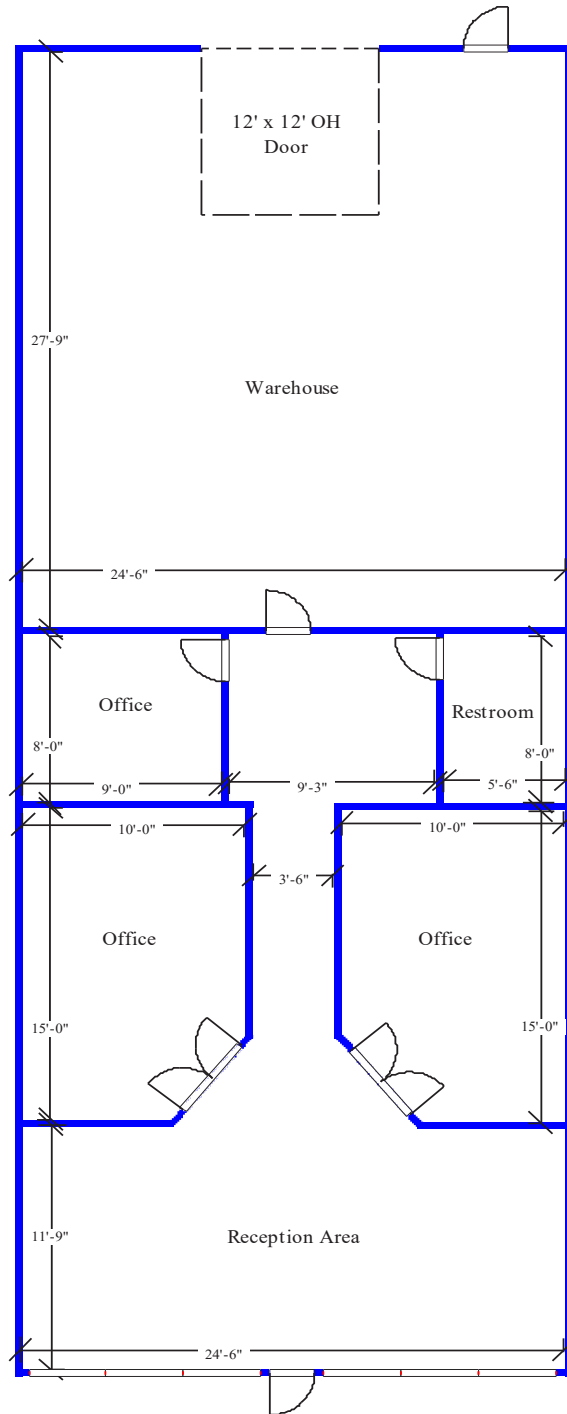
All Measurements Are Approximate

## BUILDING 1 SUITE 150 FLOORPLAN



All Measurements Are Approximate

**BUILDING 2 SUITE 150 FLOORPLAN**



All Measurements Are Approximate



