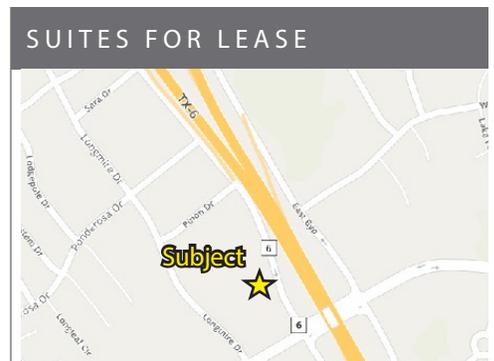




PROPERTY FEATURES

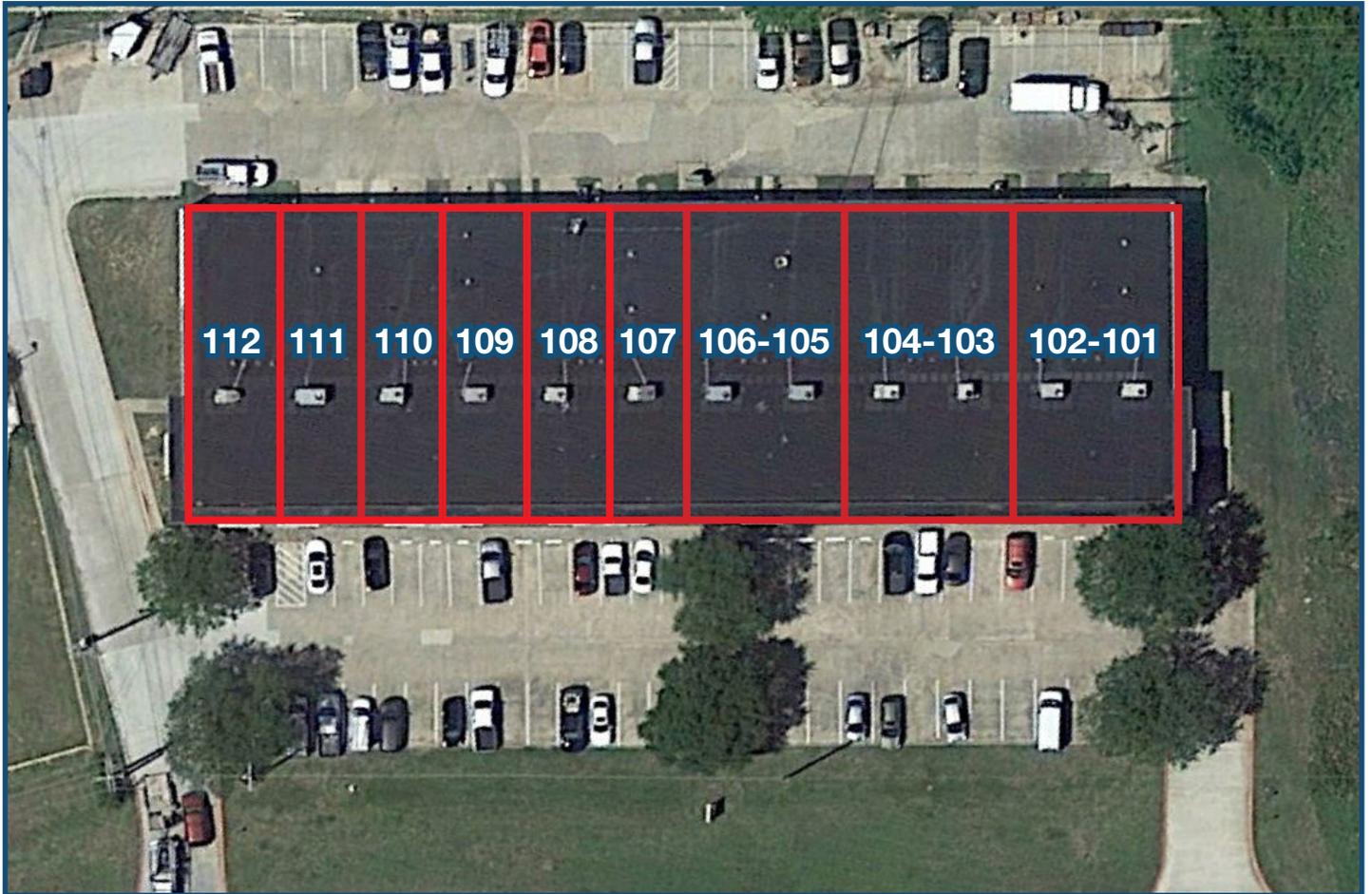
- Service/Office/Retail/Warehouse center
- Located just north of Rock Prairie on SH-6
- Excellent access and visibility
- Convenient access to multiple restaurants, pharmacies, Baylor Scott & White, College Station Medical Center, and Kroger
- Landlord pays property tax, insurance, water, and common area maintenance
- April 2018 TxDot average daily traffic count - 72,224 VPD



Currently 100% Occupied
Call for Upcoming Availability

AERIAL





TENANT LIST

- 101/102 CULLIGAN 4,224 SF
- 103/104 PIRAINO CONSULTING 4,224 SF
- 105/106 BRAZOS ROBOTICS 4,224 SF
- 107 STATE FARM 2,112 SF
- 108 SIGNARAMA 2,112 SF
- 109 GEMINI COMPUTING 2,112 SF
- 110 ECOZAPP 2,112 SF
- 111 REECE HOMES, LLC 2,112 SF
- 112 CABINET EXPRESSIONS 2,112 SF

