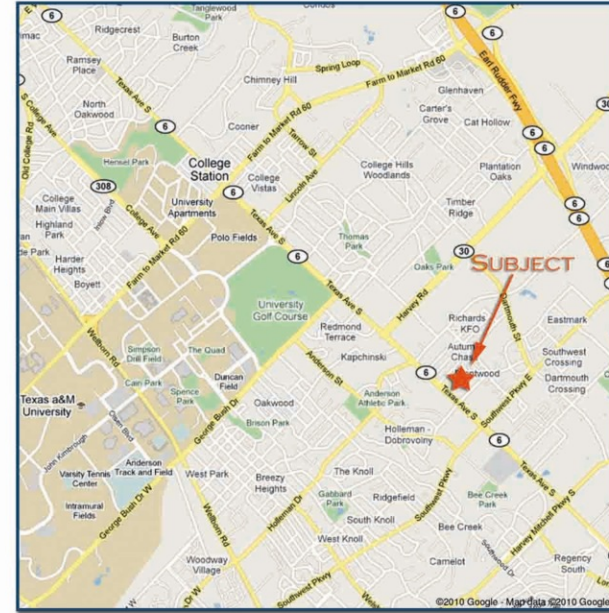




Epicules Location

2319 Texas Avenue South
College Station, Texas 77840

FOR LEASE



- 5,404 SF freestanding restaurant on Texas Avenue
- Located in booming retail corridor convenient to Texas A&M University
- Excellent access and visibility
- Great opportunity for restaurant or bar, some equipment and furnishings are negotiable
- Building renovated in 2007
- Zoned C1 - General Commercial
- For Lease: \$9,000/mo. gross



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.

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979.268.6841 f



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