



PROPERTY FEATURES

- Retail/Service/Office center with excellent visibility
- Located across FM 2818 from Wal-Mart at the lighted intersection of FM 2818 and Longmire Dr.
- Only two miles from Texas A&M University - 2018 Enrollment: 68,625 students!
- Excellent synergy with other tenants
- Easy access to all of the Bryan/College Station market via FM 2818 or SH-6
- 2017 TxDOT average daily traffic count - 38,945 VPD on FM 2818
- Several suites currently available

SUITES FOR LEASE

Suite 305

Size: 800 SF
Price: \$525/MO

Includes office space, restroom, and warehouse with overhead door.
Available Now.

Suite 317

Size: 800 SF
Price: \$525/MO

Available July 1st 2020

Suite 204

Size: 1,250 SF
Price: \$685/MO

Available August 1st 2020

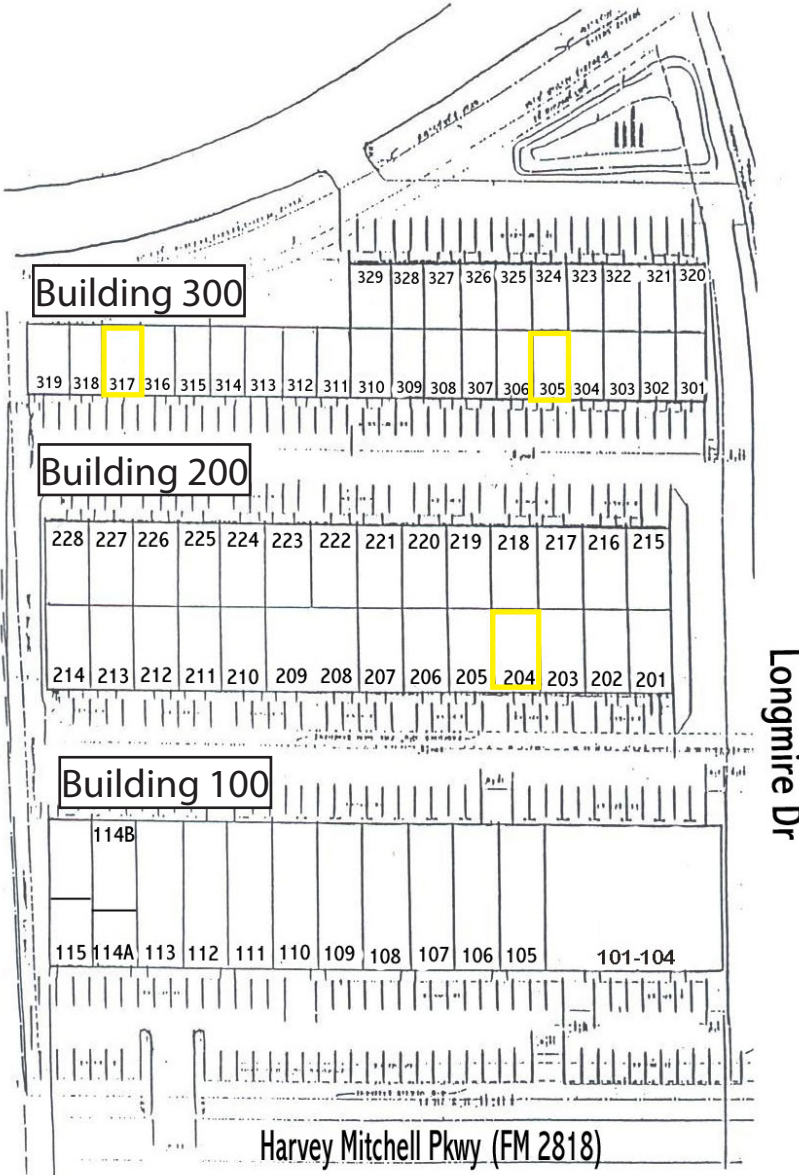


AERIAL





SITE PLAN



Tenant List

Building 100

- 101-104. Texas Document - 7,500 SF
- 105. Dance Centre - 2,000 SF
- 106. Spartan Tutoring - 1,875 SF
- 107. Southern Fastening - 2,355 SF
- 108. Brightway Insurance - 1,395 SF
- 109. Cycles Etc. - 1,875 SF
- 110. Signs By Sergio - 1,875 SF
- 111. Signs By Sergio - 1,875 SF
- 112. Joma Spa - 1,875 SF
- 113. Brew Supply Haus- 1,875 SF
- 114A. Brew Supply Haus - 734 SF
- 114B. Caprock Texas - 2,175 SF
- 115. BCS Air Solutions - 1,000 SF

Building 200

- Office/Warehouse Suites
- 204. Available July 1- 1,250 SF**
- 223. Texas Document - 1,250SF

Building 300

- 800 SF Office/Warehouse Suites
- 301. Leaf Custom Cases - 800 SF
- 305. AVAILABLE NOW- 800 SF**
- 317. Available Aug 1- 800 SF**

