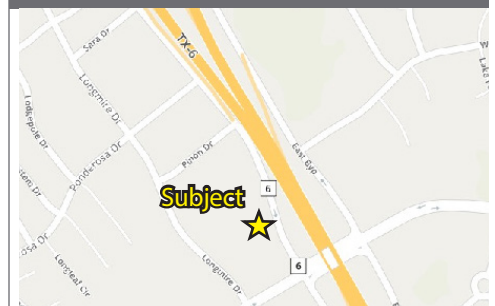




PROPERTY FEATURES

- 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

SUITES FOR LEASE



Suite 105 & 106

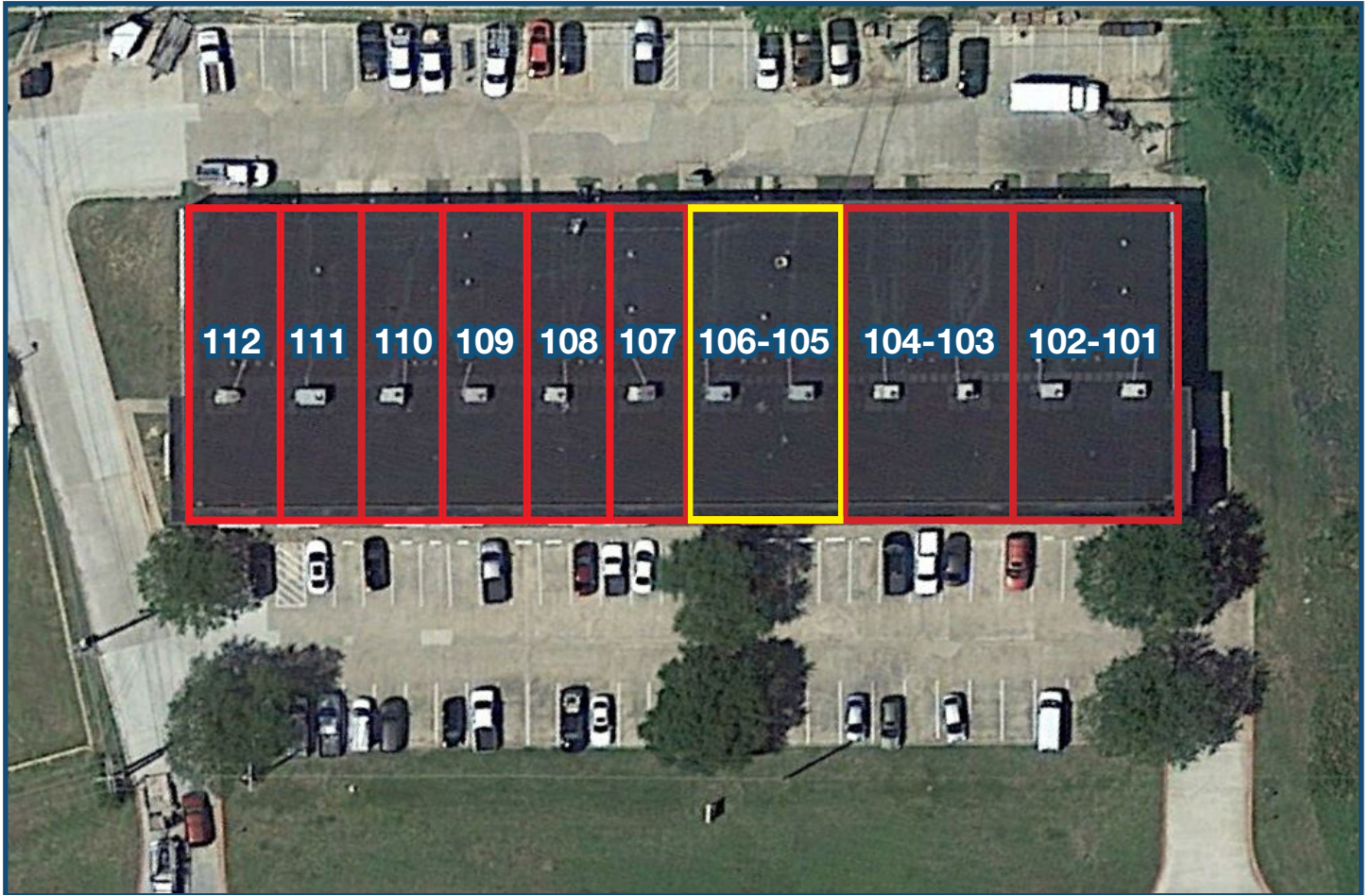
4,224 SF

\$1.00/SF Industrial Gross

Includes 3 offices, breakroom, restrooms, large open flex space, and warehouse with two 10'6" X 10'6" overhead doors.

AERIAL





TENANT LIST

- 101/102 CULLIGAN 4,224 SF
- 103/104 PIRAINO CONSULTING 4,224 SF
- 105/106 AVAILABLE 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

FLOOR PLAN

