

AREA HIGHLIGHTS

30-43 acres available (will divide) with 2,200 feet of Texas State Hwy 6 frontage and 600 feet of William D. Fitch Pkwy frontage.

Zoned General Commercial and surrounded by public roads classified as a collector or higher.

69,295 Annual Average Daily Traffic* near the grade-separated interchange of Texas State Hwy 6 and Texas State Hwy 40/William D. Fitch Pkwy.
**Texas Department of Transportation (2014)*

Within one of the fastest growing areas of College Station.

Surrounding areas include strong upper-middle and high-income demographics.



Natalie Thomas Ruiz, AICP
Economic Development Director
City of College Station
979-764-3510 | nruiz@cstx.gov



COLLEGE STATION is within a three-hour drive of five of the nation's 20 largest cities. At a **population of 106,000** and counting, it is also the largest city in its metropolitan area and boasts the fifth-lowest property tax rate among similar-sized communities in Texas.

COLLEGE STATION is home to Texas A&M University, one of the nation's largest public universities at **more than 59,000 students**.

Cost of living in the College Station-Bryan area is 14% below the national average, and lower than in other Texas cities like Austin and Dallas.

| Real & Personal Property Tax Rates (Per \$100) | College Station | Bryan |
|--|------------------|------------------|
| Brazos County Tax | \$0.485 | \$0.485 |
| City Tax | \$0.45250 | \$0.62999 |
| School District Tax | \$1.36290 | \$1.35000 |
| Total per \$100 Value | \$2.25072 | \$2.40838 |

State & Local Taxes

| | |
|-------------------------|-----------------------------|
| Sales & Use Tax Rate | 6.25% (State), 2.0% (Local) |
| Inventory Tax | Double Freeport Exemption |
| State Income Tax | None |

| Area Population by Age (2015)* | | Median Age 33.9 | |
|--------------------------------|-------|-----------------|-------|
| 19 & Under | 28.3% | 45 to 54 | 12.6% |
| 20 to 24 | 8.6% | 55 to 64 | 11.1% |
| 25 to 34 | 14.8% | 65 to 74 | 6.9% |
| 35 to 44 | 13.1% | 75+ | 4.7% |

Area Household Income (2015)*

Average Family Income \$89,359

| Area Top Employers (2015)* | Sector | Employees |
|-----------------------------------|-------------|-----------|
| Texas A&M University System | Education | 17,000 + |
| Bryan Ind. School Dist. | Education | 2,000 + |
| Texas A&M Health Science Cntr | Education | 2,000 + |
| College Station Ind. School Dist. | Education | 2,000 + |
| Reynolds & Reynolds | Computer | 1,800 + |
| Blue Bell Creameries | Food | 1,000 + |
| Blinn College | Education | 1,000 + |
| Sanderson Farms | Food | 1,000 + |
| St. Joseph Health System | Health Care | 1,000 + |
| Walmart | Retail | 1,000 + |
| HEB Grocery | Retail | 1,000 + |

*Data courtesy of The Research Valley Partnership, Inc.

Natalie Thomas Ruiz, AICP
Economic Development Director
City of College Station
979-764-3510 | nruiz@cstx.gov

GROW.CSTX.GOV

