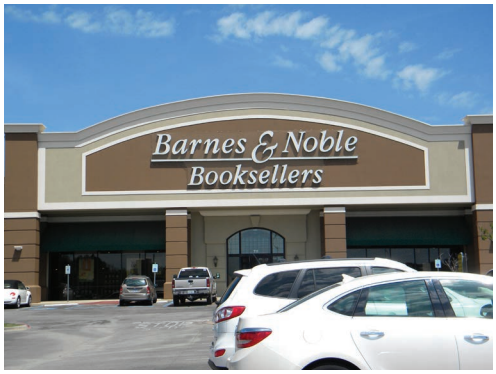
SECOND GENERATION RETAIL SPACE AVAILABLE FOR LEASE

LONE STAR PAVILION

711 TEXAS AVENUE SOUTH :: COLLEGE STATION, TX



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PROPERTY HIGHLIGHTS

- Located at the Main Intersection of Texas Avenue and University Drive
- Directly Across the Main Entrance to Texas A&M, the 2nd Largest University in Texas
- ±6,000 SF of Contiguous Second Generation In-Line Space Available and ±8,875 SF
- Good Ingress/Egress with Ample Parking
- Serves Bryan, College Station and Student Population
- Pylon Sign Available

DEMOGRAPHICS

2015 ESTIMATED DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
Population	98,128	155,052	184,188
Growth 2015-2020	5.02%	5.57%	6.12%

TRAFFIC COUNTS	CARS PER DAY
Texas Avenue W of Site	30,261 CPD
Texas Avenue E of Site	47,8949 CPD
University Drive NE of Texas Ave	39,020 CPD
University Drive SW of Texas Ave	30,808 CPD

Retail 24/7.

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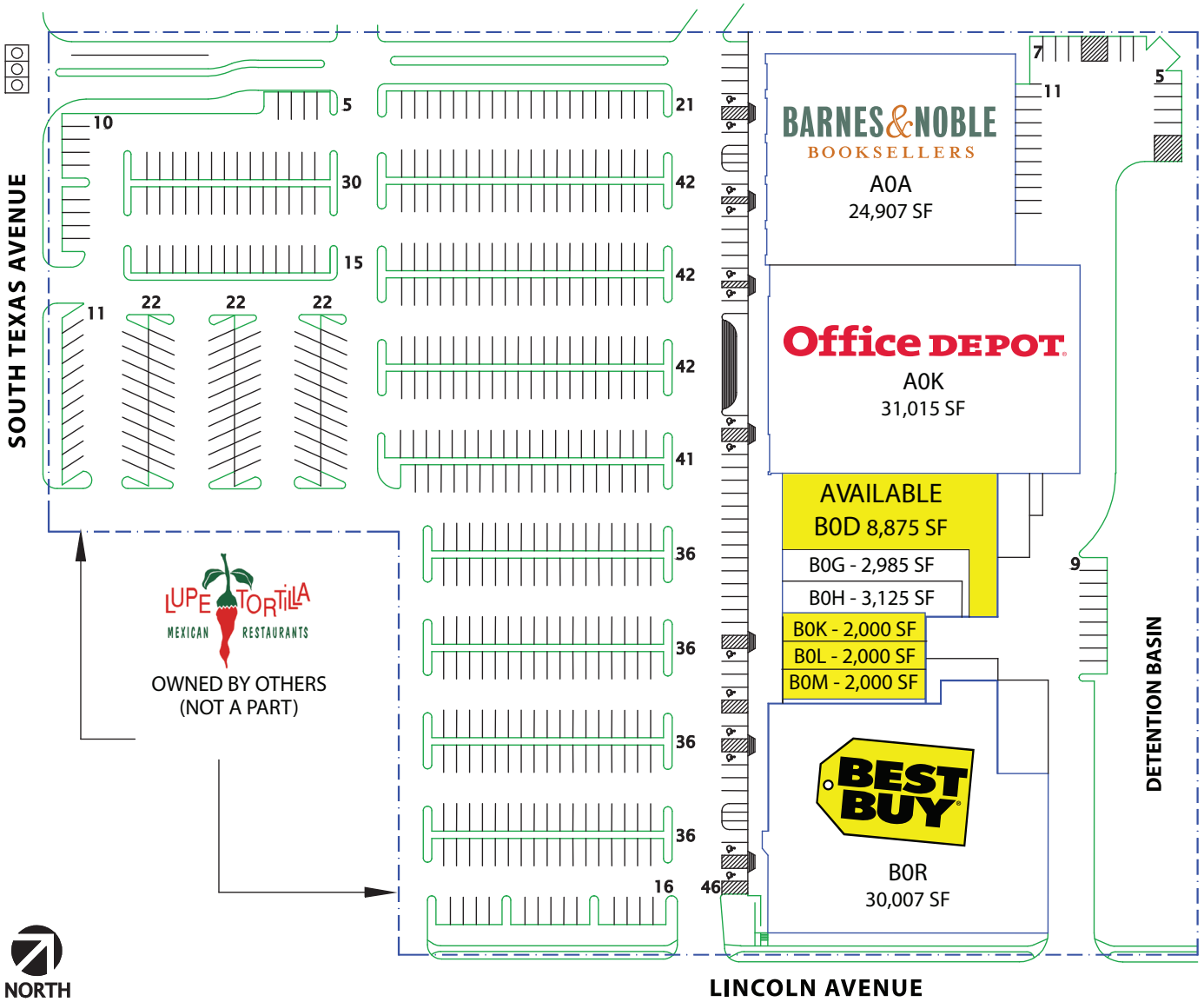

SUITE	TENANT	SIZE
A0A	Barnes & Noble	24,907 SF
A0K	Office Depot	31,015 SF
B0D	Available	8,875 SF
B0G	Outdoor Apparel Store	2,985 SF
B0H	And Sew On	3,125 SF
B0K	Available	2,000 SF
B0L	Available	2,000 SF
B0M	Available	2,000 SF
B0R	Best Buy	30,007 SF

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