

### AREA HIGHLIGHTS

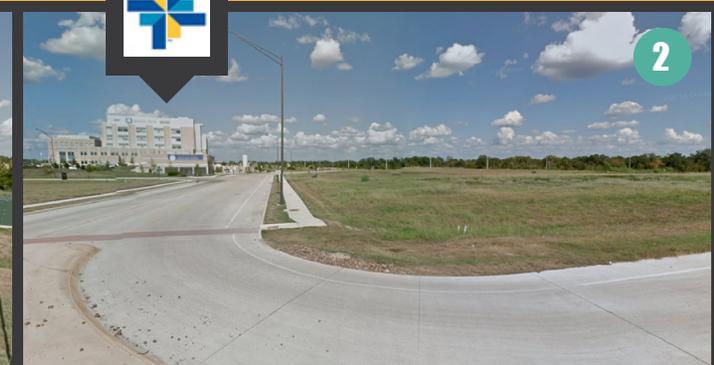
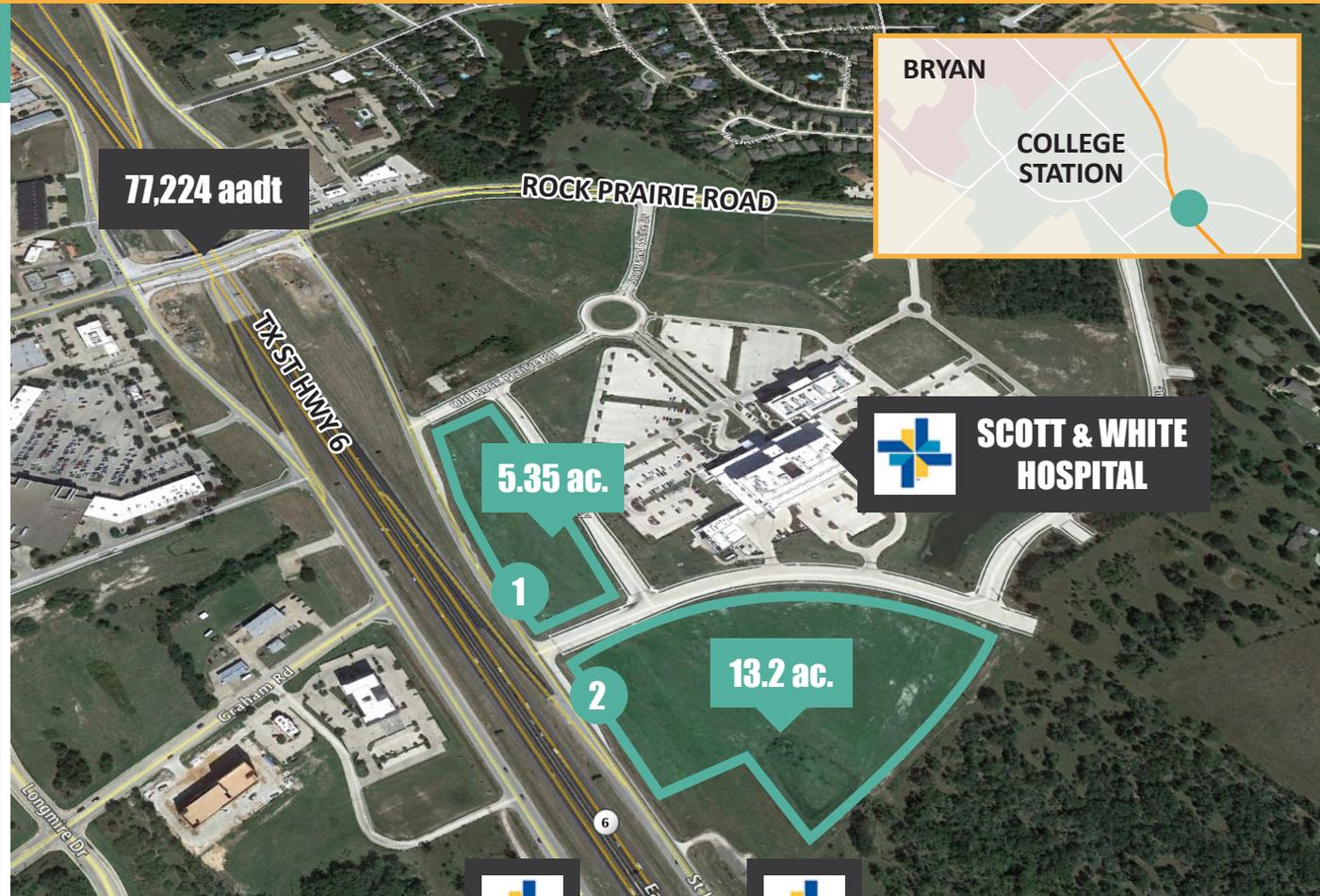
**Site 1 – 5.35 acres** with 870 feet of frontage on Texas State Highway 6. Major collector roads surround the north, east and south sides.

**Site 2 – 13.2 acres** with 485 feet of frontage on Texas State Highway 6. Includes frontage on Lakeway Drive, a major collector.

**Next to Scott & White Hospital** and close to other regional medical and national credit retail users.

**72,224 Annual Average Daily Traffic\*** at the intersection of Texas State Highway 6 and Rock Prairie Road.  
*\*Texas Department of Transportation*

**In a Planned Development District** permitting general commercial uses including restaurants, retail, and hotels.



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# GROW WITH US

COLLEGE STATION, TEXAS

## Commercial Development in College Station, TX 77845

For **SALE, LEASE** or **BUILD-TO-SUIT**



### SCOTT & WHITE HOSPITAL

This five-story, 143-bed hospital is located on a 98-acre campus near the intersection of Texas Highway 6 and Rock Prairie Road. In addition, Scott & White Clinic, a four-story medical office building, is located on the campus adjacent to the hospital.

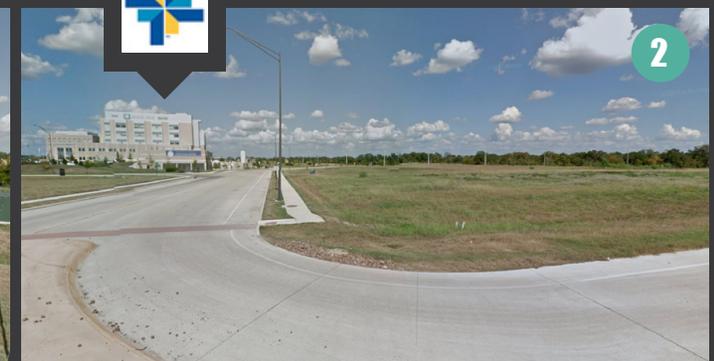
*Within one of the fastest growing areas of College Station.*

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



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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
<b>Total per \$100 Value</b>	<b>\$2.25072</b>	<b>\$2.40838</b>

#### State & Local Taxes

Sales & Use Tax Rate	6.25% (State), 2.0% (Local)
Inventory Tax	Double Freeport Exemption
<b>State Income Tax</b>	<b>None</b>

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)\*

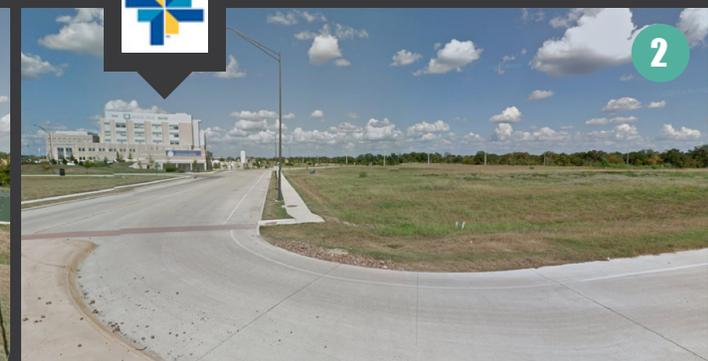
**Average Family Income \$89,359**

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.

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