PARKWAY SQUARE

2408-2412 TEXAS AVENUE SOUTH
COLLEGE STATION, TX

UNDER NEW OWNERSHIP /MANAGEMENT!

Owned/Managed By:

edifis
INVEST | DEVELOP | MANAGE

Presented By:

IRONBRIDGE
REALTY PARTNERS

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

Parkway Square Shopping Center

Southwest Corner of
S Texas Ave & Southwest Pkwy
College Station, Texas

Former Stein Mart, 2nd-Gen Restaurant, & Small Tenant Space with Frontage on Texas Ave Available at Major Intersection in College Station, Texas

IRONBRIDGE
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2412 TEXAS AVENUE
COLLEGE STATION, TEXAS 77840

Property Highlights:

- Located on Texas Avenue, the major thoroughfare in College Station and runs parallel to Texas A&M University's major entrances
- Signalized intersection, (7) primary access points, ample parking
- Approximately 1.5 miles from Texas A&M University (69,465 Students)
- In an expansive 12 county trade area with over 529,000 people
- Southwest Parkway is a major road with access connecting Hwy 6 to the east and FM 2154 to the west providing expanded trade area with easy access to the shopping center.
- Center has abundant 875 parking spaces and upgraded LED lighting throughout
- Box space comes with 150' of frontage, double panel on monument, full trade dress allowed, dock high loading, easy operational access for trucks 24/7, rear compactor/bailer

Available Space:

- +/-31,600 SF Big Box
- 10,000 SF Second-Gen Restaurant
- 1,540 SF In-Line Space
- 5,970 SF of Contiguous Space

Co-tenants Include:

TRUFIT ATHLETIC CLUBS
HARBOR FREIGHT
goPuff
POPEYES
UPTOWN CHEAPSKATE

Traffic Counts:

S Texas Ave:	35,662 VPD W & 30,947 VPD E of Southwest Pkwy
Southwest Pkwy:	15,486 VPD S & 13,037 VPD N of S Texas Ave

Demographics:

	1-mile	3-miles	5-miles
2019 Population	20,558	98,635	162,522
5 Yr Projected Growth	6.85%	7.0%	9.1%
Daytime Population	19,435	99,574	168,171
Households	9,138	38,400	64,098
Average HH Income	$41,947	$51,719	$62,723

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TRADE AREA

PARKWAY SQUARE

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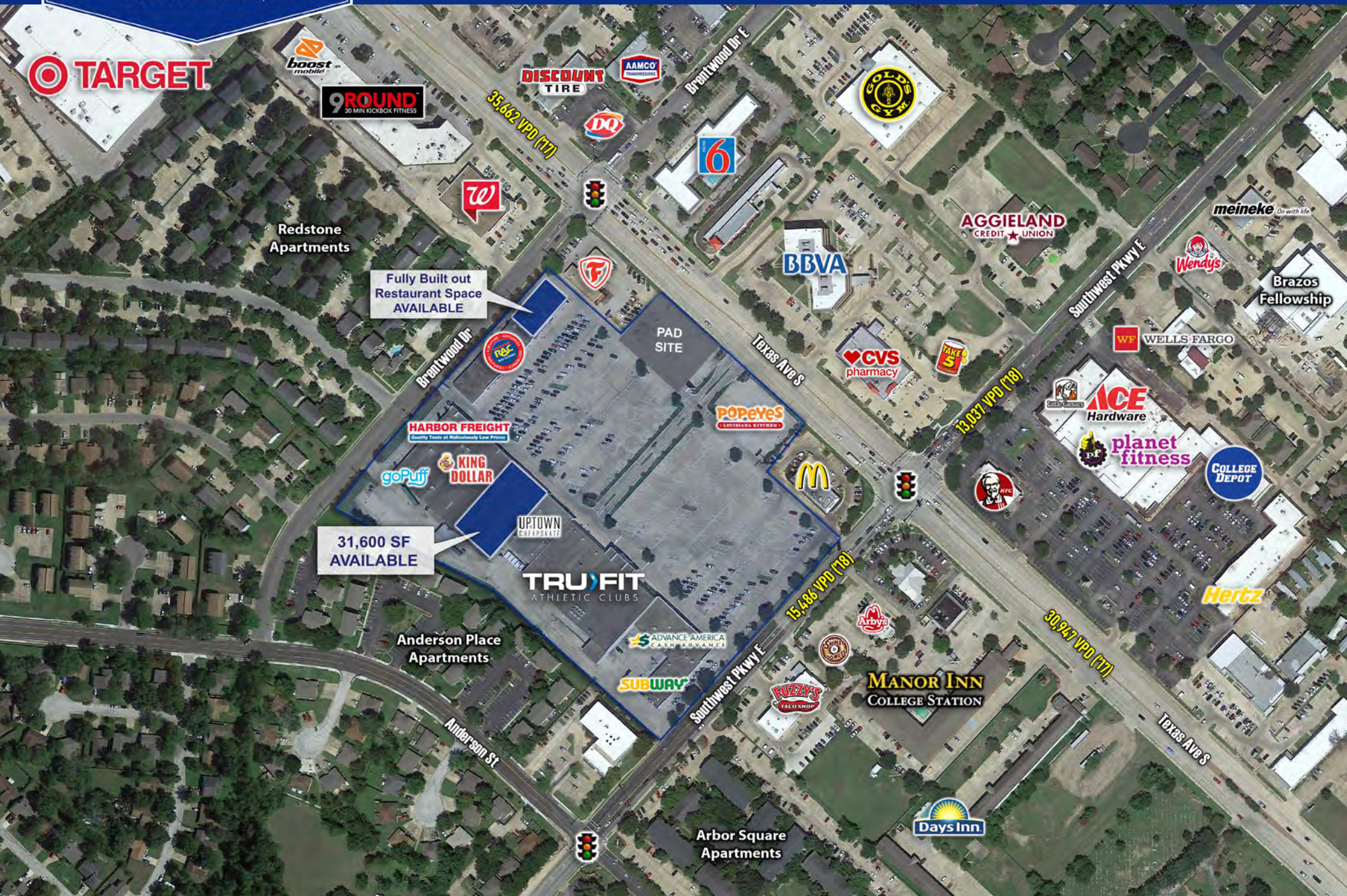
SITE AERIAL



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SITE PLAN

UNIT	TENANT	SF
2418F	DAIQUIRY BARN	1,425
2418E	PRECIOUS TOWER	1,140
2418D2	SUBWAY	1,500
2418D1	RR-LARA AND ASSOC.	400
2418C	LIBERTY TATTOO	1,140
2418B	GOMEZ SHOE REPAIR	1,000
2418A	AGGIELAND SUPPLEMENTS	900
2416C	LE MACARON FRENCH PASTRIES	1,020
2416B	ADVANCE AMERICA	1,500
2416A	TAZ INDIAN RESTAURANT	2,720
2414C	**AVAILABLE**	**1,870**
2414B	**AVAILABLE**	**2,400**
2414A	**AVAILABLE**	**1,700**
2412	TRUFIT ATHLETIC CLUB	46,155
2410	UPTOWN CHEAPSKATE	11,120
2408B	**AVAILABLE**	**31,600**
2408C	GOPUFF	4,730
2408D	KING DOLLAR	8,521
2408A	HARBOR FREIGHT TOOLS	11,480
2406D	USA NAILS	1,290
2406B	**AVAILABLE**	**1,540**
22406	RESALE AND MORE	1,775
22404	RENT-A-CENTER	4,545
2402D	**AVAILABLE**	**10,000**
	POPEYE'S	

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MARKET OVERVIEW

CITY OF COLLEGE STATION
Home of Texas A&M University®

COLLEGE STATION, TEXAS

College Station is located in the heart of central Texas within a 3 hour drive of 5 of the nation's 20 largest cities. Being the largest city in the metropolitan area with a diverse community of more than 100,000 it is expected to grow by 6.7% in the next 5 years. Still, College Station has found a way to maintain a small-town feel while offering abundant entertainment and recreational opportunities in a safe and wholesome environment.

#1

- FASTEST-GROWING NON-SUBURB IN TEXAS - US Census Bureau (2016)
- BEST-PERFORMING SMALL CITIES IN TEXAS - Miliken Institute (2019)
- BEST SMALL PLACES IN TEXAS FOR BUSINESS AND CAREERS - Forbes (2018)
- BEST SMALL PLACES IN TEXAS FOR JOB GROWTH - Forbes (2018)
- US CITIES PRIMED FOR ECONOMIC GROWTH - CardRates (2018)

#4

- MOST RECESSION-RECOVERED CITIES - WalletHub (2017)

#6

- FASTEST GROWING CITIES IN THE US - WalletHub (2018)

TEXAS A&M UNIVERSITY

Located in College Station, Texas A&M's main campus enrolled 69,465 students in 2018. A&M first opened its doors in 1876 as the state's first public institution of higher learning. The main campus spreads over 5,200 acres making it's main campus one of the largest in the country. Today, it stands as a flagship university for research-intensive studies housing 29 schools and colleges where their expenditures exceeded $905 million in FY 2017. The Aggies are home to many storied traditions including a unique student body with history like no other. They are home to the largest uniformed group outside of the US service academies, known as The Coprs of Cadets.

#1

- 50 BEST VALUE BACHELOR'S IN ENGINEERING - Best College Values (2017)
- GREAT SCHOOLS YOU CAN ACTUALLY GET INTO - Money Magazine (2016)
- BUSH SCHOOL - 1ST IN THE NATION AMONG GRADUATE

#2

- PETROLEUM ENGINEERING - 2ND IN THE NATION AMONG GRADUATE SCHOOLS - US News & World Report (2017)
- BEST VALUE SCHOOLS - 2ND PLACE AMONG PUBLIC UNIVERSITIES AND 21ST OVERALL AMONG PRIVATE & PUBLIC - US News & World Report (2017)

#11

- 11TH BEST UNIVERSITY IN THE COUNTRY AMONG PUBLIC & PRIVATE - Washington Monthly (2018)

#22

- 22ND BEST COLLEGE IN THE NATION - Wall Street Journal (2018)

INFORMATION ABOUT BROKERAGE SERVICES

Professionally based by:
IRONBRIDGE
REALTY PARTNERS

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sale's agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - » that the owner will accept a price less than the written asking price;
  - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Ironbridge Realty Partners, LLC	9007044	rtullier@ironbridgerealty.com	(346) 701-5700
LICENSED BROKER / BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME	LICENSE NO.	EMAIL	PHONE
Ralph E. Tullier, Jr.	447126	rtullier@ironbridgerealty.com	(346) 701-5707
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
LICENSED SUPERVISOR OF SALES AGENT / ASSOCIATE	LICENSE NO.	EMAIL	PHONE
SALES AGENT / ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BUYER / TENANT / SELLER / LANDLORD INITIALS	DATE		