GROW WITH US
COLLEGE STATION, TEXAS

Commercial Development in College Station, TX 77845
For SALE, LEASE or BUILD-TO-SUIT

AREA HIGHLIGHTS

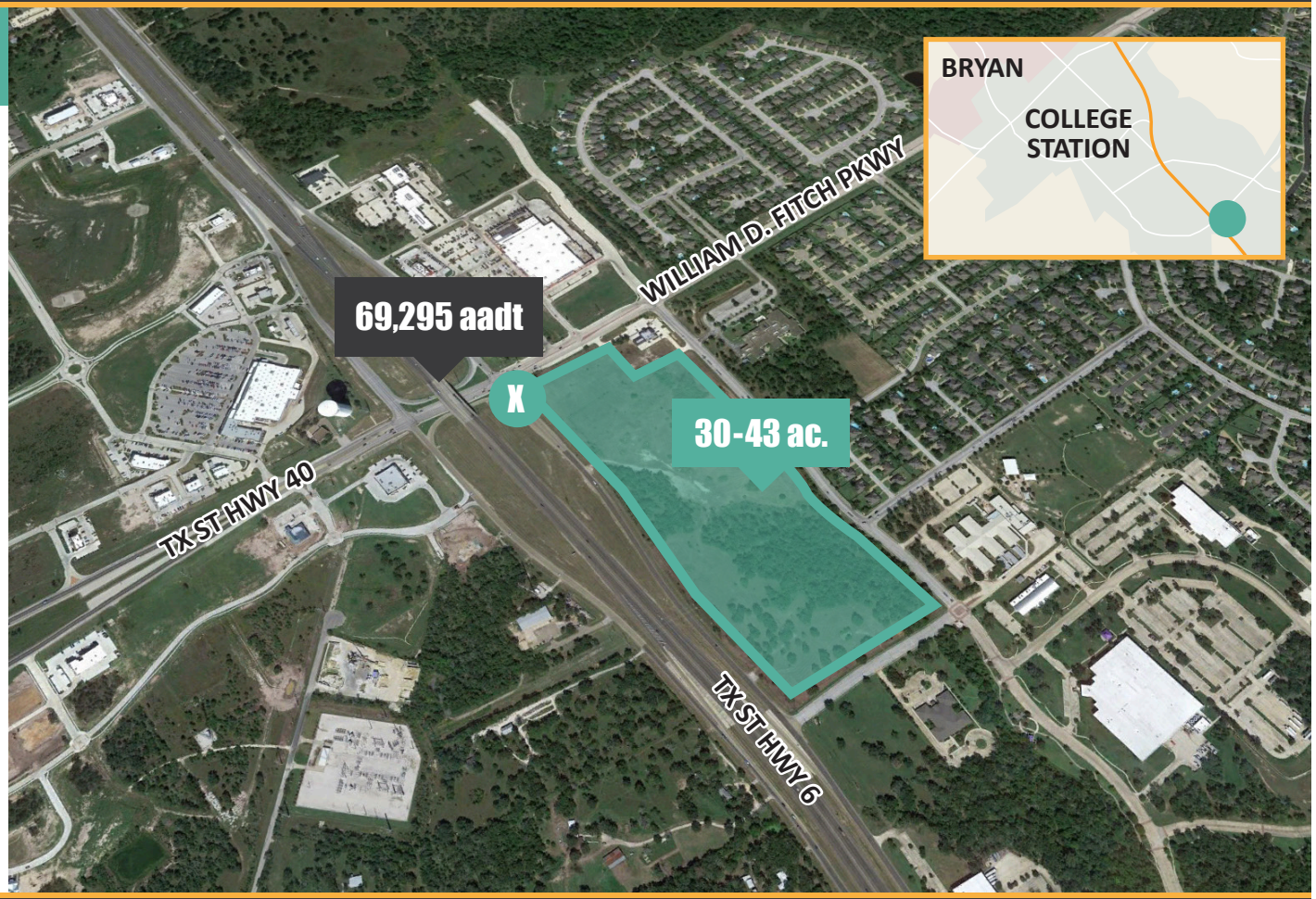
30-43 acres available (will divide) with 2,200 feet of Texas State Hwy 6 frontage and 600 feet of William D. Fitch Pkwy frontage.

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.
**REGIS Sites USA (2019)*

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 111,000 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 68,625 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 Statio	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 Exemptio
State Income Tax	**None**

Data courtesy of The Research Valley Partnership, Inc.

Area Population by Age (2019)* Median Age 30.46

9 & Under	12.34%	35 to 44	11.17%
10 to 17	9.71%	45 to 54	10.01%
18 to 24	18.95%	55 to 64	10.26%
25 to 34	14.27%	65 +	13.29%

Area Household Income (2019)*

Average Family Income **$89,359**

Area Top Employers (2019)*	Sector	Employees
Texas A&M University System	Educatio	17,000 +
Bryan Ind. School Dist.	Educatio	2,000 +
Texas A&M Health Science Cntr	Educatio	2,000 +
College Station Ind. School Di t.	Educatio	2,000 +
Reynolds & Reynolds	Computer	1,800 +
Blue Bell Creameries	Food	1,000 +
Blinn College	Educatio	1,000 +
Sanderson Farms	Food	1,000 +
St. Joseph Health System	Health Care	1,000 +
Walmart	Retail	1,000 +
HEB Grocery	Retail	1,000 +

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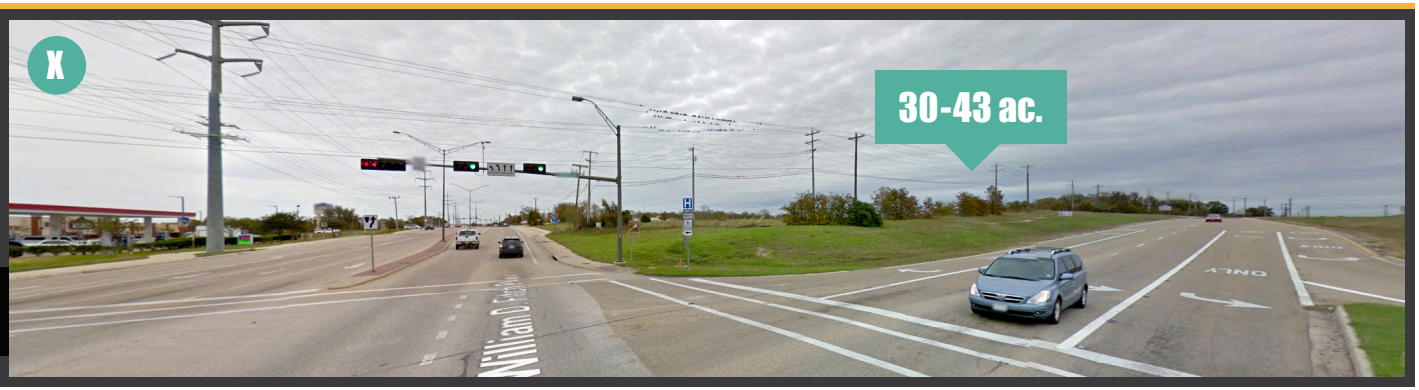
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