

# TEXAS AVENUE CROSSING

*College Station, Texas*

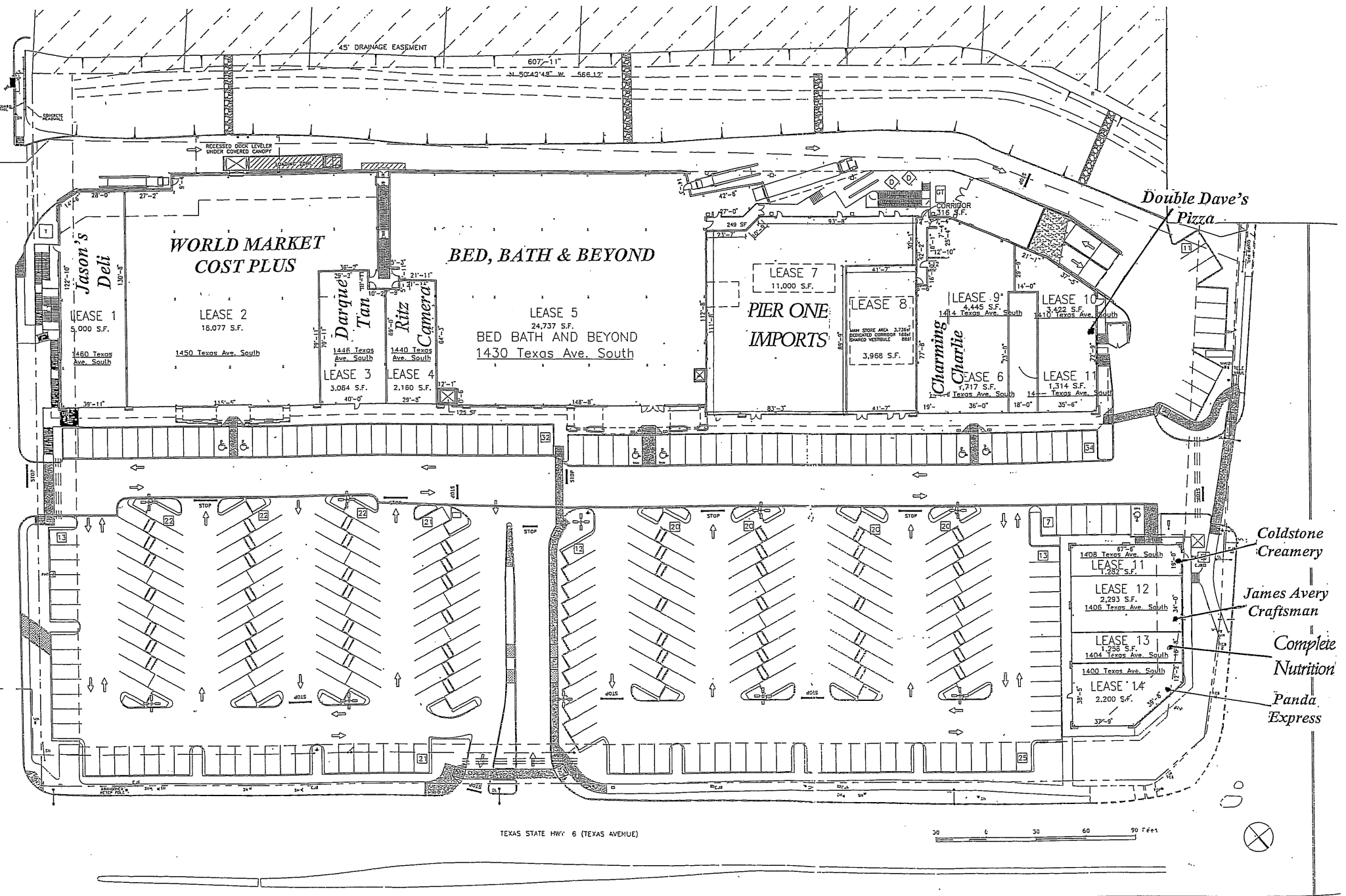
Location:	Southwest corner of Texas Avenue and George Bush Drive	
Project Size:	Approximately 87,000 Total Square Feet	
Bay Depths:	105' – 142' approximate anchor depths 68' – 105" bay depths for smaller Tenants	
Estimated Redevelopment Dates:	Construction Commencement - January 2003 Tenant Openings – Third Quarter 2003	
Market Population:	Total Trade Area:	334,906
	Brazos County:	152,415
	College Station/Bryan:	133,550
	Texas A&M University:	50,000 students
Demographics:	2000 Estimates for <u>Five-Mile Radius</u> :	
	Average Income:	\$55,200
	Population:	122,717
	Households:	45,914

**BED BATH &  
BEYOND**

**World Market**

**DARQUE  
TAX**





TEXAS STATE HWY 6 (TEXAS AVENUE)

30 60 90 Feet







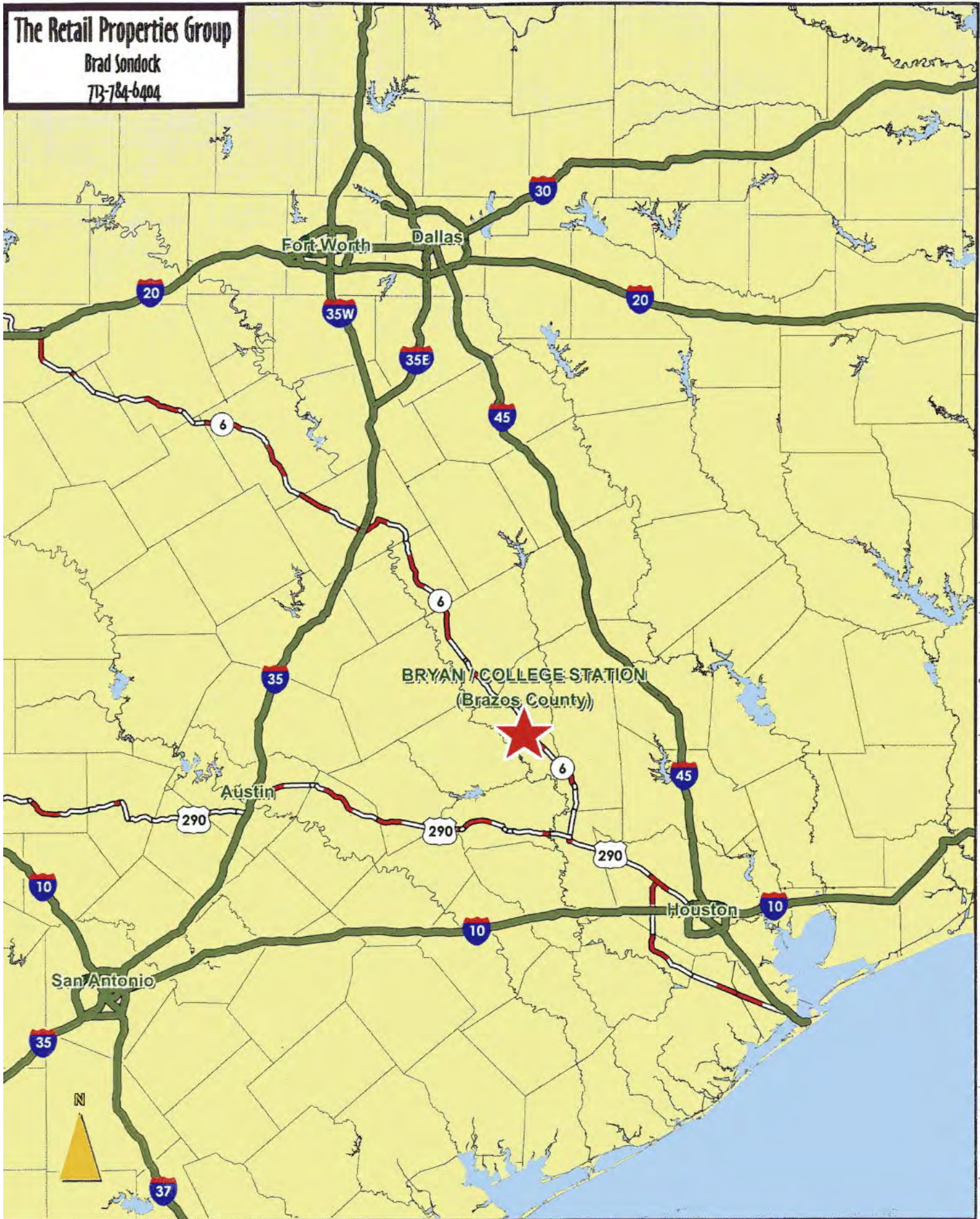


# The Retail Properties Group

Brad Sondock

713-784-6404

Lat: 31.1259 Lon: -96.946 Zoom: 300 miles



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## LOCATION MAP



## TEXAS AVENUE CROSSING COLLEGE STATION, TEXAS





JECT OF:

**TEXAS AVENUE CROSSING**