TEXAS AVENUE CROSSING
College Station, Texas

Location:	Southwest corner of Texas Avenue and George Bush Drive in the heart of College Station
Project Size:	Approximately 87,000 Total Square Feet
Space Available:	2,160 square feet to 21,61 square feet and most sizes in between
Anchored by:	Bed Bath & Beyond, Jason's Deli and James Avery Craftsman

Market Population:

Total Trade Area:	382,811
College Station/Bryan:	283,000
Texas A&M University:	68,000 students

Demographics: 2020 Estimates for <u>Five-Mile Radius</u>:

Average Income:	$80,516
Population:	175,724

Brad Sondock
Retail Properties Group
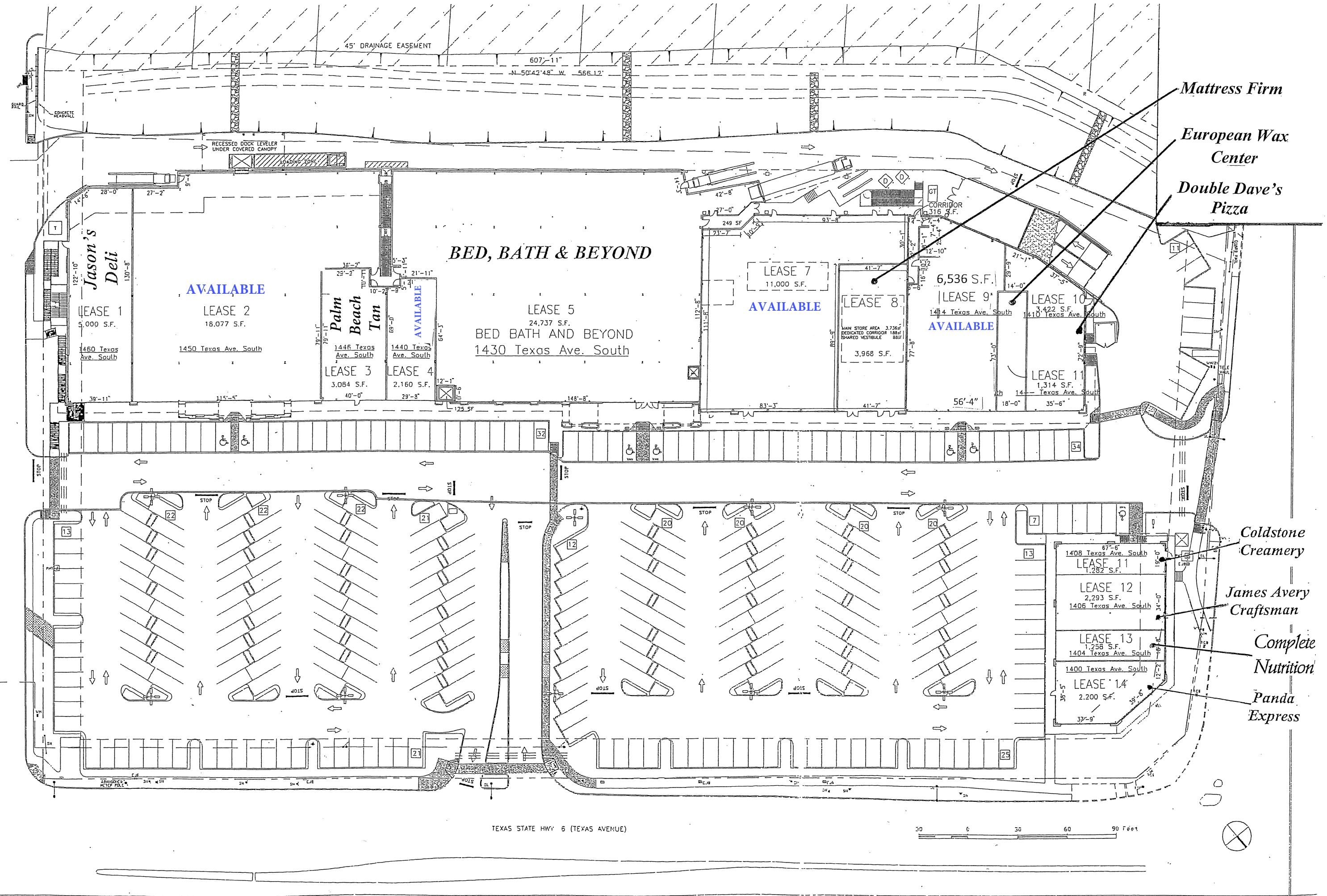*4635 Southwest Freeway, Suite 950, Houston, TX 77027*
Phone: (713) 784-6404

45' DRAINAGE EASEMENT

607'-11"
N.50°42'48" W   566.12'

RECESSED DOCK LEVELER
UNDER COVERED CANOPY
LOADING ZONE

Mattress Firm

European Wax
Center

Double Dave's
Pizza

BED, BATH & BEYOND

249 SF

CORRIDOR
316 S.F.

*Jason's
Deli*

LEASE 1
5,000 S.F.

1460 Texas
Ave. South

AVAILABLE

LEASE 2
18,077 S.F.

1450 Texas Ave. South

*Palm
Beach
Tan*

AVAILABLE

1446 Texas
Ave. South

LEASE 3
3,084 S.F.

1440 Texas
Ave. South

LEASE 4
2,160 S.F.

LEASE 5
24,737 S.F.
BED BATH AND BEYOND
1430 Texas Ave. South

LEASE 7
11,000 S.F.

AVAILABLE

LEASE 8

MAIN STORE AREA 3,736sf
DEDICATED CORRIDOR 188sf
SHARED VESTIBULE 88sf

3,968 S.F.

6,536 S.F.

LEASE 9

1414 Texas Ave. South

AVAILABLE

LEASE 10
3,422 S.F.
1410 Texas Ave. South

LEASE 11
1,314 S.F.
14   Texas Ave. South

125 SF

STOP

STOP

STOP

Coldstone
Creamery

1408 Texas Ave. South
LEASE 11
1,282 S.F.

LEASE 12
2,293 S.F.
1406 Texas Ave. South

*James Avery
Craftsman*

LEASE 13
1,256 S.F.
1404 Texas Ave. South

*Complete
Nutrition*

1400 Texas Ave. South

LEASE 14
2,200 S.F.

*Panda
Express*

TEXAS STATE HWY. 6 (TEXAS AVENUE)
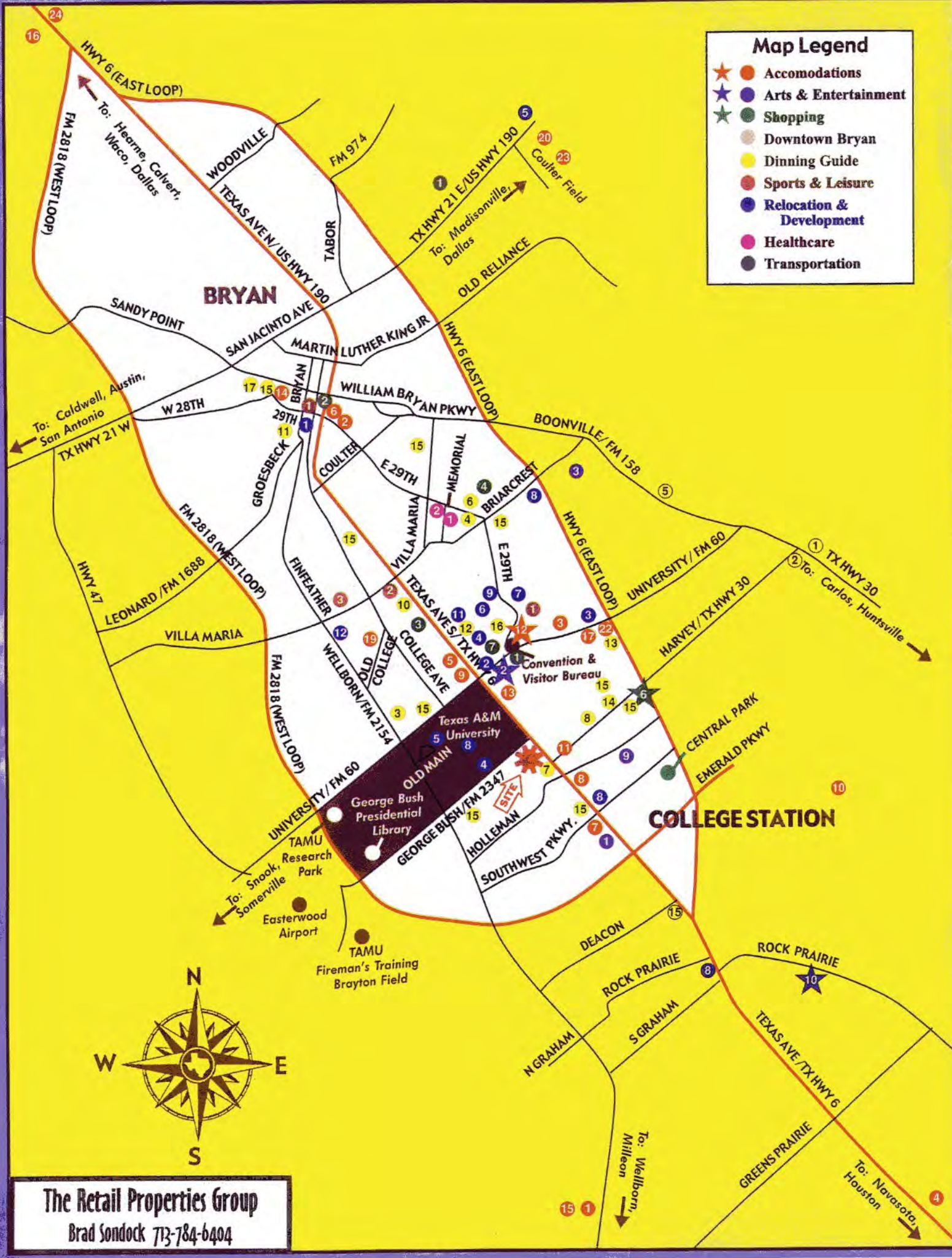
30   0   30   60   90 feet

Trade Area - Texas Avenue Crossing Shopping Center
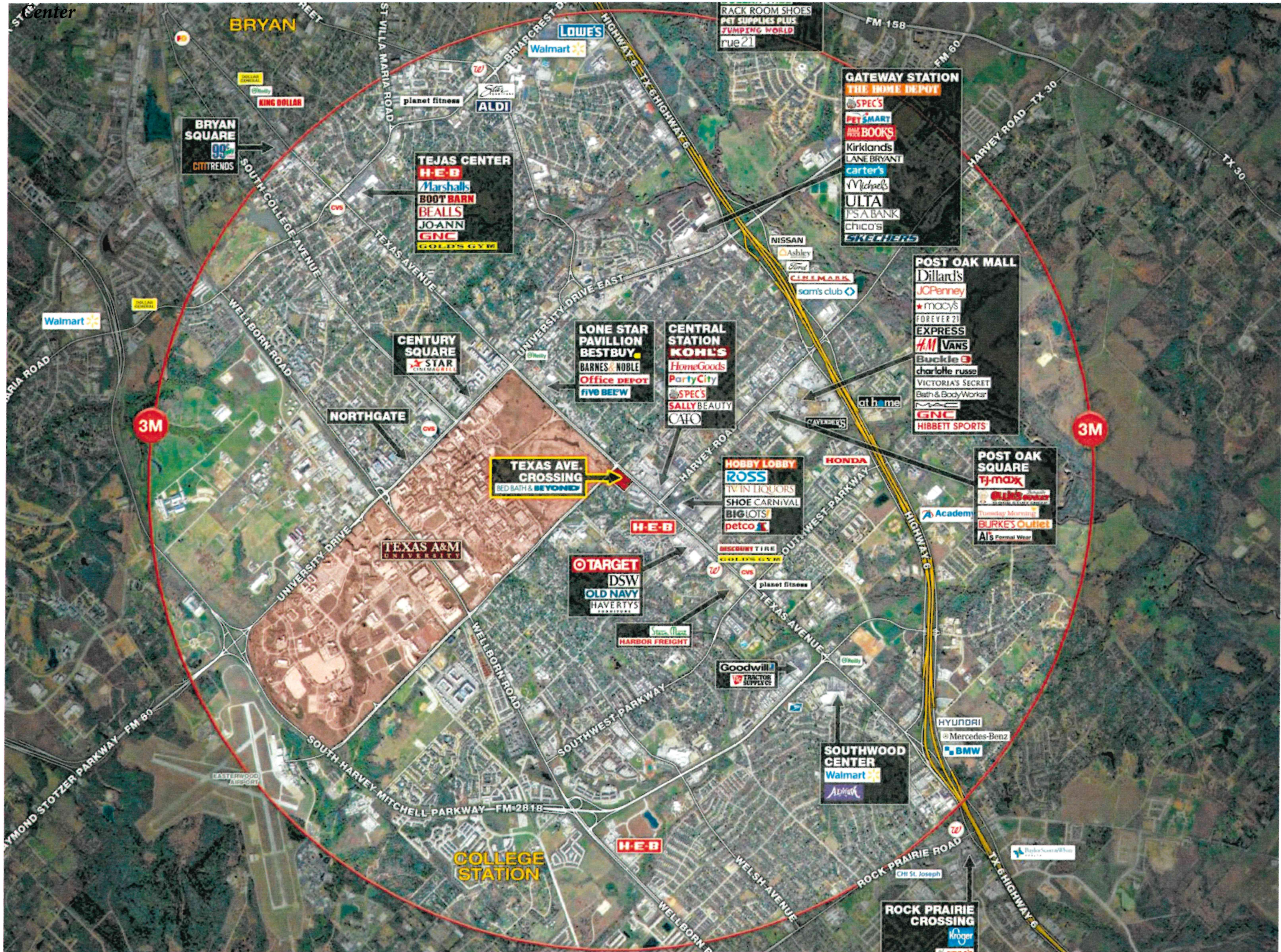
Map Legend

★ ● Accomodations
★ ● Arts & Entertainment
★ ● Shopping
● Downtown Bryan
● Dinning Guide
● Sports & Leisure
● Relocation & Development
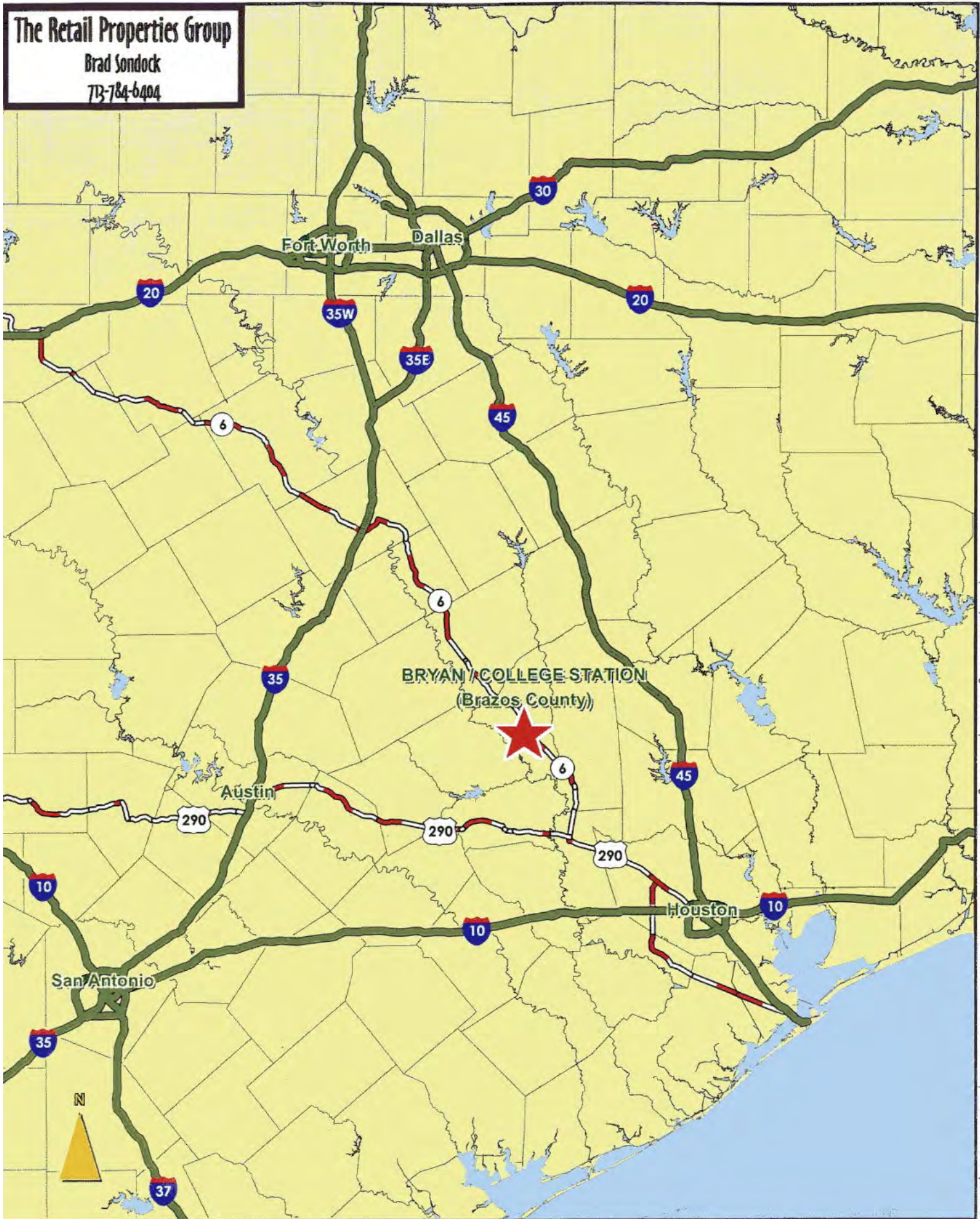● Healthcare
● Transportation

BRYAN

COLLEGE STATION

HWY 6 (EAST LOOP)
FM 2818 (WEST LOOP)
To: Hearne, Calvert, Waco, Dallas
WOODVILLE
FM 974
TEXAS AVE N / US HWY 190
TABOR
SANDY POINT
SAN JACINTO AVE
MARTIN LUTHER KING JR
TX HWY 21 E / US HWY 190
To: Madisonville, Dallas
OLD RELIANCE
Coulter Field
To: Caldwell, Austin, San Antonio
TX HWY 21 W
W 28TH
BRYAN
WILLIAM BRYAN PKWY
BOONVILLE / FM 158
29TH
COULTER
E 29TH
MEMORIAL
VILLA MARIA
BRIARCREST
HWY 6 (EAST LOOP)
GROESBECK
FM 2818 (WEST LOOP)
LEONARD / FM 1688
HWY 47
FINFEATHER
VILLA MARIA
E 29TH
TEXAS AVE S / TX HWY 6
UNIVERSITY / FM 60
TX HWY 30
To: Carlos, Huntsville
HARVEY / TX HWY 30
OLD COLLEGE
COLLEGE AVE
WELLBORN / FM 2154
Convention & Visitor Bureau
CENTRAL PARK
EMERALD PKWY
FM 2818 (WEST LOOP)
UNIVERSITY / FM 60
Texas A&M University
OLD MAIN
George Bush Presidential Library
TAMU Research Park
GEORGE BUSH / FM 2347
SITE
HOLLEMAN
SOUTHWEST PKWY.
To: Snook, Somerville
Easterwood Airport
TAMU Fireman's Training Brayton Field
DEACON
ROCK PRAIRIE
ROCK PRAIRIE
N GRAHAM
S GRAHAM
TEXAS AVE / TX HWY 6
GREENS PRAIRIE
To: Wellborn, Milleon
To: Navasota, Houston

Compass
N
W   E
S

The Retail Properties Group
Brad Sondock 713-784-6404

Lat: 31.1259 Lon: -96.946 Zoom: 300 miles

This map was produced using data from private and government sources deemed to be reliable. The information is provided without representation or warranty.

Fort Worth

Dallas

30

20

35W

35E

20

6

45

35

6

BRYAN / COLLEGE STATION
(Brazos County)

6

Austin

290

290

45

290

10

10

10

Houston

San Antonio

35

37

N

Miles

0   27.5   55

TEXAS AVENUE CROSSING
COLLEGE STATION, TEXAS

COLLEGE STATION, TEXAS

Primary Retail Trade Area Demographic Profile

Contact Information
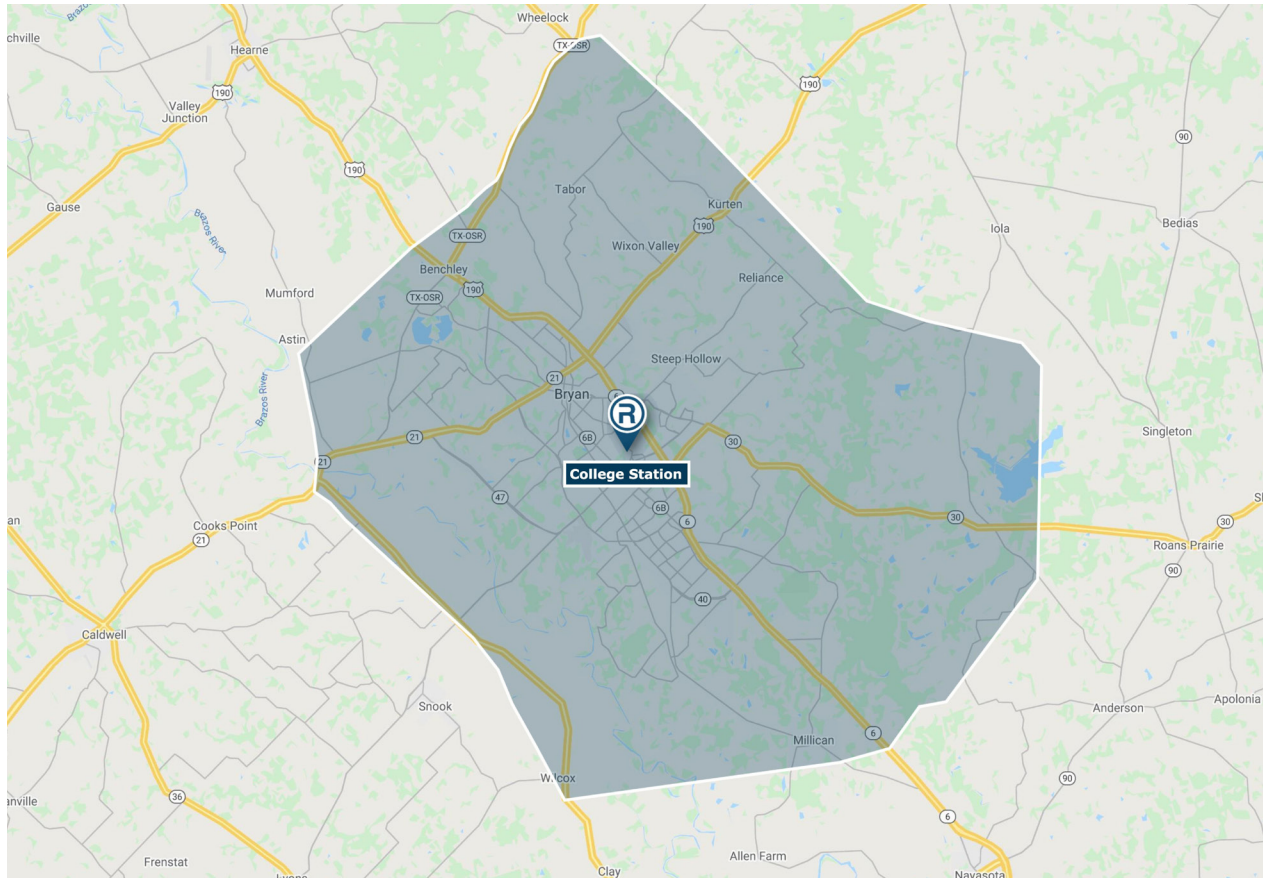
City of College Station
Home of Texas A&M University®

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College Station, Texas 77842
www.cstx.gov

The Retail Coach

About The Retail Coach

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360® Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts — all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360® Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.

Primary Retail Trade Area • Demographic Profile

College Station, Texas

DESCRIPTION	DATA	%
Population		
2026 Projection	252,816	
2021 Estimate	234,924	
2010 Census	195,197	
2000 Census	152,556	
Growth 2021 - 2026		7.62%
Growth 2010 - 2021		20.35%
Growth 2000 - 2010		27.95%
2021 Est. Population by Single-Classification Race	**234,924**	
White Alone	164,877	70.18%
Black or African American Alone	24,797	10.56%
Amer. Indian and Alaska Native Alone	1,237	0.53%
Asian Alone	15,900	6.77%
Native Hawaiian and Other Pacific Island Alone	223	0.10%
Some Other Race Alone	21,222	9.03%
Two or More Races	6,669	2.84%
2021 Est. Population by Hispanic or Latino Origin	**234,924**	
Not Hispanic or Latino	170,707	72.67%
Hispanic or Latino	64,217	27.34%
Mexican	54,528	84.91%
Puerto Rican	878	1.37%
Cuban	454	0.71%
All Other Hispanic or Latino	8,357	13.01%
2021 Est. Hisp. or Latino Pop by Single-Class. Race	**64,217**	
White Alone	38,874	60.54%
Black or African American Alone	832	1.30%
American Indian and Alaska Native Alone	558	0.87%
Asian Alone	145	0.23%
Native Hawaiian and Other Pacific Islander Alone	52	0.08%
Some Other Race Alone	20,942	32.61%
Two or More Races	2,814	4.38%
2021 Est. Pop by Race, Asian Alone, by Category	**15,900**	
Chinese, except Taiwanese	4,858	30.55%
Filipino	1,055	6.64%
Japanese	513	3.23%
Asian Indian	3,704	23.30%
Korean	2,089	13.14%
Vietnamese	1,510	9.50%
Cambodian	164	1.03%
Hmong	0	0.00%
Laotian	119	0.75%
Thai	62	0.39%
All Other Asian Races Including 2+ Category	1,826	11.48%

DESCRIPTION	DATA	%
2021 Est. Population by Ancestry	**234,924**	
Arab	1,290	0.55%
Czech	4,577	1.95%
Danish	501	0.21%
Dutch	1,364	0.58%
English	13,696	5.83%
French (except Basque)	5,367	2.29%
French Canadian	660	0.28%
German	28,444	12.11%
Greek	356	0.15%
Hungarian	233	0.10%
Irish	15,928	6.78%
Italian	5,596	2.38%
Lithuanian	107	0.05%
United States or American	7,569	3.22%
Norwegian	1,210	0.52%
Polish	3,941	1.68%
Portuguese	289	0.12%
Russian	552	0.24%
Scottish	4,424	1.88%
Scotch-Irish	3,760	1.60%
Slovak	115	0.05%
Subsaharan African	1,116	0.48%
Swedish	1,450	0.62%
Swiss	284	0.12%
Ukrainian	338	0.14%
Welsh	1,254	0.53%
West Indian (except Hisp. groups)	396	0.17%
Other ancestries	98,213	41.81%
Ancestry Unclassified	31,895	13.58%
2021 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	163,662	74.16%
Speak Asian/Pacific Island Language at Home	6,512	2.95%
Speak IndoEuropean Language at Home	5,720	2.59%
Speak Spanish at Home	43,944	19.91%
Speak Other Language at Home	846	0.38%

Primary Retail Trade Area • Demographic Profile

College Station, Texas

DESCRIPTION	DATA	%
2021 Est. Population by Age	**234,924**	
Age 0 - 4	14,239	6.06%
Age 5 - 9	13,604	5.79%
Age 10 - 14	12,962	5.52%
Age 15 - 17	9,022	3.84%
Age 18 - 20	21,288	9.06%
Age 21 - 24	34,465	14.67%
Age 25 - 34	37,593	16.00%
Age 35 - 44	27,977	11.91%
Age 45 - 54	21,356	9.09%
Age 55 - 64	19,178	8.16%
Age 65 - 74	13,899	5.92%
Age 75 - 84	6,770	2.88%
Age 85 and over	2,573	1.10%
Age 16 and over	191,178	81.38%
Age 18 and over	185,097	78.79%
Age 21 and over	163,810	69.73%
Age 65 and over	23,242	9.89%
2021 Est. Median Age		27.20
2021 Est. Average Age		33.38
2021 Est. Population by Sex	**234,924**	
Male	118,714	50.53%
Female	116,210	49.47%

DESCRIPTION	DATA	%
2021 Est. Male Population by Age	**118,714**	
Age 0 - 4	7,281	6.13%
Age 5 - 9	6,925	5.83%
Age 10 - 14	6,588	5.55%
Age 15 - 17	4,483	3.78%
Age 18 - 20	11,173	9.41%
Age 21 - 24	18,410	15.51%
Age 25 - 34	19,367	16.31%
Age 35 - 44	14,267	12.02%
Age 45 - 54	10,532	8.87%
Age 55 - 64	9,225	7.77%
Age 65 - 74	6,544	5.51%
Age 75 - 84	2,935	2.47%
Age 85 and over	984	0.83%
2021 Est. Median Age, Male		26.54
2021 Est. Average Age, Male		32.72
2021 Est. Female Population by Age	**116,210**	
Age 0 - 4	6,958	5.99%
Age 5 - 9	6,678	5.75%
Age 10 - 14	6,374	5.49%
Age 15 - 17	4,539	3.91%
Age 18 - 20	10,115	8.70%
Age 21 - 24	16,055	13.82%
Age 25 - 34	18,226	15.68%
Age 35 - 44	13,710	11.80%
Age 45 - 54	10,823	9.31%
Age 55 - 64	9,953	8.57%
Age 65 - 74	7,355	6.33%
Age 75 - 84	3,835	3.30%
Age 85 and over	1,589	1.37%
2021 Est. Median Age, Female		28.00
2021 Est. Average Age, Female		33.99

Primary Retail Trade Area • Demographic Profile

College Station, Texas

DESCRIPTION	DATA	%
2021 Est. Pop Age 15+ by Marital Status		
Total, Never Married	98,474	50.73%
Males, Never Married	53,195	27.40%
Females, Never Married	45,279	23.33%
Married, Spouse present	66,232	34.12%
Married, Spouse absent	8,880	4.58%
Widowed	5,534	2.85%
Males Widowed	910	0.47%
Females Widowed	4,624	2.38%
Divorced	15,000	7.73%
Males Divorced	5,558	2.86%
Females Divorced	9,442	4.86%
2021 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	7,607	5.9%
Some High School, no diploma	9,070	7.0%
High School Graduate (or GED)	24,928	19.3%
Some College, no degree	22,819	17.6%
Associate Degree	9,704	7.5%
Bachelor's Degree	29,034	22.4%
Master's Degree	13,412	10.4%
Professional School Degree	4,056	3.1%
Doctorate Degree	8,716	6.7%
2021 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.		
No High School Diploma	12,106	38.19%
High School Graduate	7,209	22.74%
Some College or Associate's Degree	7,055	22.26%
Bachelor's Degree or Higher	5,330	16.81%
Households		
2026 Projection	94,006	
2021 Estimate	86,933	
2010 Census	71,888	
2000 Census	55,289	
Growth 2021 - 2026		8.14%
Growth 2010 - 2021		20.93%
Growth 2000 - 2010		30.02%
2021 Est. Households by Household Type	86,933	
Family Households	47,747	54.92%
Nonfamily Households	39,186	45.08%
2021 Est. Group Quarters Population	14,703	
2021 Households by Ethnicity, Hispanic/Latino	18,274	

DESCRIPTION	DATA	%
2021 Est. Households by Household Income	86,933	
Income < $15,000	13,813	15.89%
Income $15,000 - $24,999	8,485	9.76%
Income $25,000 - $34,999	8,988	10.34%
Income $35,000 - $49,999	10,009	11.51%
Income $50,000 - $74,999	13,597	15.64%
Income $75,000 - $99,999	9,422	10.84%
Income $100,000 - $124,999	6,781	7.80%
Income $125,000 - $149,999	5,012	5.77%
Income $150,000 - $199,999	4,843	5.57%
Income $200,000 - $249,999	2,184	2.51%
Income $250,000 - $499,999	2,563	2.95%
Income $500,000+	1,236	1.42%
2021 Est. Average Household Income		$80,516
2021 Est. Median Household Income		$53,549
2021 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		$59,491
Black or African American Alone		$40,074
American Indian and Alaska Native Alone		$102,395
Asian Alone		$42,261
Native Hawaiian and Other Pacific Islander Alone		$30,290
Some Other Race Alone		$40,017
Two or More Races		$40,317
Hispanic or Latino		$45,858
Not Hispanic or Latino		$56,685
2021 Est. Family HH Type by Presence of Own Child.	47,747	
Married-Couple Family, own children	16,010	33.53%
Married-Couple Family, no own children	18,913	39.61%
Male Householder, own children	1,410	2.95%
Male Householder, no own children	2,291	4.80%
Female Householder, own children	5,396	11.30%
Female Householder, no own children	3,727	7.81%
2021 Est. Households by Household Size	86,933	
1-person	23,110	26.58%
2-person	28,160	32.39%
3-person	15,581	17.92%
4-person	11,813	13.59%
5-person	5,020	5.78%
6-person	2,031	2.34%
7-or-more-person	1,217	1.40%
2021 Est. Average Household Size		2.53

Primary Retail Trade Area • Demographic Profile

College Station, Texas

DESCRIPTION	DATA	%
2021 Est. Households by Presence of People Under 18	**86,933**	
Households with 1 or More People under Age 18:	25,162	28.94%
Married-Couple Family	17,032	67.69%
Other Family, Male Householder	1,663	6.61%
Other Family, Female Householder	6,220	24.72%
Nonfamily, Male Householder	148	0.59%
Nonfamily, Female Householder	98	0.39%
Households with No People under Age 18:	**61,772**	**71.06%**
Married-Couple Family	17,905	28.99%
Other Family, Male Householder	2,026	3.28%
Other Family, Female Householder	2,907	4.71%
Nonfamily, Male Householder	19,791	32.04%
Nonfamily, Female Householder	19,143	30.99%
2021 Est. Households by Number of Vehicles	**86,933**	
No Vehicles	4,430	5.10%
1 Vehicle	31,504	36.24%
2 Vehicles	31,924	36.72%
3 Vehicles	13,137	15.11%
4 Vehicles	4,580	5.27%
5 or more Vehicles	1,358	1.56%
2021 Est. Average Number of Vehicles		1.86
Family Households		
2026 Projection	51,769	
2021 Estimate	47,747	
2010 Census	38,506	
2000 Census	30,429	
Growth 2021 - 2026		8.42%
Growth 2010 - 2021		24.00%
Growth 2000 - 2010		26.54%
2021 Est. Families by Poverty Status	**47,747**	
2021 Families at or Above Poverty	41,488	86.89%
2021 Families at or Above Poverty with Children	20,622	43.19%
2021 Families Below Poverty	6,259	13.11%
2021 Families Below Poverty with Children	4,356	9.12%
2021 Est. Pop 16+ by Employment Status	**191,179**	
Civilian Labor Force, Employed	108,104	56.55%
Civilian Labor Force, Unemployed	4,636	2.43%
Armed Forces	195	0.10%
Not in Labor Force	78,244	40.93%

DESCRIPTION	DATA	%
2021 Est. Civ. Employed Pop 16+ by Class of Worker	**112,047**	
For-Profit Private Workers	66,897	59.70%
Non-Profit Private Workers	7,773	6.94%
Local Government Workers	1,471	1.31%
State Government Workers	20,237	18.06%
Federal Government Workers	6,601	5.89%
Self-Employed Workers	8,891	7.94%
Unpaid Family Workers	178	0.16%
2021 Est. Civ. Employed Pop 16+ by Occupation	**112,047**	
Architect/Engineer	2,035	1.82%
Arts/Entertainment/Sports	2,506	2.24%
Building Grounds Maintenance	3,119	2.78%
Business/Financial Operations	3,906	3.49%
Community/Social Services	2,124	1.90%
Computer/Mathematical	3,278	2.93%
Construction/Extraction	6,397	5.71%
Education/Training/Library	15,759	14.07%
Farming/Fishing/Forestry	884	0.79%
Food Prep/Serving	6,214	5.55%
Health Practitioner/Technician	7,708	6.88%
Healthcare Support	2,753	2.46%
Maintenance Repair	2,436	2.17%
Legal	869	0.78%
Life/Physical/Social Science	3,846	3.43%
Management	9,626	8.59%
Office/Admin. Support	11,124	9.93%
Production	4,585	4.09%
Protective Services	2,250	2.01%
Sales/Related	10,769	9.61%
Personal Care/Service	3,293	2.94%
Transportation/Moving	6,566	5.86%
2021 Est. Pop 16+ by Occupation Classification	**112,047**	
White Collar	73,550	65.64%
Blue Collar	19,985	17.84%
Service and Farm	18,512	16.52%
2021 Est. Workers Age 16+ by Transp. to Work	**109,290**	
Drove Alone	87,997	80.52%
Car Pooled	11,359	10.39%
Public Transportation	1,707	1.56%
Walked	2,361	2.16%
Bicycle	1,791	1.64%
Other Means	898	0.82%
Worked at Home	3,177	2.91%

Primary Retail Trade Area • Demographic Profile

College Station, Texas

DESCRIPTION	DATA	%
2021 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	41,184	
15 - 29 Minutes	53,367	
30 - 44 Minutes	7,909	
45 - 59 Minutes	1,158	
60 or more Minutes	2,351	
2021 Est. Avg Travel Time to Work in Minutes		19
2021 Est. Occupied Housing Units by Tenure	86,933	
Owner Occupied	41,229	47.43%
Renter Occupied	45,704	52.57%
2021 Owner Occ. HUs: Avg. Length of Residence		12.39
2021 Renter Occ. HUs: Avg. Length of Residence		5.29
2021 Est. Owner-Occupied Housing Units by Value	**86,933**	
Value Less than $20,000	1,280	3.11%
Value $20,000 - $39,999	1,141	2.77%
Value $40,000 - $59,999	829	2.01%
Value $60,000 - $79,999	968	2.35%
Value $80,000 - $99,999	1,692	4.10%
Value $100,000 - $149,999	4,087	9.91%
Value $150,000 - $199,999	4,770	11.57%
Value $200,000 - $299,999	11,027	26.75%
Value $300,000 - $399,999	6,638	16.10%
Value $400,000 - $499,999	3,861	9.37%
Value $500,000 - $749,999	3,025	7.34%
Value $750,000 - $999,999	1,169	2.84%
Value $1,000,000 or $1,499,999	469	1.14%
Value $1,500,000 or $1,999,999	149	0.36%
Value $2,000,000+	122	0.30%
2021 Est. Median All Owner-Occupied Housing Value		$251,442
2021 Est. Housing Units by Units in Structure		
1 Unit Detached	46,252	49.64%
1 Unit Attached	3914	4.20%
2 Units	5,346	5.74%
3 or 4 Units	8,328	8.94%
5 to 19 Units	14,073	15.11%
20 to 49 Units	3,370	3.62%
50 or More Units	4,927	5.29%
Mobile Home or Trailer	6,703	7.19%
Boat, RV, Van, etc.	256	0.28%

DESCRIPTION	DATA	%
2021 Est. Housing Units by Year Structure Built		
Housing Units Built 2014 or later	14,857	15.95%
Housing Units Built 2010 to 2014	6,342	6.81%
Housing Units Built 2000 to 2009	17,554	18.84%
Housing Units Built 1990 to 1999	15,542	16.68%
Housing Units Built 1980 to 1989	13,799	14.81%
Housing Units Built 1970 to 1979	13,718	14.72%
Housing Units Built 1960 to 1969	4,502	4.83%
Housing Units Built 1950 to 1959	3,740	4.01%
Housing Units Built 1940 to 1949	1,596	1.71%
Housing Unit Built 1939 or Earlier	1,520	1.63%
2021 Est. Median Year Structure Built		1995

ACKNOWLEDGMENTS

The Retail Coach