

FREE-STANDING RESTAURANT | FOR LEASE



Property Highlights

- Fully furnished 6,800+ SF Freestanding Restaurant building, Former Red Lobster built in 2007
- Prominent hard corner location at lighted intersection on University Drive, the gateway to Texas A&M University
- Less than 1 mile from Texas A&M University (Fall 2020 enrollment of 64,000+ students)
- Located in rapidly redevelopment corridor, walking distance to several major hotels
- Excellent visibility and exposure to over 30,000 cars per day, great access
- Expansive parking area with 175 parking spaces

Bryan / College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio / South Texas

200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600

Waco / Temple / Killeen

600 Columbus Avenue, Suite 106
Waco, Texas 76701
O: 254.255.1111

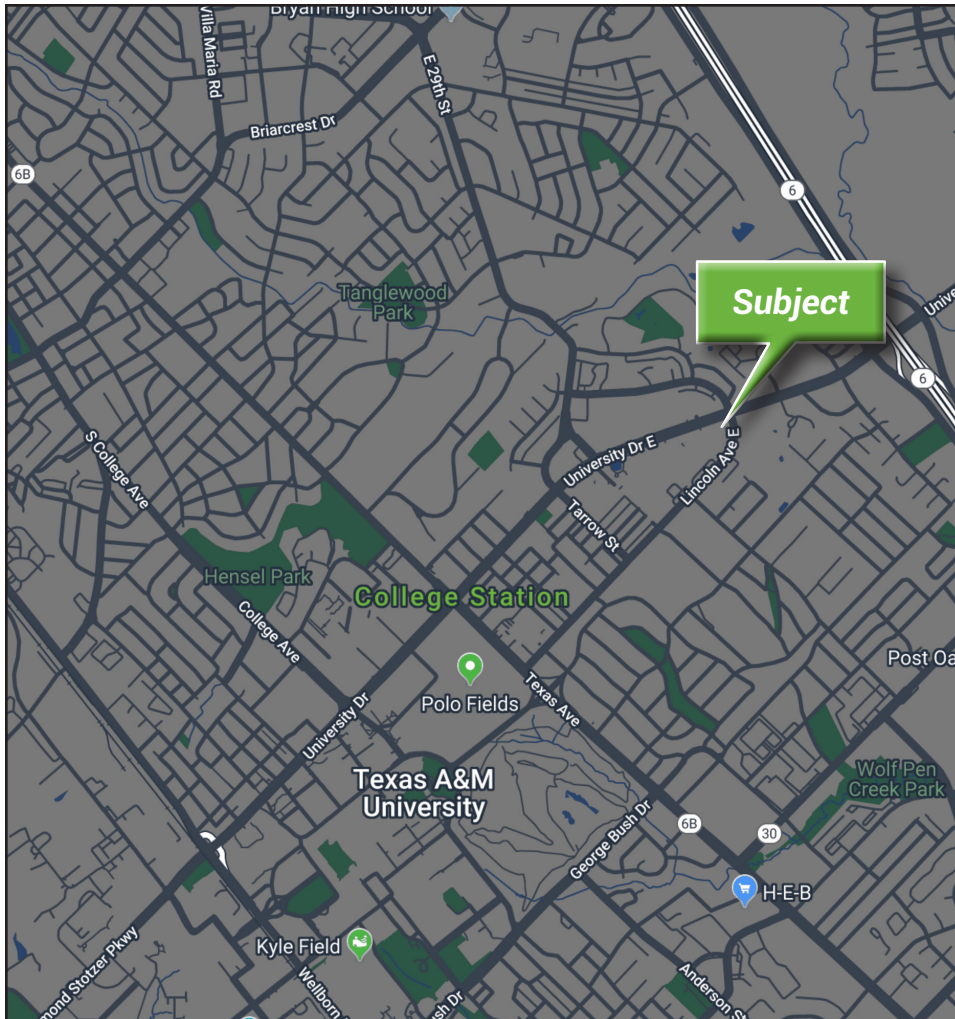
PROPERTY SUMMARY • DEMOGRAPHICS • IABS • CONTACT

PROPERTY ATTRIBUTES

Gross Leasable Area	6,827 SF
Site Size	3.39 AC
Year Built	2007
Zoning	GC - General Commercial
Parking	175 parking spaces

TRAFFIC COUNTS

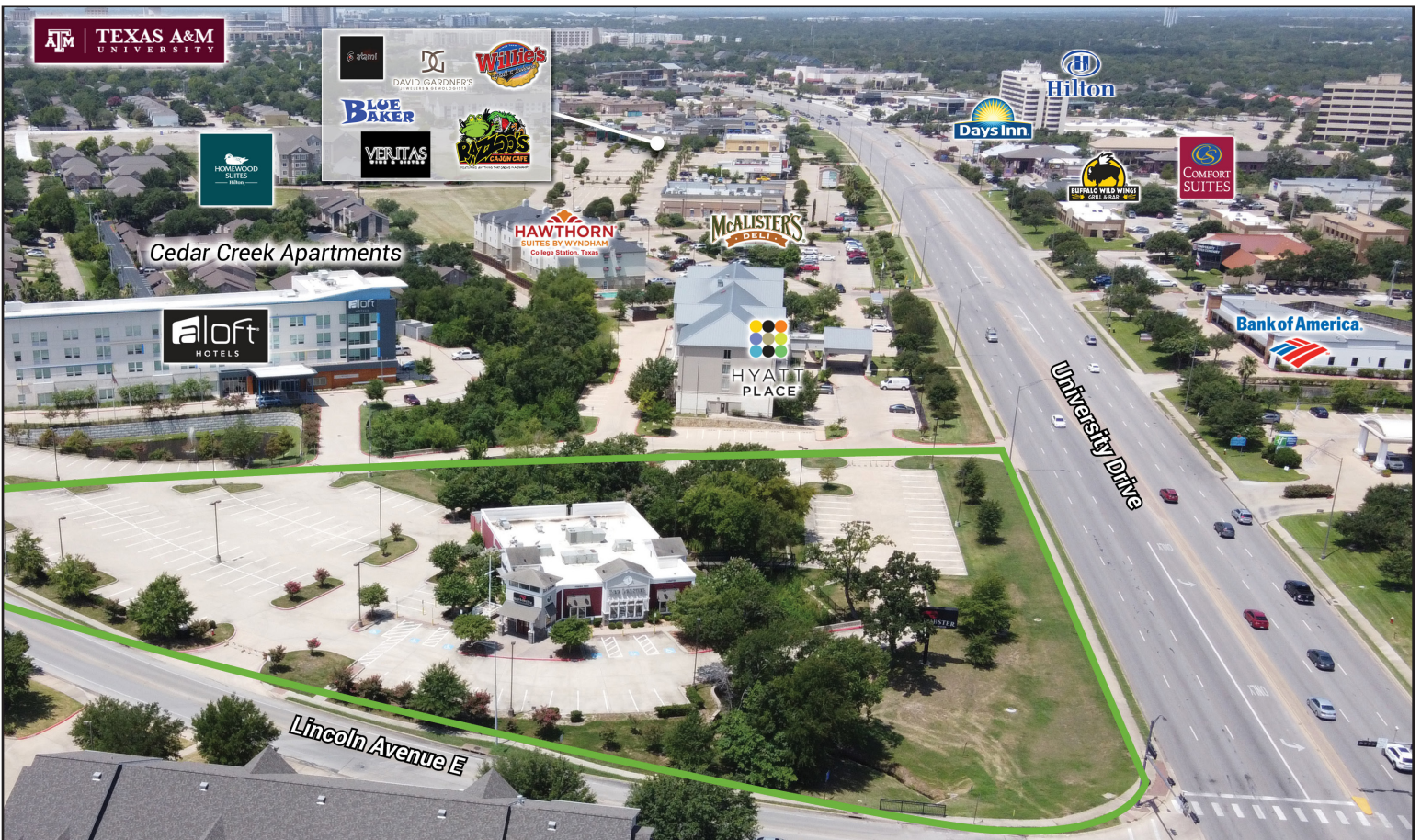
Texas Avenue	~52,167 VPD
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Demographic Profile



UNIVERSITY DRIVE E
OVER 30,000
VEHICLES PER DAY
(TXDOT AADT 2018)



TOTAL POPULATION OF
OVER 169,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL HOUSEHOLDS
OVER 64,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HH INCOME
OVER \$60,000
WITHIN THREE MILE RADIUS
(ESRI 2018)



TOTAL EMPLOYEES
OVER 73,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HOME VALUE
OVER \$183,000
WITHIN ONE MILE RADIUS
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
2018 Total Population	10,082	102,055	169,614
2023 Total Population	10,668	110,339	184,630
2018-2023 Annual Growth Rate	1.14%	1.57%	1.71%
2018 Households	4,505	40,993	64,771
2023 Households	4,766	44,757	70,994
2018 Average Home Value	\$190,888	\$182,928	\$183,691
2023 Average Home Value	\$213,979	\$205,029	\$209,033
2018 Average HH Income	\$61,644	\$55,211	\$60,761
2023 Average HH Income	\$67,325	\$61,790	\$68,119

Sources: Infogroup, Inc & ESRI

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INFORMATION ABOUT BROKERAGE SERVICES

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 sales 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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

532457

Licensed No.

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Licensed No.

Licensed No.

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(979) 268-2000

Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

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