



Bryan Towne Center

3001 WILDFLOWER DRIVE

FEATURES



Anchors + Jr. Anchors Available



Pad Sites & Acreage Available



Pylon Sign/Panel Available



First & Second Generation Space Available

Bryan Towne Center is a premier regional power center located at the major intersection of State Hwy 6 and Briarcrest Drive in Bryan, TX. This Target-anchored center has multiple high visibility spaces available for lease, sale and build-to-suit.

Other national tenants include Hibbett Sports, Maurice's, Rack Room Shoes, Pet Supplies Plus, Jumping World, and TruFit Athletic Club.

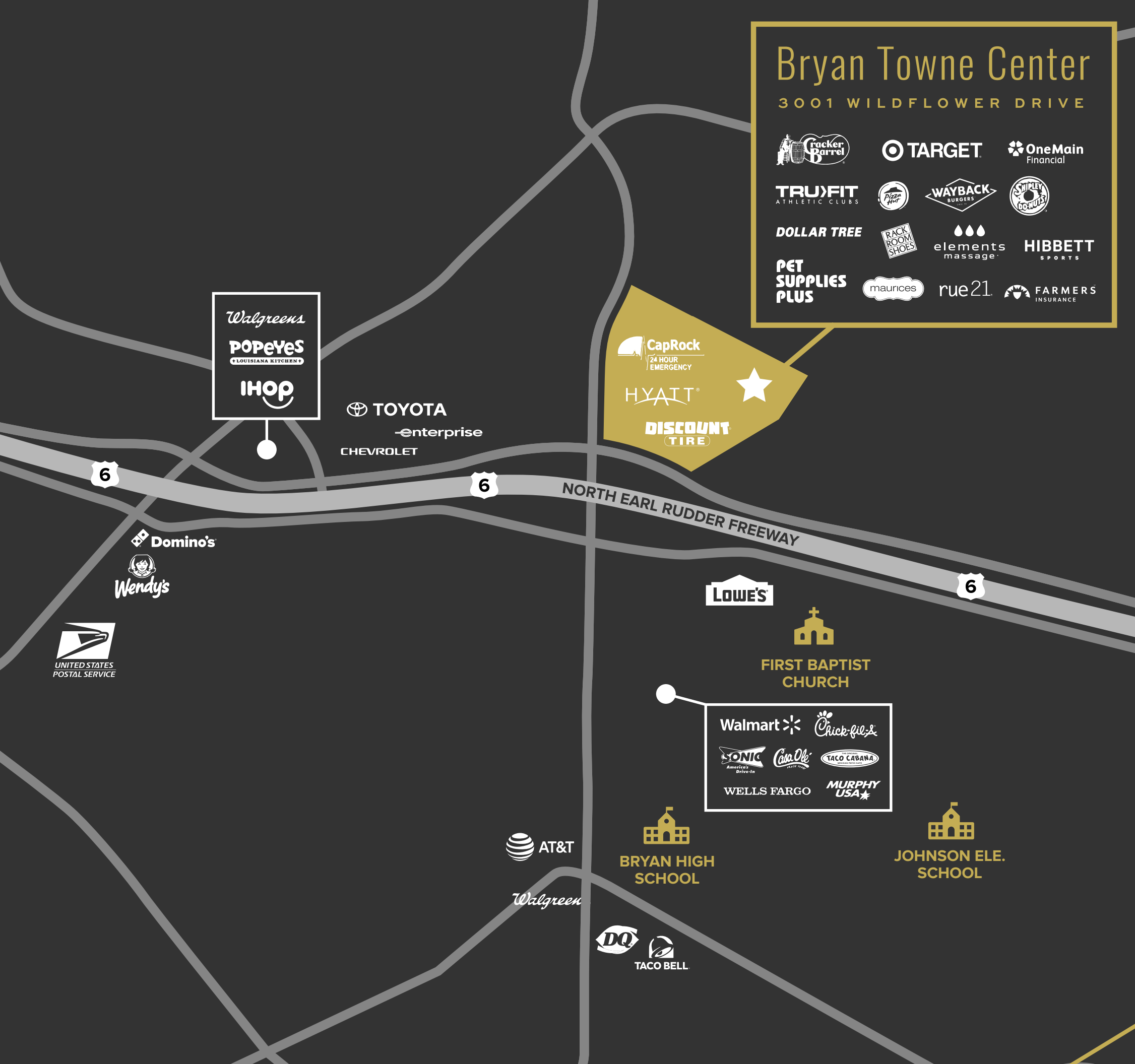


FOR LEASING INFO.

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STAFFORDBARRETT.COM



Bryan Towne Center

3001 WILDFLOWER DRIVE

Cracker Barrel | TARGET | OneMain Financial

TRUFIT ATHLETIC CLUBS | PIZZA HUT | WAYBACK BURGERS | SMILEY DONUTS

DOLLAR TREE | RACK ROOM SHOES | elements massage | HIBBETT SPORTS

PET SUPPLIES PLUS | maurices | rue21 | FARMERS INSURANCE

Walgreens

POPEYES
#LOUISIANA KITCHEN

IHop

CapRock
24 HOUR EMERGENCY

HYATT

DISCOUNT TIRE

LOWE'S

FIRST BAPTIST CHURCH

Walmart

Chick-fil-A

SONIC American Drive-In

Casa Ole

TACO CABANA

WELLS FARGO

MURPHY USA

AT&T

BRYAN HIGH SCHOOL

DQ

TACO BELL

JOHNSON ELE. SCHOOL

Demographics



POPULATION

1-mi.	2-mi.	5-mi.
5,150	50,148	134,851



HOUSEHOLDS

1-mi.	2-mi.	5-mi.
2,273	21,673	52,896



AVG. HH INCOME

1-mi.	2-mi.	5-mi.
\$81,262	\$62,385	\$48,204



TRAFFIC COUNTS

North Earl Rudder Freeway - I6
Approx. 63,155 AADT



Bryan Towne Center

3001 WILDFLOWER DRIVE



Directory

3001 Wildflower Drive - Retail Building A

Suite	Unit	Tenant	Area
A2-01	101	ShIPLEy Donuts	2,400 SF
A2-05	111	Lucky Nails	2,395 SF
A2-06	211	Farmer's Insurance	610 SF
A2-07	411	Pizza Hut	1,724 SF
A2-13	501	Wayback Burgers	2,066 SF
A2-15	511	Bryan Modern Dentistry & Orthodontics	2,815 SF
A2-17	601	Cutting Edge Chiropractic	1,649 SF
A2-19	611	Elements Therapeutic Massage	1,450 SF
A2-20	711	AVAILABLE	1,450 SF
A2-21	811	AVAILABLE	1,350 SF
A2-23	911	OneMain Financial	2,000 SF
Service Corridor			73 SF

3121 Wildflower Drive - Retail Building B

Suite	Unit	Tenant	Area
B1-01	100	Hibbett Sporting Goods	4,765 SF
B1-03	200	Rack Room Shoes	6,000 SF
B1-05	300	Maurice's	5,000 SF
B1-07	400	Popcorn Flavors	1,003 SF
B1-09	500	Dollar Tree	9,000 SF

3100 Wildflower Drive - Retail Building C

Suite	Unit	Tenant	Area
C3-03		Vision Insight	2,400 SF
C3-07/11		AVAILABLE	4,646 SF
C3-15		AVAILABLE	5,454 SF

3143 Wildflower Drive - Retail Building (Lot 2R, Block 3)

Suite	Unit	Tenant	Area
A1-1	600	Rue 21	6,500 SF
A1-2	700	Pet Supplies Plus	8,000 SF
A1-3	1000	Jumping World USA	34,000 SF
A1-4	1100	TruFit Athletic Club	35,000 SF

PROPOSED BUILDING: 3143 Wildflower Dr. (Lot 2R, Block 3)

Suite	Unit	Tenant	Area
A1-5	S4	AVAILABLE	20,000 SF
A1-6	S5	AVAILABLE	27,500 SF
A1-7	S6	AVAILABLE	27,500 SF
A2-1	S7	AVAILABLE	2,400 SF
A2-2	S8	AVAILABLE	2,400 SF
A2-3	S9	AVAILABLE	2,400 SF
A2-4	S10	AVAILABLE	2,400 SF
A2-5	S11	AVAILABLE	2,400 SF
A2-6	S12	AVAILABLE	2,400 SF
A2-7	S13	AVAILABLE	2,400 SF
A2-8	S14	AVAILABLE	2,400 SF
A2-9	S15	AVAILABLE	2,400 SF
A2-10	S16	AVAILABLE	2,625 SF

OUTPARCELS

Lot, Block	Unit	Tenant	Area
3131 Briarcrest Drive			
L1R-B, B4	1R-B	AVAILABLE	0.6365 acres
L2, B4	2D	AVAILABLE	1.6400 acres
3101 Wildflower Drive			
L2, B3	1E	AVAILABLE	0.6722 acres
3001 Wildflower Drive			
L5R-1, B2	F	AVAILABLE	2.7804 acres