

RESTAURANT FOR LEASE AND SALE

200 TEXAS AVE | COLLEGE STATION, TX
OFFERING MEMORANDUM



LISTED BY
LEE CORDOVA
ASSOCIATE

D I R (214) 692-2191
M O B (903) 316-9434
lee.cordova@matthews.com
LIC # 714883 (TX)

WILLIAM CARR
ASSOCIATE

D I R (214) 692-2152
M O B (404) 277-9037
william.carr@matthews.com
LIC # 706457 (TX)

ANDREW GROSS
MARKET LEADER

D I R (214) 295-4511
M O B (435) 659-1404
andrew.gross@matthews.com
LIC # 01987860 (CA)

BROKER OF RECORD
Kyle Matthews
LIC # 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



EXECUTIVE OVERVIEW



±5,401 SF
GLA



±1.24 AC
LOT SIZE

LOCATION HIGHLIGHTS

- Highly Visited Corridor – The building is surrounded by a robust mix of student housing and retail buildings including national tenants
- Affluent Demographics – Average incomes within a 1-mile radius are well above the national average at \$95,000
- Frontage along a main thoroughfare and is located near a four-way signalized intersection with over 60,000 average daily traffic counts along University Drive
- College Station ranked No. 3 on Kiplinger Magazine's list of 10 great places to live and was named America's No. 1 College Town
- Top Texas Market - Home to Texas A&M, College Station is one of the fastest growing cities in the country





TEXAS A&M UNIVERSITY
REED ARENA

KYLE FIELD

TEXAS A&M
UNIVERSITY®
± 71,100 STUDENTS

CHIPOTLE
MEXICAN GRILL
McDonald's
IHOP RESTAURANT
TACO BELL

NORTHGATE
FREEBIRDS
WORLD BURRITO®
Chimys
CERVECERIA
POTBELLY
SANDWICH SHOP
DIXIE CHICKEN
CEDAR LANE
TIPSY TURTLE
THE SPOT
ANTONIO'S
SOCIAL LOUNGE
LOGIES
ROUGH DRAUGHT
STARBUCKS
MAMA SAKE
FOUNDIES
DRAGONFLY
THE CORNER BAR

TEXAS A&M UNIVERSITY
COLLEGE OF VETERINARY MEDICINE



PIRANHA
FITNESS STUDIO

NORTHPOINT
CROSSING
WOB
WORLD OF BEER
BAR & KITCHEN

CapRock
HEALTH

Hampton
by HILTON

HOME 2
SUITES BY HILTON

CENTURY SQUARE
MIXED USE CENTER
THEgeorge™
CAVALRY
Court
100 PARK
APARTMENTS
STAR CINEMA GRILL
KING RANCH LEATHER
MO'S IRISH PUB
TIFF'S TREATS
SWEET PARIS
MESS WAFFLES, ETC.
HEY SUGAR
POKEWORKS
MERGE BOUTIQUE
SHARETEA
PORTER'S
VALENCIA HOTEL GROUP
lululemon
hopdoddy
BURGER BAR

TEXAS A&M
GARDENS APARTMENTS

SUBJECT
PROPERTY

EconoLodge
BY CHOICE HOTELS

Super 8
BY WYNDHAM

Fairfield
BY MARRIOTT

TEXAS AVE
± 50,500 VPD

FirstWatch

GATEWAY STATION
SHOPPING CENTER

SPEC'S
WINE-SPIRITS-FINE FOODS

STAYBRIDGE SUITES

PETSMART
HALF PRICE BOOKS

THE HOME DEPOT

Newk's
EATERY

Cheddar's
SCRATCH KITCHEN

ULTA
BEAUTY

FISH DADDY'S
MEXICAN GRILL

CHIPOTLE

POST OAK MALL
SHOPPING MALL

FOSSIL

H&M

JCPenney

Dillard's

Conn's

AMERICAN EAGLE
OUTFITTERS

five BELOW

BEST BUY

ON THE BORDER
EST. 1992
MEXICAN GRILL & CANTINA

Office DEPOT
Taking Care of Business

BARNES & NOBLE

HYATT PLACE

HAWTHORN
SUITES BY WYNDHAM

McALISTER'S
DELI

aloft
A VISION OF W HOTELS

HOMEWOOD SUITES
BY HILTON

grub

Willie's

Residence INN
BY MARRIOTT

WING-STOP

atami
STEAK & SUSHI

Rosa's Cafe
TORTILLA FACTORY

Solt

BLUE BAKER
Craft Bakery & Pizzeria

O'Reilly
AUTO PARTS

fuego
TORTILLA GRILL

UNIVERSITY DR
± 46,000 VPD

Primrose Path

The Republic
est. 1836

AGGIELAND
OUTFITTERS

EMBASSY SUITES
by HILTON

MAD Melt

Hilton

Super 8
BY WYNDHAM

Fairfield
BY MARRIOTT

Hampton
by HILTON

NORTHPOINT
CROSSING

WOB WORLD OF BEER
BAR & KITCHEN

FirstWatch

TEXAS AVE
± 50,500 VPD

SUBJECT PROPERTY

HOME 2
SUITES BY HILTON

Econo Lodge
BY CHOICE HOTELS

COLLEGE STATION, TX

Ranked No. 3 on Kiplinger magazine's list of 10 Great Places to Live, College Station has been recognized as one of the nation's top 10 places for business, jobs, families, and retirees. In addition, the city has been named America's No. 1 college town and was a finalist for the nation's friendliest. With a population of more than 117,000, it ranks among the 15 fastest-growing metros in the country.

HIGH-QUALITY LIVING

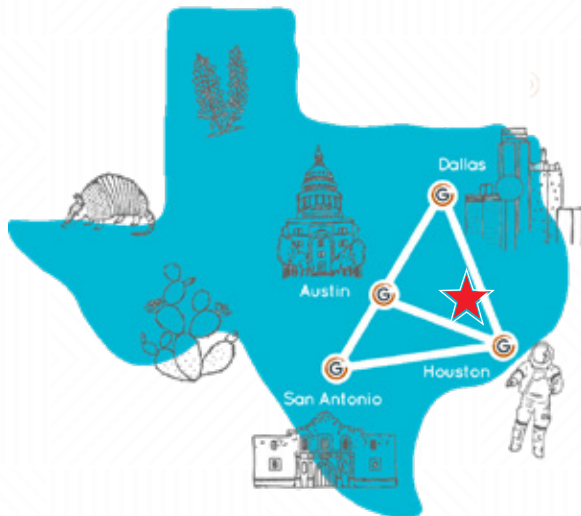
The average commute across College Station is 15.7 minutes which gives residents plenty of free time to enjoy the many amenities.

EDUCATED WORKFORCE

The College Station market continues to experience steady growth with specific advantages tied to the overall skills and talent of the workforce. as well as the strong growth in population in the prime years of employment. Over 18,000 students graduate from Texas A&M annually, providing an ever-growing market of well-educated talent for College Station businesses to benefit from.

ACCESS TO TEXAS MARKET

More than 70% of Texas' population resides within a three-hour drive of College Station. A network of well-maintained highways and a regional airport served by major airlines provide convenient access from just about anywhere. Transportation options continue to grow.



DEMOGRAPHICS

POPULATION



	1-MILE	3-MILE	5-MILE
2025 Projection	11,059	76,868	138,206
2020 Estimate	10,155	70,990	128,344
2010 Census	7,622	56,012	102,879
Growth: 2020 to 2025	1.8%	1.7%	1.5%
Growth: 2010 to 2020	3.3%	2.7%	2.5%

HOUSEHOLDS



	1-MILE	3-MILE	5-MILE
2025 Projection	3,984	29,962	52,319
2020 Estimate	3,664	27,717	48,353
2010 Census	2,818	22,345	38,666
Growth: 2020 to 2025	1.7%	1.6%	1.6%
Growth: 2010 to 2020	3.3%	2.7%	2.9%

HOUSEHOLD INCOME



	1-MILE	3-MILE	5-MILE
Average Household Income	\$94,669	\$78,731	\$71,674

INDUSTRY RECRUITMENT

COMPANIES COME TO COLLEGE STATION TO START AND GROW

With a large population of young, educated people ready to work, College Station is an ideal location for businesses to thrive. With short commute times, excellent quality of life, and proximity to major Texas metropolitans, College Station makes sense for ambitious companies. In 2019, Forbes ranked College Station No. 2 in the nation on its list of the best small places for businesses and careers. Being the home of Texas A&M University allows for intimate collaboration with people in a world-class university setting. The collaborative dynamic also provides companies with almost unlimited human capital as well as extensive international insight. The alliance has enabled attractive opportunities for expanding companies such as Advanta Seeds, FujiFilm Diosynth, Zoetis, and many others.

A major factor in businesses choosing to relocate and prosper here is the ready availability of a highly skilled and educated workforce. Fujifilm Diosynth Biotechnologies is expanding its College Station facility with a capital investment of about \$120 million.



#1 U.S. MEDIAN HOUSEHOLD INCOME GROWTH

#2 BEST SMALL PLACES FOR BUSINESSES AND CAREERS

#2 BEST SMALL PLACES IN TEXAS FOR JOB GROWTH

#3 FASTEST-GROWING CITIES IN TEXAS

#5 TEXAS CITIES BEST POSITIONED FOR ECONOMIC ADVANCEMENT



TEXAS A&M UNIVERSITY

Located in the heart of the Houston-Dallas-Austin triangle and within a two-hour drive of 26 million of the state's 28 million residents, Texas A&M's main campus in College Station is home to more than 69,000 students. Another 5,200 are at the branch campuses in Galveston and Qatar and at the School of Law, Higher Education Center at McAllen, and Health Science Center locations across Texas.

With 133 undergraduate degree programs, 175 master's degree programs, 92 doctoral degree programs and 5 first professional degrees as options for study, Texas A&M is full of possibilities.

Texas A&M's designation as a land, sea, and space grant institution—the only university in Texas to hold all three designations—reflects a range of research with ongoing projects funded by organizations such as the National Aeronautics and Space Administration (NASA), the National Institutes of Health, the National Science Foundation, and the Office of Naval Research.



ENROLLMENT

- ±54,476 Undergraduate Students
- ±14,989 Postgraduate Students
- ±5,097 Doctoral Students
- 2,300+ Former Students
- 4,900+ Academic Staff



QUICK FACTS

- Established in 1876
- As of 2020, Texas A&M's student body is the largest in the United States
- The Texas A&M Aggies athletes compete in 18 varsity sports as a member of the Southeastern Conference
- The first public institution of higher education in Texas
- The main campus is one of the largest in the United States, spanning 5,200 acres



RANKINGS

- One of America's Best Colleges and Universities
- 1st in nation for most graduates serving as CEOs of Fortune 500 companies
- 1st in Texas for best value

KYLE FIELD

Texas A&M's Kyle Field has been the home of the Aggie football team since 1905. In 2014, Kyle Field underwent one of the largest and most extensive redevelopment project in the history of collegiate athletics. The redeveloped Kyle Field features an expanded seating capacity of 102,733, making it one of the largest stadiums in collegiate football. The \$485 million redevelopment was completed in two phases and made its debut for the 2015 season. The Aggies have welcomed more than 100,000 fans per contest to Kyle Field since the start of the 2014 season, including the stadium record of 110,633 for the Ole Miss game on Oct. 11, 2014.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Restaurant** located at **200 Texas Ave, College Station, TX 77840** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services and Marcus & Millichap Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services Marcus & Millichap Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services Marcus & Millichap Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner, Matthews Real Estate Investment Services, Marcus & Millichap Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller, Marcus & Millichap Real Estate Investment Services, Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



Information About Brokerage Services

11-2-2015

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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date