



315 College Main

# NORTHGATE DEVELOPMENT SITE

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COLLEGE STATION, TX 77840

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# Property Details

315 COLLEGE MAIN | COLLEGE STATION, TX 77840



## OFFERING SUMMARY

**Available SF:** 1.06 Acres

**Lease Rate:** \$7.00 SF/yr (Ground)

**Lot Size:** 1.06 Acres

## PROPERTY OVERVIEW

1.06 acre Northgate development site available for ground lease. Site well suited for student housing or hotel user. Regional tenant will pre-lease 6,000 sf of 1st floor space at market rent. Site adjacent to City of College Station Northgate Parking Garage with possible spaces available for user. Planned Zoning is highly desirable Northgate District NG-1, that does not require parking. Walking distance from Texas A&M University and the world famous Dixie Chicken

## PROPERTY HIGHLIGHTS

- 315 College Main St, CS, TX, 77840
- 1.06 Acres Zones NG-1
- Premium Northgate Location
- Adjoins City Parking Garage
- 6000 SF Pre-leased at Market Rent
- Available up to 75 years

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# Additional Photos

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# Location Maps

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# Retailer Map

315 COLLEGE MAIN | COLLEGE STATION, TX 77840



Google

Map data ©2018 Google Imagery ©2018 , CAPCOG, DigitalGlobe, Houston-Galveston Area Council, Landsat / Copernicus, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

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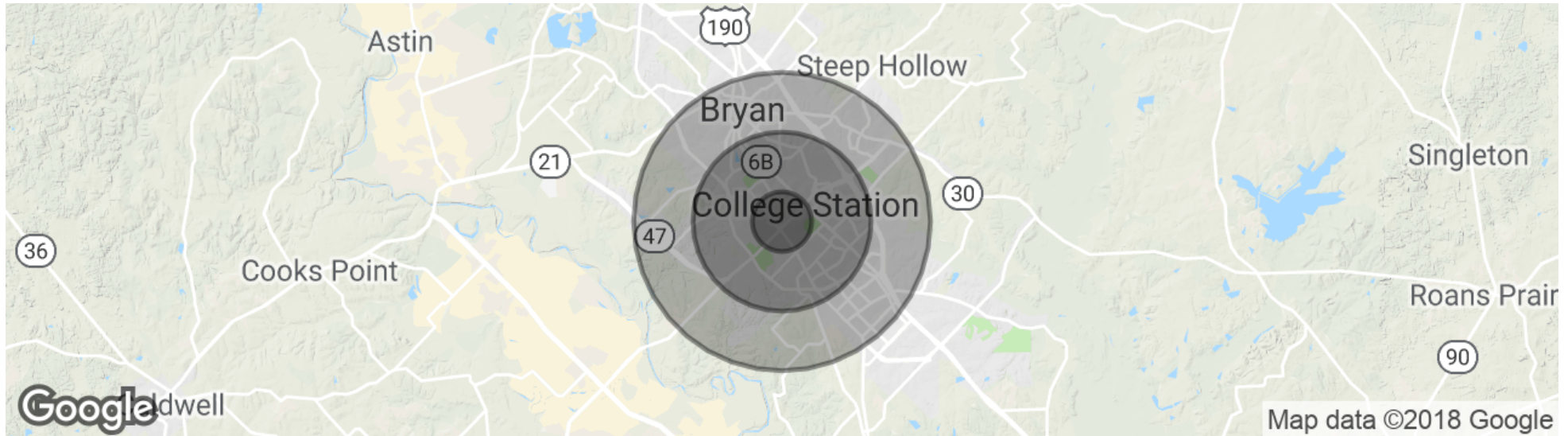
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# Demographics Map & Report

315 COLLEGE MAIN | COLLEGE STATION, TX 77840



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,194	88,181	145,828
Median age	21.5	24.7	25.6
Median age (Male)	21.4	24.9	25.1
Median age (Female)	21.6	24.8	26.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,688	32,773	52,659
# of persons per HH	4.1	2.7	2.8
Average HH income	\$23,158	\$39,035	\$45,176
Average house value	\$122,151	\$147,496	\$170,409

\* Demographic data derived from 2010 US Census

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LKG REALTY ADVISORS

# BRYAN - COLLEGE STATION

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Market Overview



## **TEXAS A&M UNIVERSITY**

Opened its doors in 1876 as the state's first public institution of higher learning. Today, it stands as a research-intensive flagship university with more than 130 undergraduate degree programs, 93 doctoral programs, and 5 first professional degrees as options for study. The University not only ranks among the top ten research institutions in the nation, but also maintains one of the largest student bodies with enrollment of over 66,000 students in Fall of 2015. In 1971 and 1989, respectively, Texas A&M was designated as a sea-grant institution, making it among the first four universities to hold the triple distinction of land-grant and space-grant designations. The Texas A&M campus located in College Station, Texas serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies.

Source: <https://www.tamu.edu/>



## **RELLIS CAMPUS**

Home to several Texas A&M System state agencies, and over one million square feet of laboratory and office space, RELLIS offers a unique research and development experience. RELLIS is research-driven with active projects in soil erosion, automotive technology, computational mechanics and alternative energy. The RELLIS Vision is to facilitate interactions between a variety of industries and academia resulting in truly extraordinary relationships.

Source: <https://rellis.tamus.edu/> BLINN COLLEGE



## **BLINN COLLEGE**

Established in 1883, Blinn College offers certificates and two year degrees in more than 50 academic and technical areas of concentration. With over 19,000 students Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the state of Texas and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.

Source: <http://www.blinn.edu/>

# COLLEGE STATION

## RANKINGS & RECOGNITION

#3 Best Small Cities for Business & Careers (Forbes 2017)

#2 Best Small U.S. Cities for White Collar Jobs (Forbes 2018)

#5 With U.S. The Cities Fastest Growing Economies (walletHub 2018)

#1 to in Best Place to Retire in Texas (CNBC 2018)

#1 Highest Income Growth in U.S. (WalletHub 2016)

#2 Best Small Places in Texas For Cost of Doing Business (Forbes 2018)

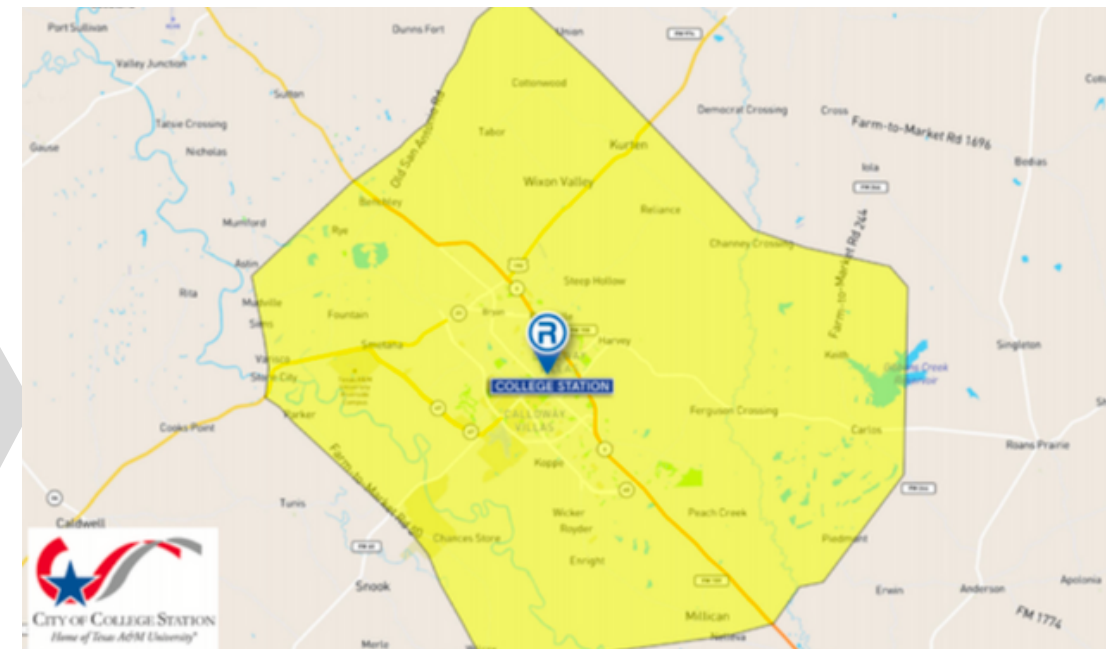
#4 Safest Cities in Texas (Niche 2017)

#15 Fastest Growing U.S. Metros (US Census Bureau 2016)

# Growth

Year over Year Employment Growth as of May 2018 → 4.5%

### PRIMARY TRADE AREA:



Population

2017:

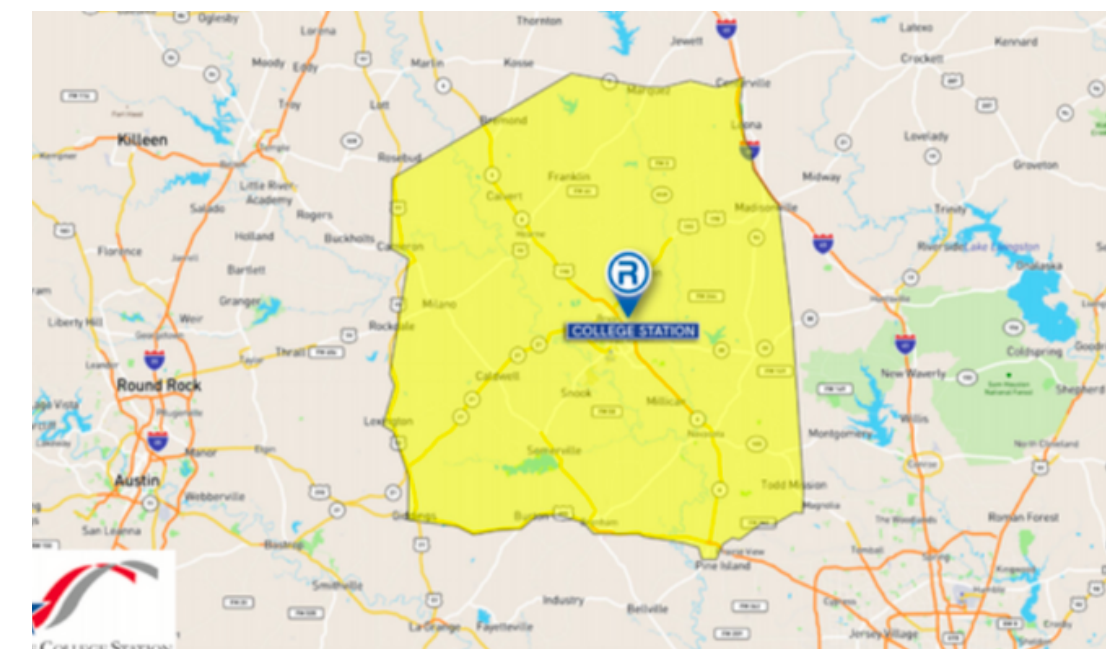
222,936

Projected

2022:

245,409

### SECONDARY TRADE AREA:



Population

2017:

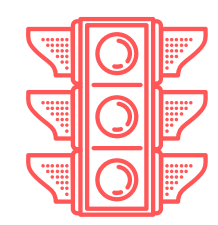
364,963

Projected

2022:

393,475

Source: Real Estate Coach



# Traffic Generators

<http://www.century-square.com/>

Century Square is an exciting mixed-use destination adjacent to Texas A&M University in College Station, Texas. Redefining the Brazos Valley, the 60-acre development creates a dynamic community center where people congregate from across the region to experience a walkable, urban destination. The Midway leadership team is heavily comprised of former students of Texas A&M who are deeply engaged in the University's culture and its vision for the growth of the Brazos Valley. The project features premier retail and restaurant entertainment venues, 60,000 SF of Class-A office, two full service hotels: The George and Cavalry Court, luxury apartment homes: 100 Park, and an activated central gathering place.



## Century Square

## Post Oak Mall

A 77,932 square foot regional shopping mall located in College Station, Texas. It is currently anchored by Bealls, Dillard's, JcPenny, Macy's, and Sears and features more than

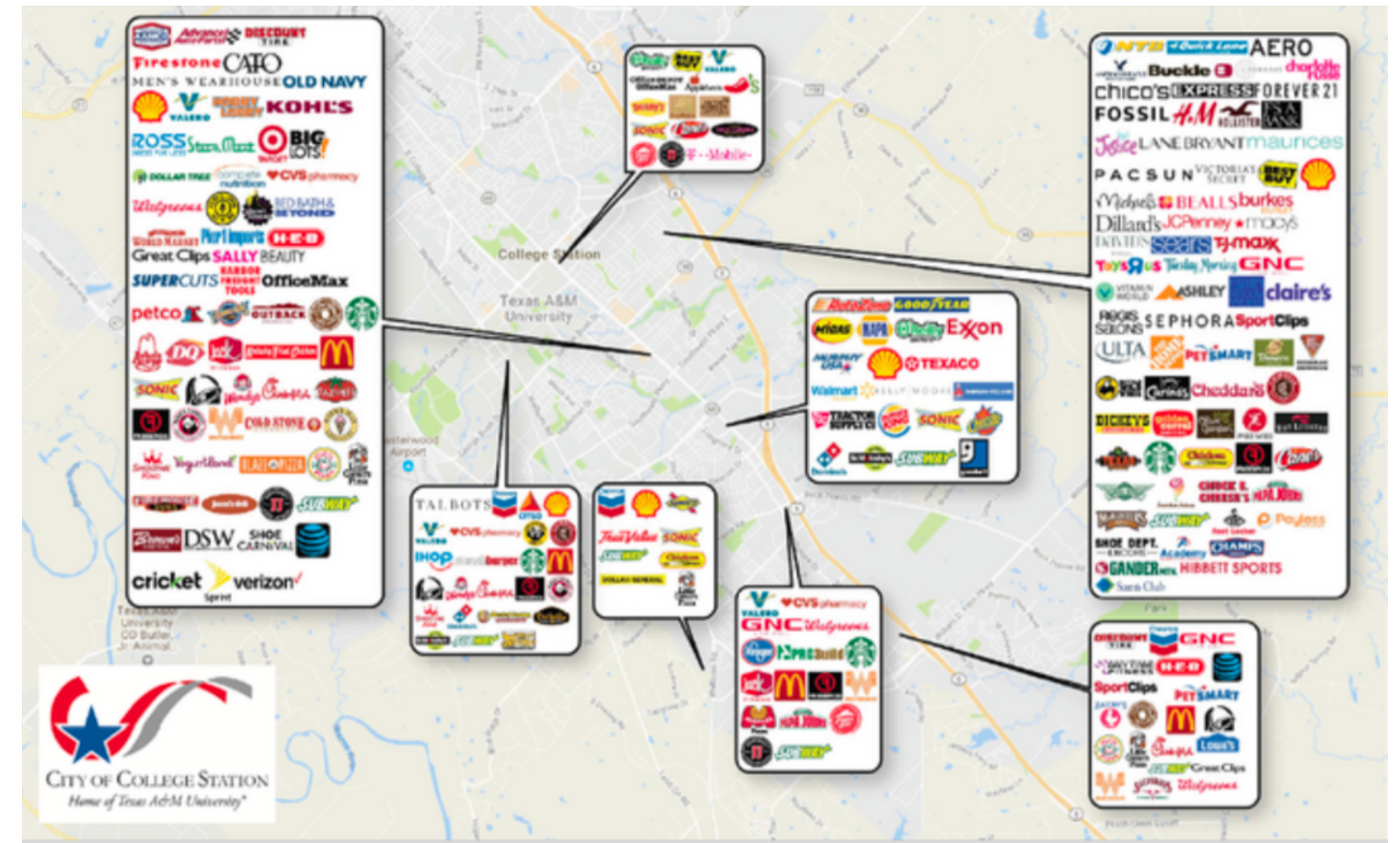


120 specialty stores including H&M, Aeropostale, establishments, American Eagle Outfitters, Zales Jewelers, and Forever 21. Post Oak Mall's trade area is comprised of 13 counties and is the only super-regional shopping center within a 75-mile radius.

<http://www.cblproperties.com/> <http://www.postoakmall.com/>



# Major Retail



The Bryan- College Station area is home to hundreds of retailers all within a short distance, making options very accessible from any location around town. The area has multiple grocery stores and large brick and mortar establishments such as Best Buy, Target, Designer Shoe Warehouse, TJ Maxx, Marshalls, Academy, At Home, and many more. The Bryan-College Station area contains extensive food options, offering multiple ethnicities, many of which have been featured on various television shows.

# INDUSTRY & COMMERCE

## Bryan Business Park

- 200+ acres of the park occupied by businesses including Toyo Int, New Southwest Banking Co., Coca-Cola, and Sanderson Farms
- Union Pacific is building a \$550 million dollar rail yard that will bring 900 jobs to the area.
- Ideal for industrial, R&D, or traditional business operations

## The Business Center at College Station

- Over 200 acres five miles from A&M
- Ideal location for businesses seeking to expand their opportunities
- Includes a fully developed infrastructure, fiber optic connectivity, landscaping and zoning for further technology and odic development
- Current residents include firms involved in telecommunications, software development and technology manufacturing

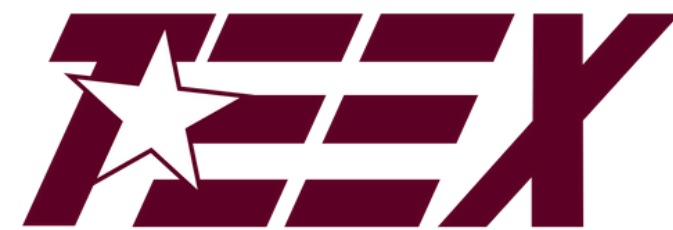
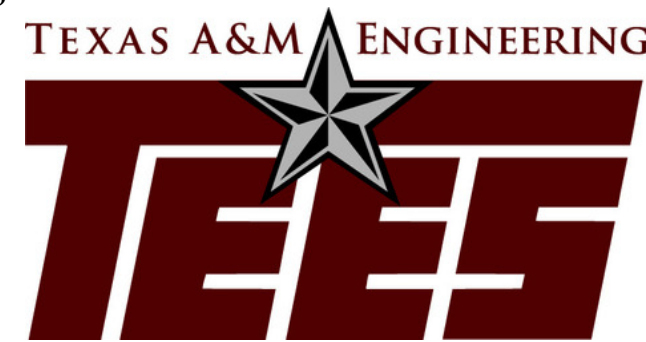
## Texas Triangle Park

- Texas triangle park represent's the Research Valley's premier rail served industrial solution
- Central location and connectivity serves as a inland getaway to North America's Southwest Region and major consumer markets
- Focused on energy advanced manufacturing, international trade/ logistics and energy research and development

# STATE AGENCIES

## HEADQUARTERED

- A&M System provides service and education to the people of Texas and beyond through seven state agencies and several campuses. The A&M System members educate over 152,000 students and make more than 22 million additional educational contacts through services and outreach programs each year. With more than 26,000 faculty and staff, the A&M system has a physical presence in 250 if the states 254 counties and programmatic presence in every county. Below are some of the system agencies that are headquartered in Bryan-College Station



# MAJOR HEALTH SERVICES

## SERVICES

Baylor Scott & White Medical Center - College Station is a five story, 143 bed hospital located on a 98 acre campus near the intersection of Texas Highway 6 and Rock Prairie Road. The medical center is a nationally accredited Chest Pain Center and a Level III trauma center



CHI St. Joseph Regional Health Center is a 310 bed medical facility that has over 30 locations across the Brazos Valley area. The regional medical hospital is the only Level III Trauma Center in the region and has a widely recognized surgery program



College Station Medical Center is a 167 bed Level III Trauma unit. The medical center is an accredited Chest Pain Center, a certified Primary Stroke center and the regions first accredited sleep center.

