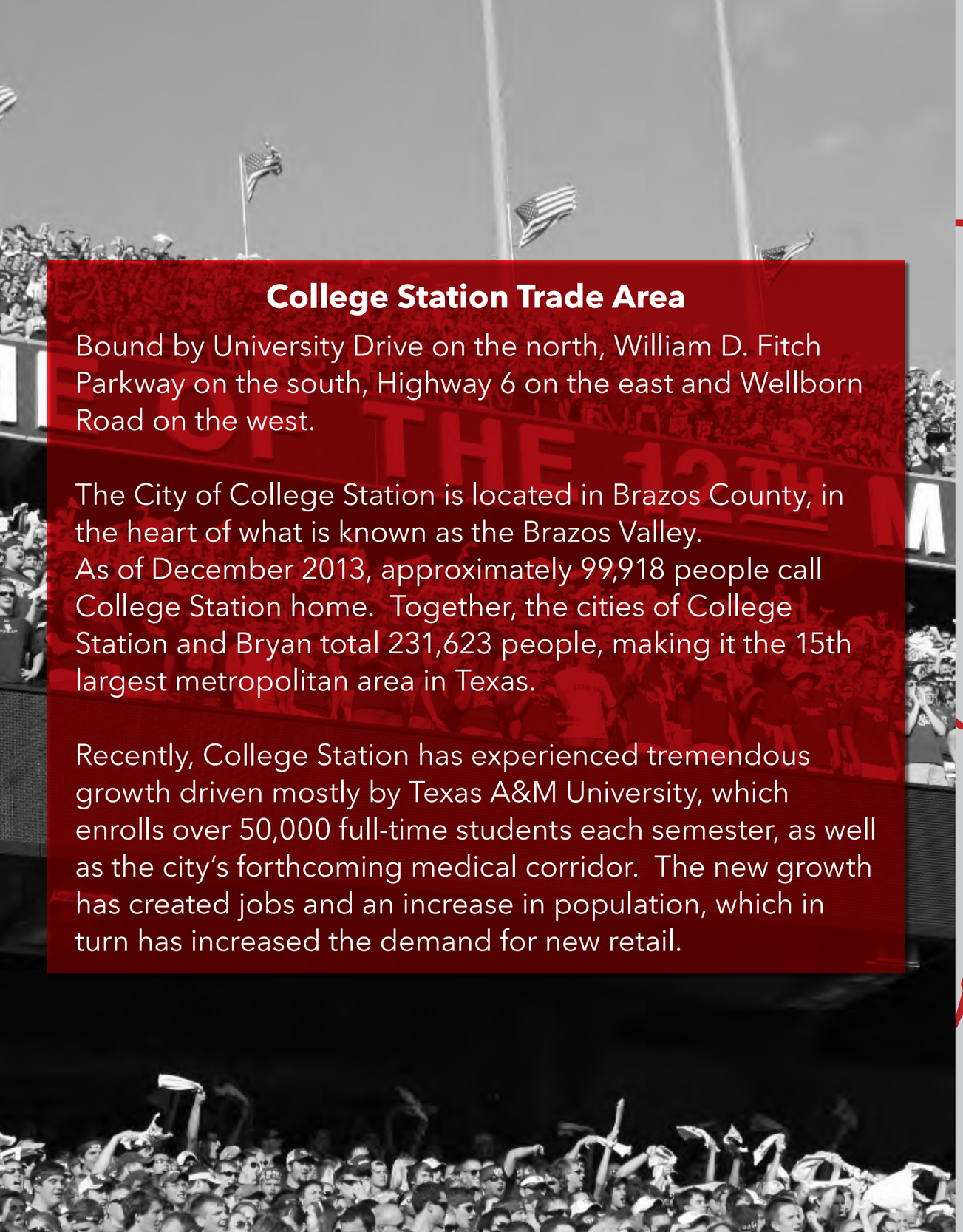
NORTHPOINT CROSSING

TRANSWESTERN® RETAIL

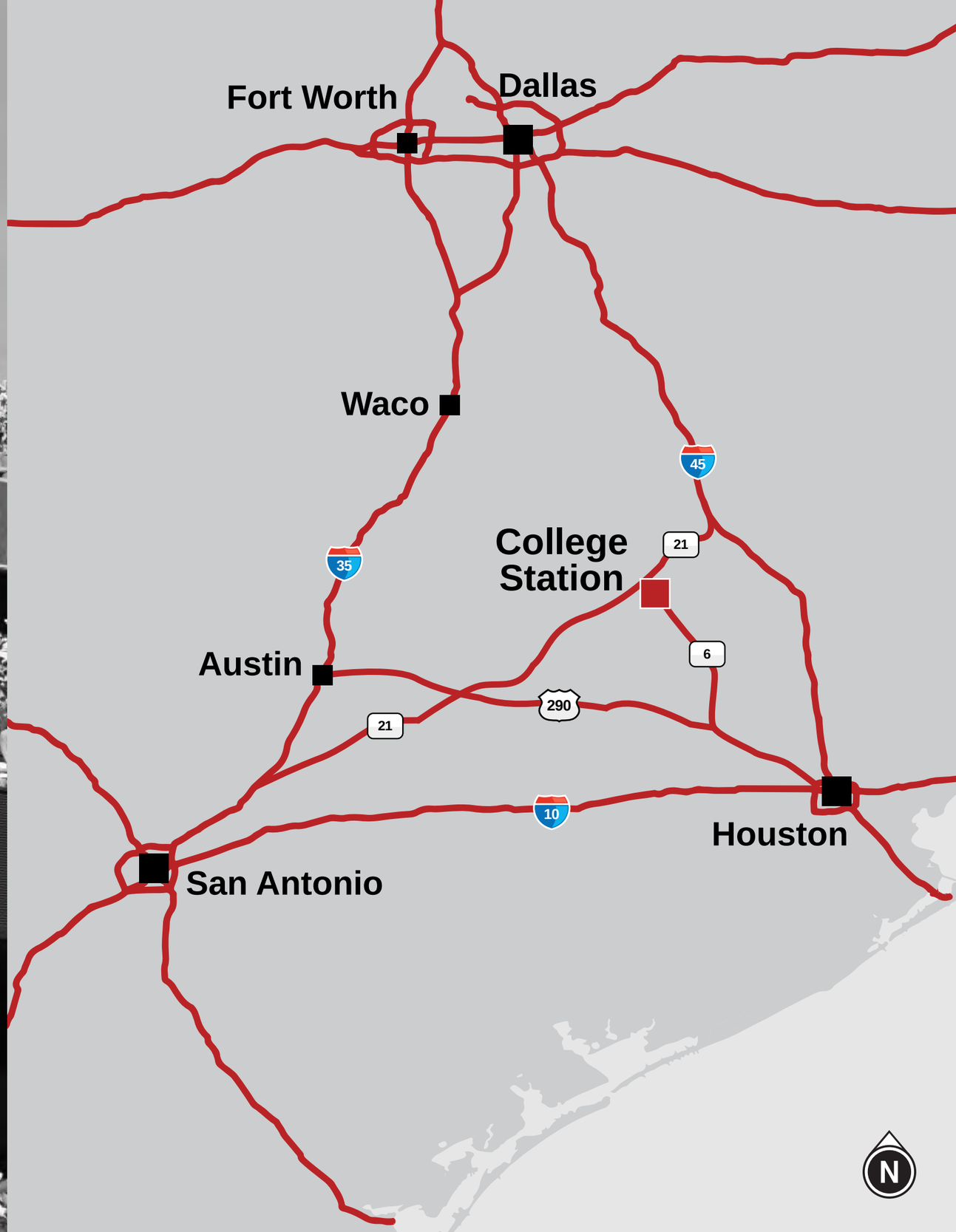


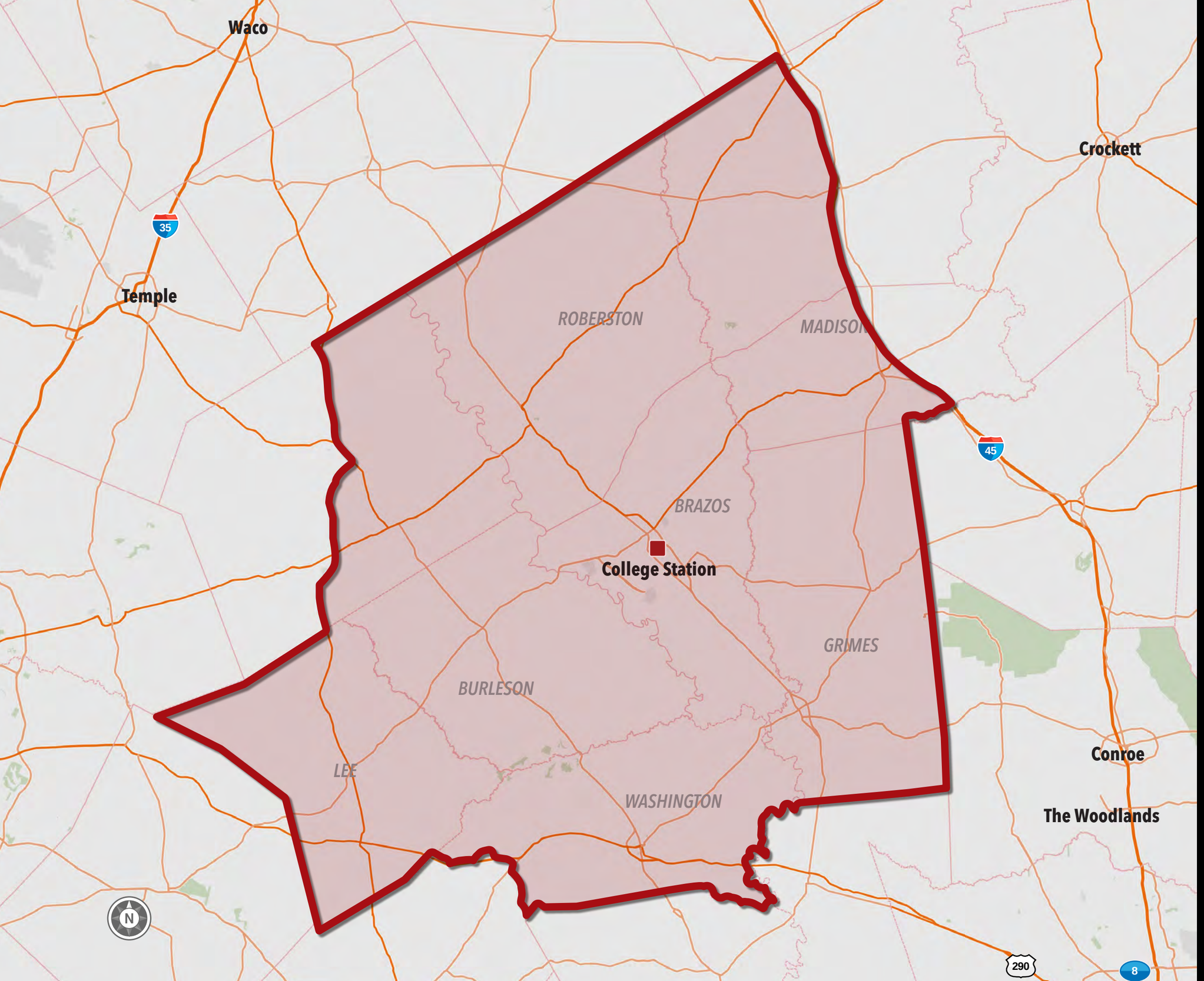
College Station Trade Area

Bound by University Drive on the north, William D. Fitch Parkway on the south, Highway 6 on the east and Wellborn Road on the west.

The City of College Station is located in Brazos County, in the heart of what is known as the Brazos Valley.
As of December 2013, approximately 99,918 people call College Station home. Together, the cities of College Station and Bryan total 231,623 people, making it the 15th largest metropolitan area in Texas.

Recently, College Station has experienced tremendous growth driven mostly by Texas A&M University, which enrolls over 50,000 full-time students each semester, as well as the city's forthcoming medical corridor. The new growth has created jobs and an increase in population, which in turn has increased the demand for new retail.





DEMOGRAPHIC BREAKDOWN

Trade Area Polygon

241,075
Daytime Population

117,775
Total Employees

353,461
Population

$57,367
Average Household Income

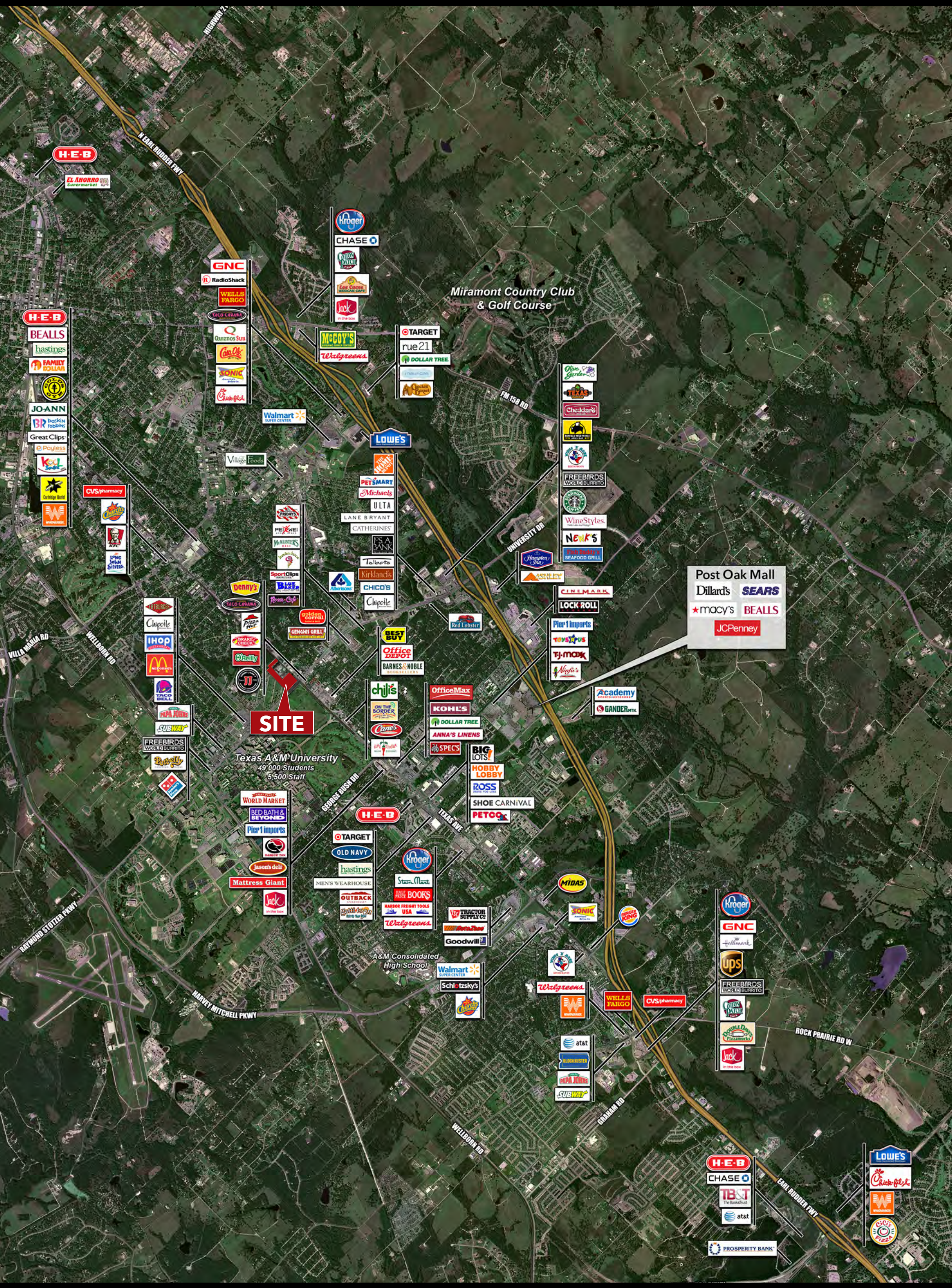
$43,114
Median Household Income

17.9%
Some College

5.2%
Associate Degree

17.4%
Bachelor Degree

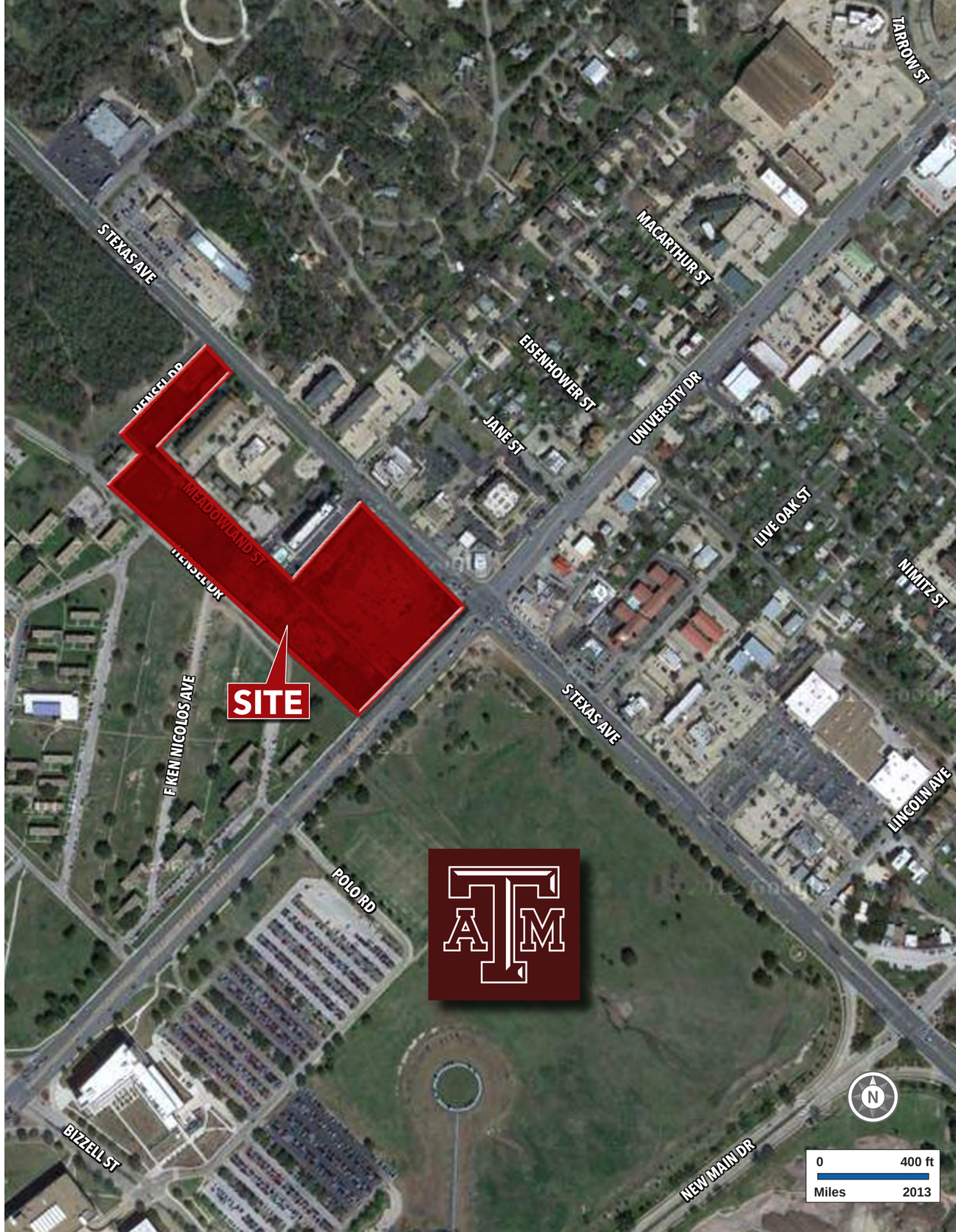
28.3%
College Degree (Bachelors or Higher)



COLLEGE STATION - TRADE AREA

PROJECT HIGHLIGHTS

- Mixed use development located at the most prominent intersection of the Bryan/College Station trade area
- Walking distance to Texas A&M University campus
- Phase I: 307 units / 928 bedrooms, 92% occupied, above 55,000 SF of boutique retail and restaurant space
- Phase II will be complete for occupancy fall 2015, bringing the unit count to 627 with 1,842 bedrooms
- Ample parking - 257 dedicated retail parking spaces
- Retail/restaurant space ready for immediate delivery



OVERVIEW

RETAIL & RESTAURANTS
55,000 SF AVAILABLE FOR OCCUPANCY

RESIDENTIAL
PHASE I - 307 UNITS / 928 BEDS / 95% OCCUPIED
PHASE II - 308 UNITS / 914 BEDS / FALL '15 OCCUPANCY

A DEVELOPMENT BY

WOODRIDGE COLLEGE STATION I

CAPSTONE COLLEGIATE COMMUNITIES

RETAIL LEASING INFORMATION

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