

# University Town Center

940 University Drive East  
College Station, TX 77840



## Property Highlights

- Estimated 3rd Quarter 2016 delivery date
- Excellent access and visibility from University Drive East
- Close proximity to high end retail, Texas A&M University, and Highway 6
- Convenient access to outstanding mix of restaurants and retail
- Abundant surface parking
- 30,835 VPD on University Drive East

**OLDHAM**  
**GOODWIN** GROUP LLC  
BROKERAGE | DEVELOPMENT | MANAGEMENT

[www.OldhamGoodwin.com](http://www.OldhamGoodwin.com)

### Bryan/College Station

2800 South Texas Avenue, Suite 401  
Bryan, Texas | 77802  
Phone: 979.268.2000 | Fax: 979.846.7020

### Houston

25222 Northwest Freeway, Suite 1-185  
Cypress, Texas | 77429  
Phone: 281.256.2300 | Fax: 281.213.2095

# University Town Center

940 University Drive East  
College Station, TX 77840

## Site Plan



© 2016 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**OLDHAM GOODWIN GROUP** LLC  
BROKERAGE | DEVELOPMENT | MANAGEMENT

Bryan/College Station | Houston

**Jody Slaughter**  
Vice President | Commercial Leasing  
979.268.2000 | 713.927.1157  
jody.slaughter@OldhamGoodwin.com

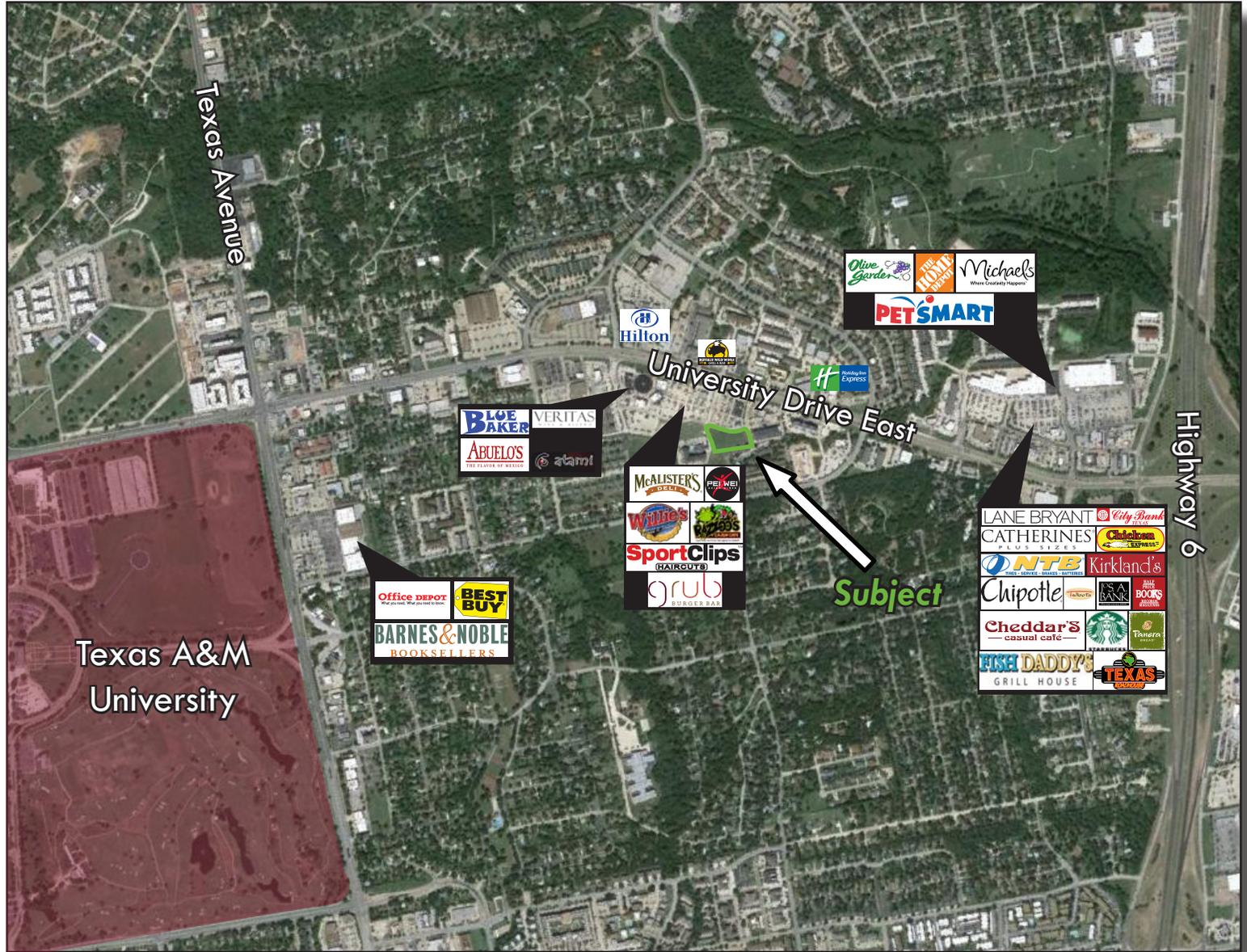
**Kathy King**  
Vice President | Retail Leasing  
281.256.2300 | 713.208.7681  
kathy.king@OldhamGoodwin.com

[www.OldhamGoodwin.com](http://www.OldhamGoodwin.com)

# University Town Center

940 University Drive East  
College Station, TX 77840

## Aerial



© 2016 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**OLDHAM  
GOODWIN GROUP** LLC  
BROKERAGE | DEVELOPMENT | MANAGEMENT

Bryan/College Station | Houston

**Jody Slaughter**  
Vice President | Commercial Leasing  
979.268.2000 | 713.927.1157  
jody.slaughter@OldhamGoodwin.com

**Kathy King**  
Vice President | Retail Leasing  
281.256.2300 | 713.208.7681  
kathy.king@OldhamGoodwin.com

[www.OldhamGoodwin.com](http://www.OldhamGoodwin.com)

# University Town Center

940 University Drive East  
College Station, TX 77840

## Property Attributes

Gross Leaseable Area **Building A: 26,389 SF**

Site Size: **~14.36 AC**

Zoning: **General Commercial**

Parking: **Abundant Surface Parking**

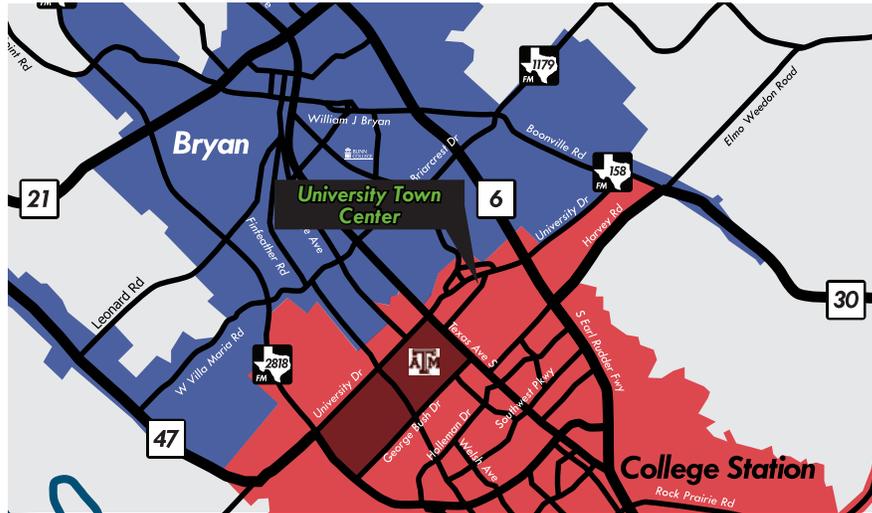
## Traffic Counts

On University Drive East: **~30,835 vehicles per day** (per TXDOT)

## 2014 Market Demographics

|                           | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------------|-----------|-----------|-----------|
| Population:               | 10,865    | 90,515    | 150,879   |
| Households:               | 4,654     | 36,286    | 57,545    |
| Average Home Value:       | \$211,107 | \$218,083 | \$216,001 |
| Average Household Income: | \$47,557  | \$45,704  | \$49,749  |

(Most Information From Brazos CAD, GIS & ESRI)



© 2016 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**OLDHAM GOODWIN GROUP LLC**  
BROKERAGE | DEVELOPMENT | MANAGEMENT

Bryan/College Station | Houston

**Jody Slaughter**  
Vice President | Commercial Leasing  
979.268.2000 | 713.927.1157  
jody.slaughter@OldhamGoodwin.com

**Kathy King**  
Vice President | Retail Leasing  
281.256.2300 | 713.208.7681  
kathy.king@OldhamGoodwin.com

www.OldhamGoodwin.com

# University Town Center

940 University Drive East  
College Station, TX 77840

## Demographic Profile

### Population

|                       | 1 Mile | 3 Mile | 5 Mile  |
|-----------------------|--------|--------|---------|
| 2000 Population       | 9,602  | 76,060 | 123,160 |
| 2010 Population       | 10,722 | 87,719 | 145,696 |
| 2014 Population       | 10,865 | 90,515 | 150,879 |
| 2019 Population       | 11,245 | 95,942 | 159,791 |
| 2000-2010 Annual Rate | 1.16%  | 1.44%  | 1.69%   |
| 2010-2014 Annual Rate | 0.20%  | 0.74%  | 0.83%   |
| 2014-2019 Annual Rate | 0.69%  | 1.17%  | 1.15%   |

### Households

|                       |       |        |        |
|-----------------------|-------|--------|--------|
| 2000 Households       | 4,157 | 29,166 | 45,496 |
| 2010 Households       | 4,621 | 34,901 | 55,294 |
| 2014 Households       | 4,654 | 36,286 | 57,545 |
| 2019 Households       | 4,817 | 38,713 | 61,244 |
| 2000-2010 Annual Rate | 1.06% | 1.81%  | 1.97%  |
| 2010-2014 Annual Rate | 0.17% | 0.92%  | 0.94%  |
| 2014-2019 Annual Rate | 0.69% | 1.30%  | 1.25%  |

### Housing Summary

|                               |           |           |           |
|-------------------------------|-----------|-----------|-----------|
| Average Home Value            | \$211,107 | \$218,083 | \$216,001 |
| Owner Occupied Housing Units  | 1,339     | 9,166     | 19,104    |
| Renter Occupied Housing Units | 3,316     | 27,120    | 38,442    |
| Vacant Housing Units          | 425       | 3,605     | 5,482     |
| Total Households              | 5,079     | 39,891    | 63,027    |
| Average Household Size        | 2.26      | 2.21      | 2.42      |

### 2014 Households by Income

|                       |       |       |       |
|-----------------------|-------|-------|-------|
| < \$15,000            | 29.0% | 30.8% | 28.3% |
| \$15,000 - \$24,999   | 15.7% | 16.1% | 15.1% |
| \$25,000 - \$34,999   | 12.1% | 11.1% | 10.8% |
| \$35,000 - \$49,999   | 10.5% | 10.6% | 11.3% |
| \$50,000 - \$74,999   | 12.3% | 12.3% | 13.2% |
| \$75,000 - \$99,999   | 6.7%  | 6.7%  | 7.4%  |
| \$100,000 - \$149,999 | 9.7%  | 7.9%  | 8.7%  |
| \$150,000 - \$199,000 | 2.0%  | 2.5%  | 2.9%  |
| \$200,000+            | 1.9%  | 1.8%  | 2.3%  |

### 2014 Race & Ethnicity

|                            |       |       |       |
|----------------------------|-------|-------|-------|
| White Alone                | 75.6% | 72.6% | 70.6% |
| Black Alone                | 7.3%  | 9.4%  | 11.2% |
| American Indian Alone      | 0.6%  | 0.5%  | 0.5%  |
| Asian Alone                | 7.5%  | 7.9%  | 6.3%  |
| Pacific Islander Alone     | 0.1%  | 0.1%  | 0.1%  |
| Some Other Race Alone      | 6.1%  | 6.8%  | 8.6%  |
| Two or More Races          | 2.8%  | 2.8%  | 2.7%  |
| Hispanic Origin (Any Race) | 17.6% | 21.1% | 25.6% |

### 2014 Income

|                   |          |          |          |
|-------------------|----------|----------|----------|
| Median HH Income  | \$28,669 | \$27,234 | \$30,362 |
| Per Capita Income | \$20,832 | \$20,110 | \$20,285 |
| Average HH Income | \$47,557 | \$45,704 | \$49,749 |

© 2016 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# University Town Center

940 University Drive East  
College Station, TX 77840

## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### *If the broker represents the owner*

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### *If the broker represents the buyer*

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### *If the broker acts as an intermediary*

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

### *If you choose to have a broker represent you,*

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

© 2016 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.