University Towne Center Phase II

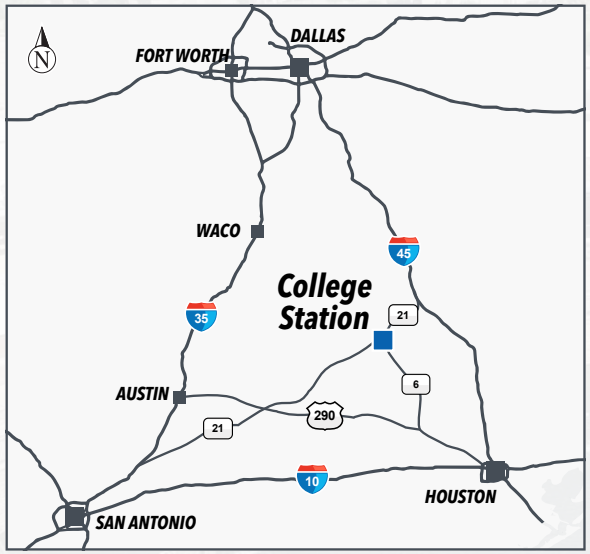
College Station, Texas

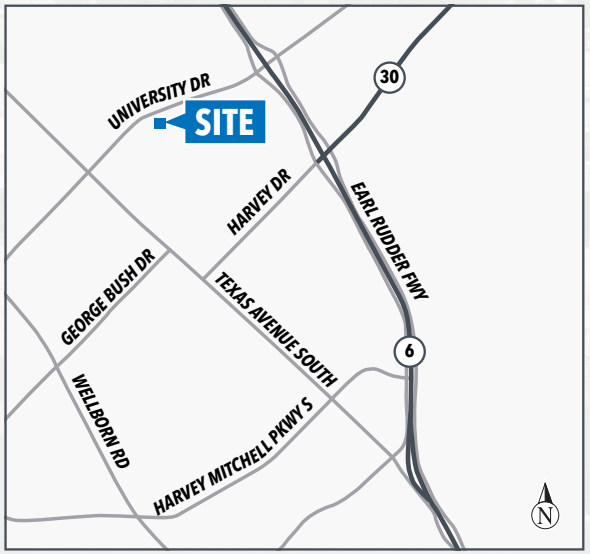
TRANSWESTERN® RETAIL

STAFFORD BARRETT
COMMERCIAL BROKERAGE

UNIVERSITY TOWNE CENTER - PHASE II

SEC UNIVERSITY DRIVE & TARROW DRIVE | COLLEGE STATION, TX





PROPERTY INFORMATION

- Located on the SEC of University Drive & Tarrow Street
- Phase II - 58,270 SF Available
- Located along major retail / hospitality corridor
- Close proximity to Texas A&M University
- Co-tenants include: Grub Burger, Pei Wei, Jamba Juice, Sport Clips, Willies Ice House, Abuelos, Blue Baker and Razoos

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	**86,961**	**154,580**	**207,625**
# of Households	**33,956**	**58,939**	**76,704**
Daytime Population	**124,777**	**208,854**	**269,837**
Average HH Income	**$53,557**	**$55,916**	**$63,638**
Bachelor's Degree Above	**23.92%**	**21.23%**	**20.46%**

Race %	White	Black	Asian	Other	Hispanic
	71.5	**13.3**	**3.6**	**8.6**	**23.8**

Age %	<9	10-14	15-24	25-34	35-44	45<
	12.2	**5.7**	**24.3**	**14.7**	**10.2**	**32.9**

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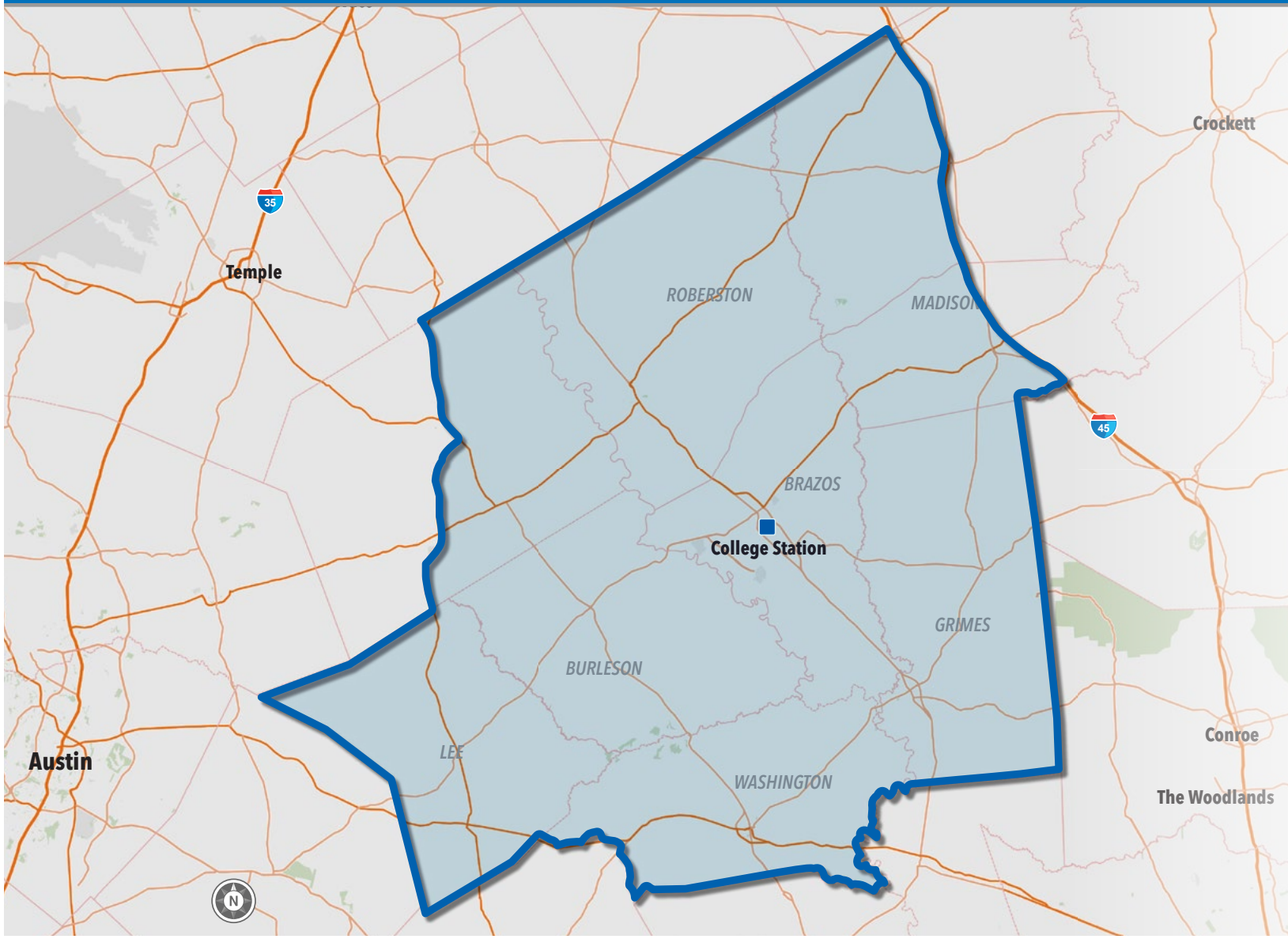

DEMOGRAPHIC BREAKDOWN

Trade Area Polygon

214,965
2016 Primary Area Population

354,516
2016 Secondary Area Population

$62,853
Average Household Income

83.4%
Education - Bachelors or higher

29.7%
Median Age

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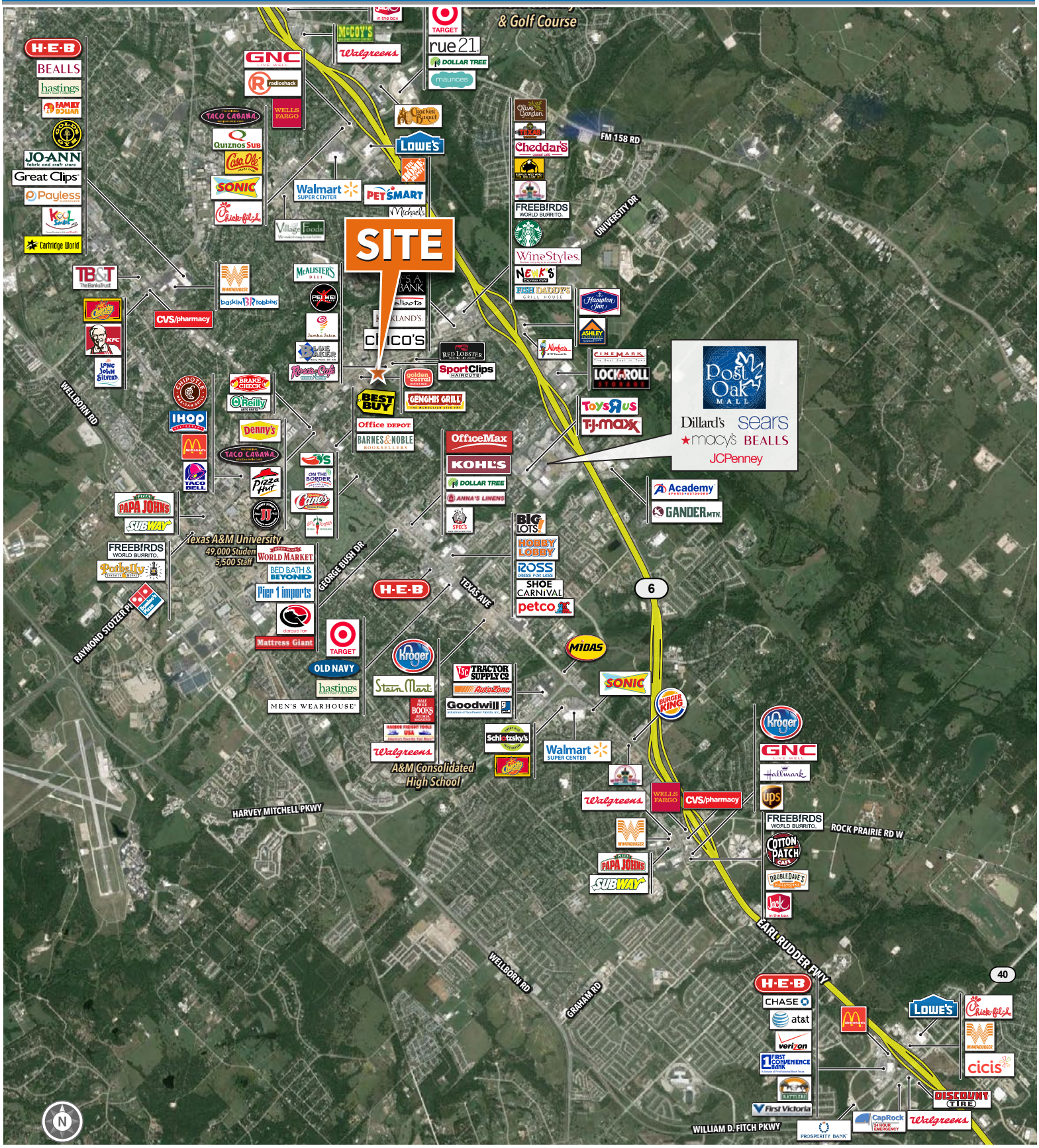
SWQ UNIVERSITY DRIVE & TARROW DRIVE | COLLEGE STATION, TX



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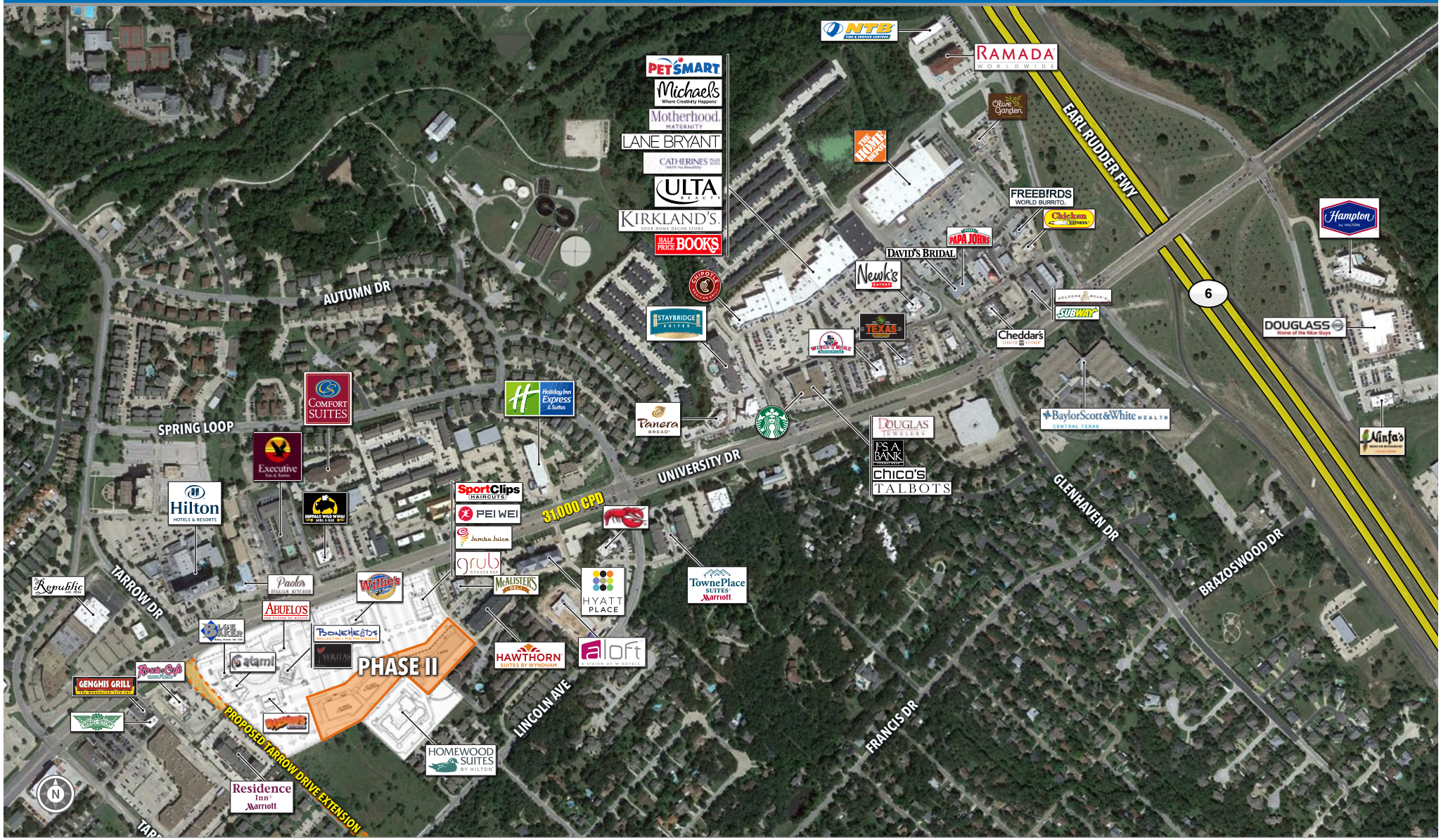

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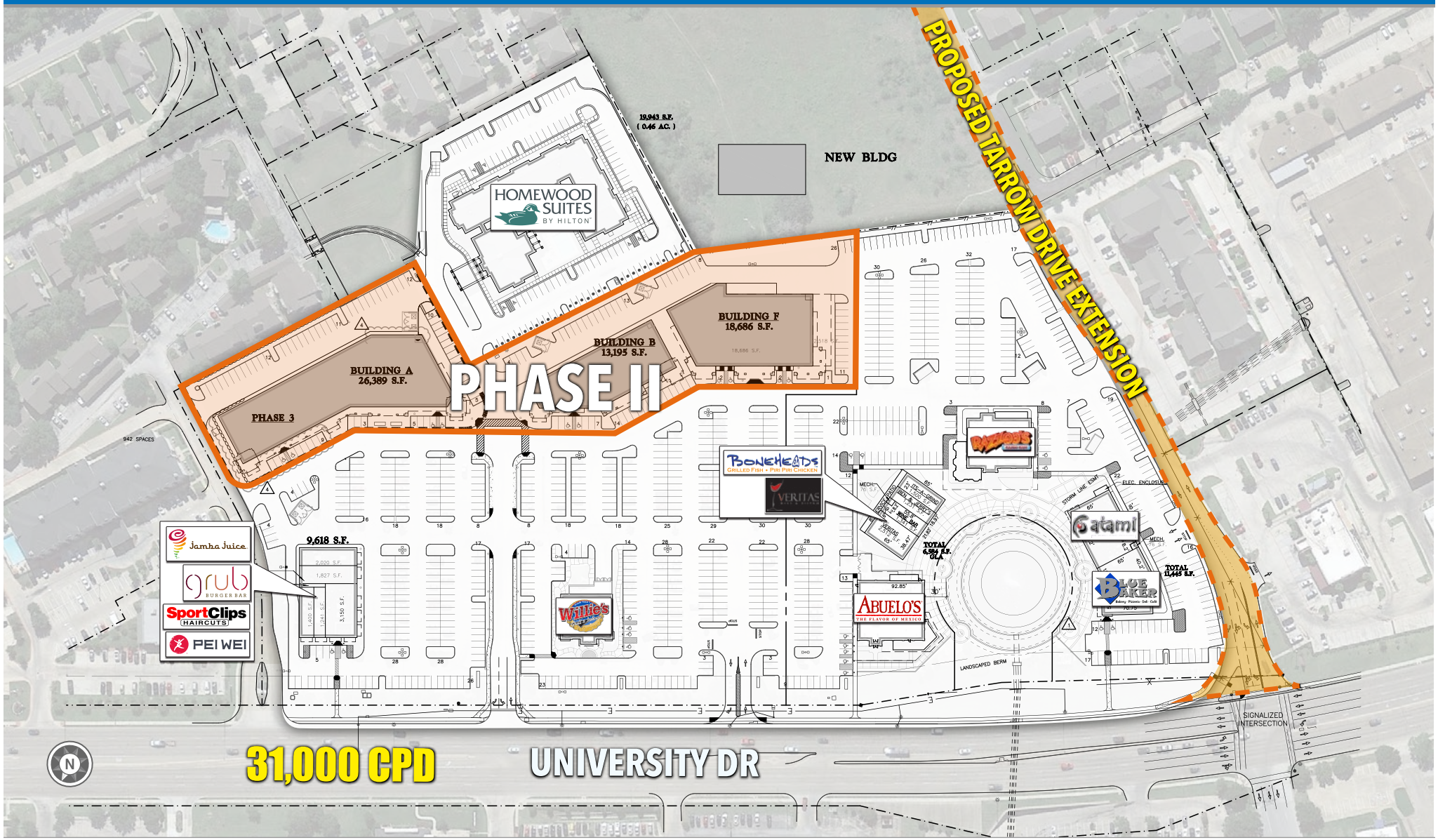

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