# EAST END COLLEGE STATION

*Developed by Bonin*

## New Lifestyle Development in College Station

SEQ of Texas Avenue and University Drive
College Station, Texas




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NewQuest

# Property Highlights

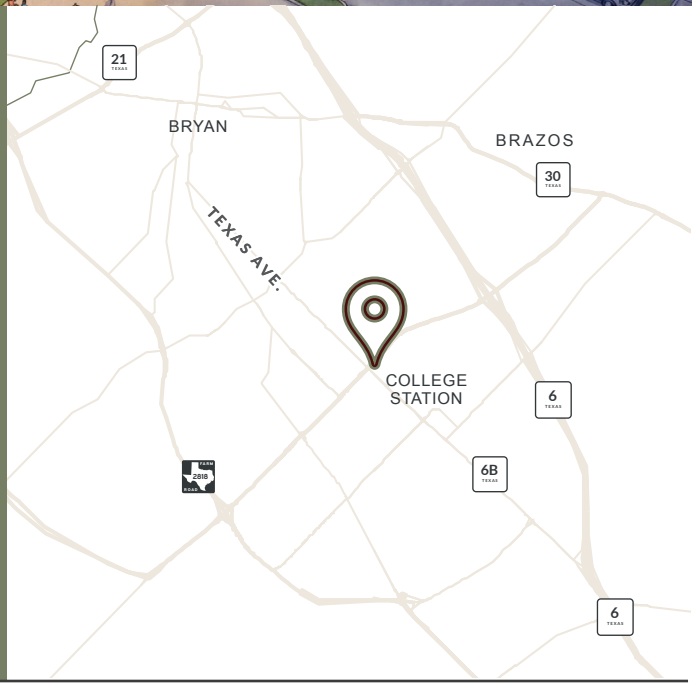


- ±80,000 SF Lifestyle Center coming soon in the heart of College Station
- Main & Main Location at the SEQ of Texas Avenue and University Drive
- Signalized intersection with five additional points of access
- 80,000 VPD at the intersection
- Directly across from Texas A&M University (81,000+ students)
- Restaurant & Retail space available for lease
- Green space and patio opportunities
- Estimated delivery in Q4 2027
- Call for pricing

**800K+**
UNIQUE ANNUAL VISITORS TO COLLEGE STATION

**191K**
CURRENT POPULATION
WITHIN 7 MILES

**81K+**
TOTAL STUDENTS
AT TEXAS A&M UNIVERSITY



# Aerial




TxDOT Traffic Counts as of 2026

07.26 | 06.26

# Aerial




TxDOT Traffic Counts as of 2026

07.26 | 06.26

# Aerial




TxDOT Traffic Counts as of 2026

07.26 | 06.26

# Square Footage



# COLLEGE STATION

## MARKET OVERVIEW




### A THRIVING COMMUNITY. A STRONGER FUTURE.

Anchored by Texas A&M University and strategically located in the heart of the Texas Triangle, College Station is one of the nation's most dynamic and fast-growing communities-driven by talent, innovation, and opportunity.

**132,578**
Total Population (Metro Area)

**8,000+**
Texas A&M University Students

**72,000+**
Employed in The Metro Area

**2.7%**
People Within A 15-Minute Drive

**Top 15**
Best Places To Live In Texas
-U.S. NEWS

### A HUB FOR TALENT, RESEARCH & BUSINESS

College Station is a hub for talent, research, and business opportunities. A collaborative ecosystem of education, industry, and innovation fuels continued growth in key sectors:

| | | |
|---|---|---|
| HEALTHCARE | LIFE SCIENCES & BIOTECH | TECHNOLOGY & INNOVATION |
| RETAIL | EDUCATION | PROFESSIONAL SERVICES |

From startup to Fortune 500, companies choose College Station for our highly educated workforce, research partnerships, and pro-business environment.

### LIFESTYLE OFFERINGS

College Station offers a dynamic and active social life with something for everyone.

**61 PARKS** COVERING ALMOST 1,400 ACRES

NEW **20-ACRE** AGGIE PARK

TRAILS, COURTS & RECREATION

FAMILY & PET FRIENDLY

From tennis and basketball courts, pools, and splash pads to hiking trails, dog parks, playgrounds, picnic pavilions, and nature trails-there's no shortage of ways to stay active.

Complementing this active lifestyle, College Station also prides itself on its quieter experiences including museums, movie theaters, and libraries.

Between iconic eats, sports, and premier shopping, visitors and residents will find plenty of ways to keep busy.

# TEXAS A&M UNIVERSITY

College Station is home to Texas A&M University, one of the country's largest public universities. Founded in 1876, Texas A&M University has continued growing, currently supporting 81,354 total undergraduate and graduate students.

Known for its elite academics, massive research footprint, and unmatched career networking, it is regarded as one of the top universities in the nation.

Aside from exceptional academics, the university draws many students with the unique "Aggieland" culture and traditions. Valuing integrity, leadership, loyalty, respect, and selfless service, Texas A&M University forms an incredibly tight-knit community.



**81,354**
TOTAL STUDENTS (FALL 2025)

**62,543**
UNDERGRADUATE STUDENTS

**18,811**
GRADUATE & PROFESSIONAL STUDENTS

**5TH LARGEST**
UNIVERSITY IN THE U.S.

**150+**
UNDERGRADUATE DEGREE PROGRAMS




# KYLE FIELD

## THE HEART OF AGGIELAND

Texas A&M University's Kyle Field has been home to the Aggie Football team since 1905. In 2015, the stadium completed its redevelopment, expanding it to 102,733 seats and upgrading it to one of the five largest stadiums in collegiate football.

Seeing an average attendance record of 106,159 in 2025, Kyle Field is one of the loudest stadiums, celebrating the heart of Aggieland.

**102,773**
SEATING CAPACITY

**102,773**
LARGEST STADIUM IN COLLEGIATE FOOTBALL

**106,159**
AVERAGE ATTENDANCE IN 2025

# Demographics



| POPULATION | 1 MILE | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|---|
| Total Households | 3,115 | 31,897 | 61,450 | 77,821 |
| Total Population | 6,779 | 70,207 | 145,855 | 191,032 |
| 2020 Total Population | 21,125 | 106,482 | 172,789 | 207,873 |
| 2026 Median Age | 21.5 | 26.5 | 28.7 | 30.0 |

| RACE AND ETHNICITY | 1 MILE | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|---|
| 2026 White | 58.25% | 58.78% | 59.54% | 59.86% |
| 2026 Black/African American | 6.62% | 11.90% | 12.25% | 12.12% |
| 2026 Asian | 11.87% | 9.02% | 7.11% | 6.77% |
| 2026 Hispanic | 24.77% | 25.36% | 27.49% | 27.60% |
| 2026 Other Races | 24.77% | 25.36% | 27.49% | 27.60% |

| INCOME | 1 MILE | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|---|
| Average Household Income | $48,262 | $62,570 | $80,833 | $90,701 |
| Median Household Income | $34,165 | $48,260 | $60,357 | $67,722 |
| Per Capita Income | $13,425 | $25,112 | $32,161 | $35,285 |

| CENSUS HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|---|
| 1 Person Households | 38.31% | 38.42% | 34.96% | 33.00% |
| 2 Person Households | 35.19% | 33.28% | 32.49% | 32.28% |
| 3 Person Households | 26.50% | 28.30% | 32.55% | 34.72% |
| Owner-Occupied Housing Units | 13.14% | 20.37% | 32.09% | 39.57% |
| Renter-Occupied Housing Units | 86.86% | 79.63% | 67.91% | 60.43% |

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26

# Information About Brokerage Services

*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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

| | | | |
|---|---|---|---|
| **Home Asset, Inc., dba NewQuest** | **420076** | **-** | **281.477.4300** |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Designated Broker of Firm | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| **Brett Strake** | **695691** | **bstrake@newquest.com** | **281.477.4388** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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