

JONES CROSSING

EST. 1892
COLLEGE STATION, TEXAS

Future Multifamily
275 Units
Delivering Spring 2024



New H-E-B Anchored Center at Wellborn Rd & Harvey Mitchell Pkwy



Professionally leased by:

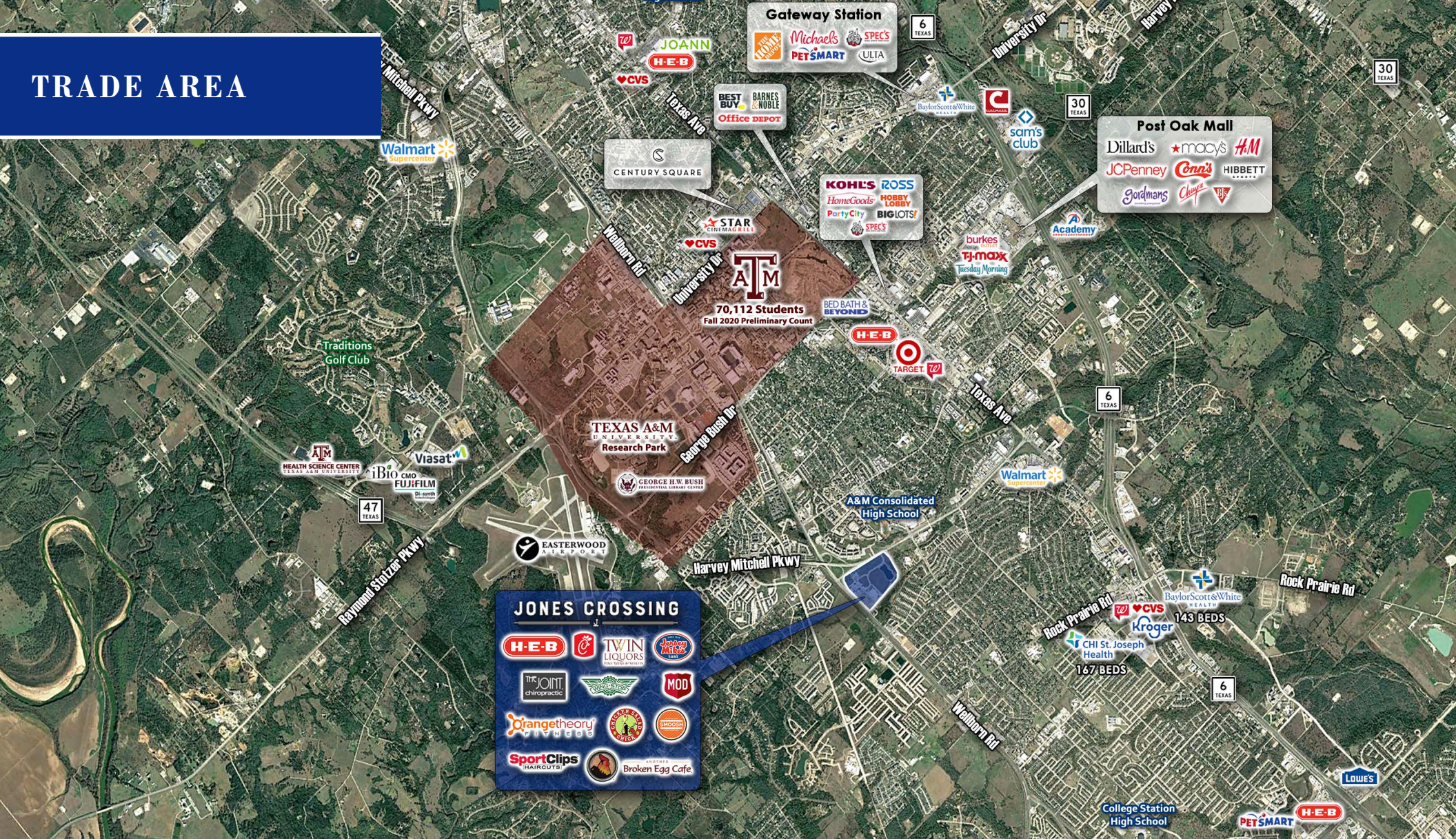
IRONBRIDGE
REALTY PARTNERS

For leasing information, contact:

Court Richardson,
Partner

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TRADE AREA



POPULATION 2020

1 mile	17,174
3 mile	87,629
5 mile	145,758



POPULATION GROWTH 2020-2025

1 mile	6.45%
3 mile	5.35%
5 mile	5.75%



HOUSEHOLDS 2020

1 mile	7,193
3 mile	32,375
5 mile	59,142



HOUSEHOLD INCOME 2020

1 mile	\$54,030
3 mile	\$58,906
5 mile	\$68,816

SITE AERIAL



SPACE AVAILABLE

Anchor and Junior Anchor Space

Pad Sites available for Ground Lease or Build-To-Suit

1,758 SF 2nd Gen Restaurant with Patio



TRAFFIC COUNTS

2019

Harvey Mitchell Pkwy	32,906 VPD
Wellborn Rd	44,358 VPD



DRIVE TIMES

ESTIMATED

Texas A&M University	2.0 mi. / 5 min.
Texas Avenue	1.5 mi. / 3 min.

JONES CROSSING

SITE PLAN

UNIT	TENANT	SIZE
1	H-E-B	106,000 SF
2	URBAN BIRD	1,758 SF
3	THE JOINT	1,237 SF
4	RED CARPET NAIL SPA	3,000 SF
5	SUPER CUTS	1,200 SF
6	CS DENTAL	2,850 SF
7	WINGSTOP	1,803 SF
8	CRUMBL COOKIES	1,376 SF
9	THREADS	1,386 SF
10	CAPROCK ER	2,940 SF
11	MOD PIZZA	2,954 SF
12	JERSEY MIKE'S	1,801 SF
13	TWIN LIQUORS	3,500 SF
14	ANOTHER BROKEN EGG	3,898 SF
15	ORANGE THEORY FITNESS	3,116 SF
16	CHICKEN SALAD CHICK	3,250 SF
17	AVAILABLE	2,278 SF
18	BUFF CITY SOAP	2,300 SF
19	AT&T	1,470 SF
20	SMOOSH	3,300 SF
21	SPORT CLIPS	1,620 SF
22	OSHI SUHSI	3,000 SF
PAD 1	AVAILABLE - 3.64 ACRES OR 40,000 SF BLDG	
PAD 2 & 3	AVAILABLE	3.10 AC
PAD 4	CHICK-FIL-A	1.376 AC
PAD 5	AVAILABLE	1.077 AC
PAD 6	AVAILABLE	2.768 AC
PAD 7	AVAILABLE - PROPOSED 8,500 SF MULTI-TENANT BLDG	
PAD 8	AVAILABLE - PROPOSED 7,500 SF MULTI-TENANT BLDG.	
PAD 9	AVAILABLE	1.629 AC



#1

- FASTEST-GROWING NON-SUBURB IN TEXAS - US Census Bureau (2016)
- BEST-PERFORMING SMALL CITIES IN TEXAS - Milliken Institute (2019)
- BEST SMALL PLACES IN TEXAS FOR BUSINESS AND CAREERS - Forbes (2018)
- BEST SMALL PLACES IN TEXAS FOR JOB GROWTH - Forbes (2018)
- US CITIES PRIMED FOR ECONOMIC GROWTH - CardRates (2018)

#4

- MOST RECESSION-RECOVERED CITIES - WalletHub (2017)

#6

- FASTEST GROWING CITIES IN THE US - WalletHub (2018)



CITY OF COLLEGE STATION
Home of Texas A&M University®

COLLEGE STATION, TEXAS

College Station is located in the heart of central Texas within a 3 hour drive of 5 of the nation's 20 largest cities. Being the largest city in the metropolitan area with a diverse community of more than 100,000 it is expected to grow by 6.7% in the next 5 years. Still, College Station has found a way to maintain a small-town feel while offering abundant entertainment and recreational opportunities in a safe and wholesome environment.



TEXAS A&M UNIVERSITY

Located in College Station, Texas A&M's main campus enrolled 69,465 students in 2018. A&M first opened its doors in 1876 as the state's first public institution of higher learning. The main campus spreads over 5,200 acres making it's main campus one of the largest in the country. Today, it stands as a flagship university for research-intensive studies housing 29 schools and colleges where their expenditures exceeded \$905 million in FY 2017. The Aggies are home to many storied traditions including a unique student body with history like no other. They are home to the largest uniformed group outside of the US service academies, known as The Corps of Cadets.

#1

- 50 BEST VALUE BACHELOR'S IN ENGINEERING - Best College Values (2017)
- GREAT SCHOOLS YOU CAN ACTUALLY GET INTO - Money Magazine (2016)
- BUSH SCHOOL - 1ST IN THE NATION AMONG GRADUATE

#2

- PETROLEUM ENGINEERING - 2ND IN THE NATION AMONG GRADUATE SCHOOLS - US News & World Report (2017)
- BEST VALUE SCHOOLS - 2ND PLACE AMONG PUBLIC UNIVERSITIES AND 21ST OVERALL AMONG PRIVATE & PUBLIC - US News & World Report (2017)

#11

- 11TH BEST UNIVERSITY IN THE COUNTRY AMONG PUBLIC & PRIVATE - Washington Monthly (2018)

#22

- 22ND BEST COLLEGE IN THE NATION - Wall Street Journal (2018)



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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 sale's 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.

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.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Ironbridge Realty Partners, LLC

LICENSED BROKER / BROKER FIRM NAME OR
PRIMARY ASSUMED BUSINESS NAME

Ralph E. Tullier, Jr.

DESIGNATED BROKER OF FIRM

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SALES AGENT / ASSOCIATE'S NAME

LICENSE NO.

EMAIL

PHONE

BUYER / TENANT / SELLER / LANDLORD INITIALS

DATE

