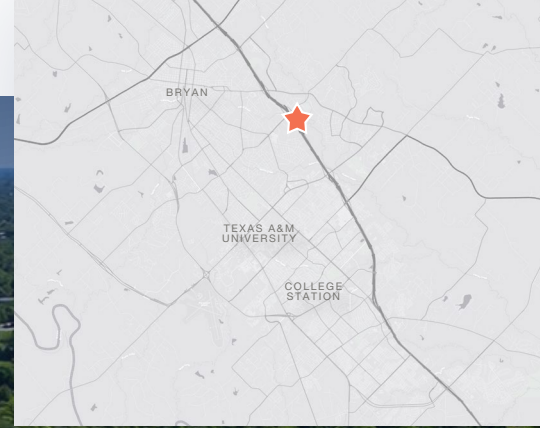


RETAIL FOR LEASE

Bryan Towne Center

3001 WILDFLOWER DR, BRYAN, TX 77802



CLAY MEALY

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GREG LEE

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BRUCE WALLACE

713 304 0751

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JOLINK WALLACE



TRAFFIC
142,000 VPD



PARKING
14.78/1,000 SF



AVAILABILITY
4,765 SF



RENTAL RATE
CALL BROKER

PROPERTY DESCRIPTION

Seize a prime leasing opportunity at Bryan's premier regional Power Center, offering a 4,765 SF retail space and a 45,000 SF pad site. Shadow-anchored by Target, the property benefits from exceptional visibility along North Earl Rudder Freeway (79,000 VPD) and Briarcrest Drive (63,000 VPD). Located in a rapidly growing, affluent area with a median income of \$67,000, the site captures consistent traffic from nearby Texas A&M University (79,000+ students) and Blinn College. A robust tenant mix—including TruFit, Hibbett Sports, PopShelf, and an on-site 112-room Hyatt House—drives over four million annual visits, ensuring proven retail performance.

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Population	5,842	61,088	153,181
Avg Household Income	\$112,615	\$95,165	\$78,990
Daytime Population	5,973	70,081	180,709
Median Home Value	\$302,321	\$301,645	\$275,857

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1 MILE

ihop
BWP
PREMIER BEST WESTERN
TWIN PEAKS
BaylorScott&White HEALTH

Kroger **CHASE** **SUBWAY**
Los Cocos MEXICAN CAFE **Freddy's STEAKHOUSE** **Jack** **OTTON PATCH CAFE** **TACO BELL**
Premiere Cinemas **Great Clips**

DOLLAR GENERAL

9 goodwill

EXON

Walgreens

20,150 VPD

CHEVROLET

38,850 VPD

TOYOTA

WOODSPRING SUITES

McDonald's

stripes

TARGET

36,351 VPD

SONIC

Chick-fil-A

Walmart

Lowe's

Walgreens

ALDI

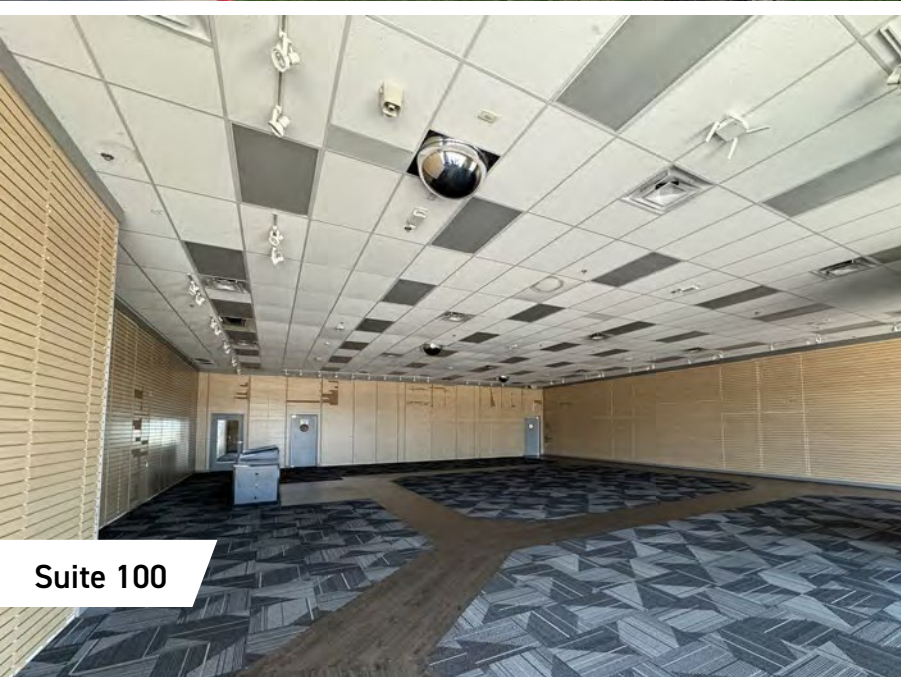
TACO BELL

DQ

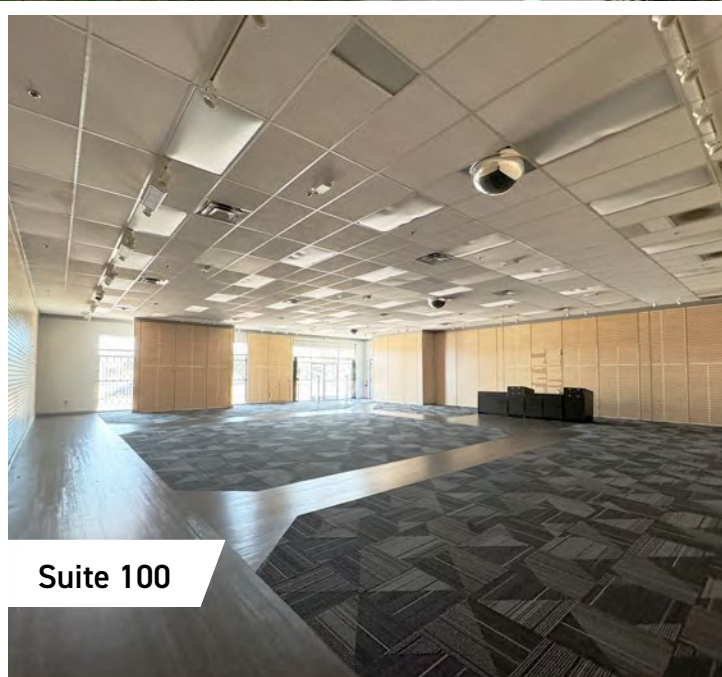
43,464 VPD

6 TEXAS

TARGET **AQUATOTS SUM SCHOOLS** **maurices**
GRACIE BARRA **TRUFI** **PET SUPPLIES PLUS**
ATHLETIC CLUBS
pop shelf **Recovery CRYO** **DOLLAR TREE**
Jersey Mike's **SWIRLY** **Pizza Hut** **RACK ROOM SHOES** **JUMPING WORLD**
jiffy lube **Cracker Barrel** **DISCOUNT TIRE**



Suite 100



Suite 100

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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.

11-2-2015



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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@jolinkwallace.com	713-878-3400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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