



PRE LEASING

1103 WELSH AVENUE | COLLEGE STATION, TX 77840

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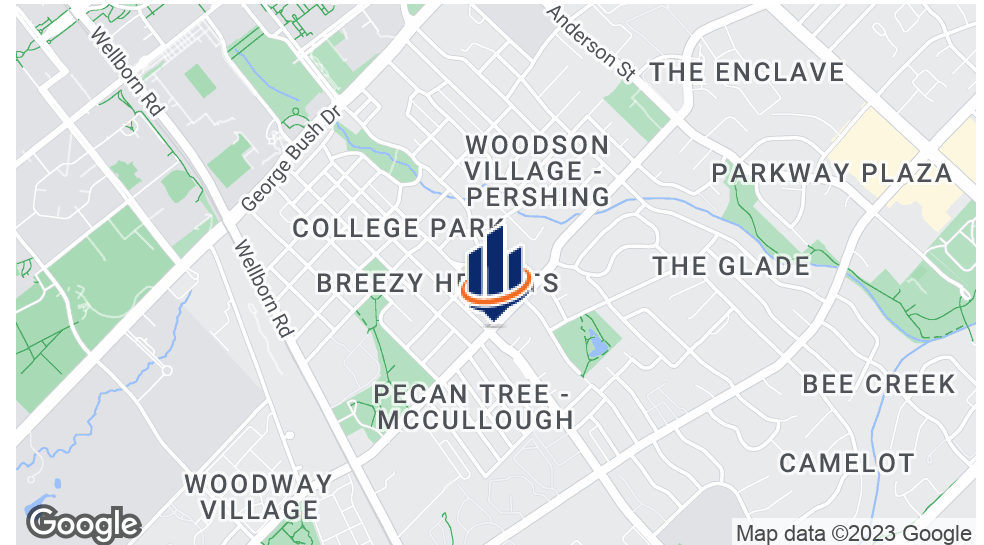
Jim Jones

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	9,000 SF
Available SF:	1,200 - 1,700 SF
Year Built:	2023

PROPERTY OVERVIEW

Introducing 1103 Welsh Avenue - prime retail space less than a mile from Texas A&M University. . This center offers 2,900 SF of leasable retail space. Situated in the heart of the College Station Historic District, this property boasts excellent visibility on Holleman Drive and is positioned between three of College Station's main corridors: University Drive, Wellborn Road, and SH-6. This property is perfect for businesses looking to tap into the student market, with close proximity to student housing, parks and A&M Consolidated High School, guaranteeing a steady flow of potential customers. Don't miss this strategic opportunity to lease space at 1103 Welsh Ave.

Additional Photos



Retailer Map



Site Demographic Summary



Ring of 3 miles

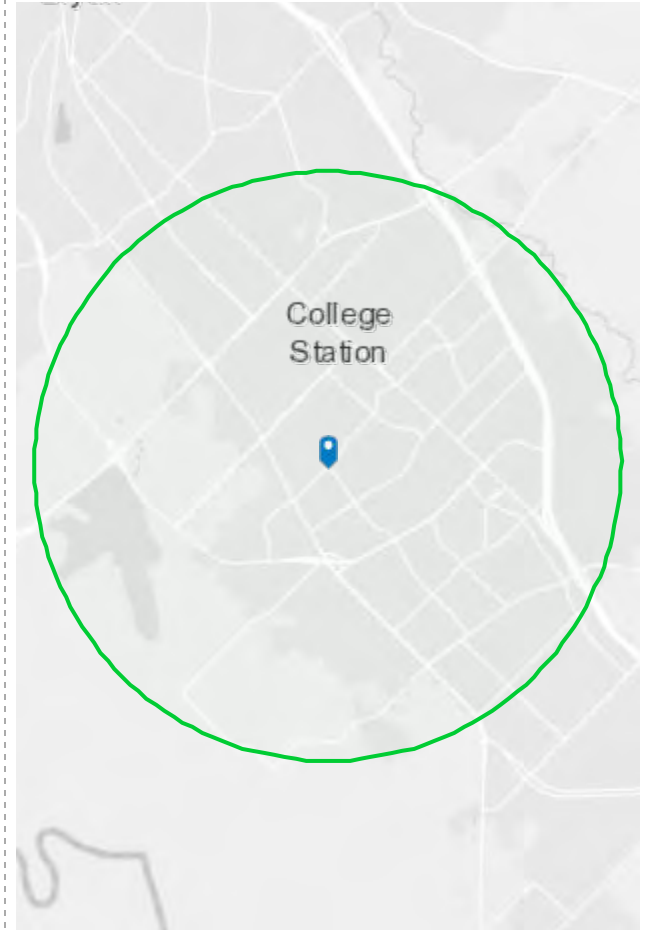
INCOME


\$56,944
 Average Household Income


\$21,105
 Per Capita Income


\$270,313
 Average Net Worth


\$327,793
 Average Home Value



KEY FACTS

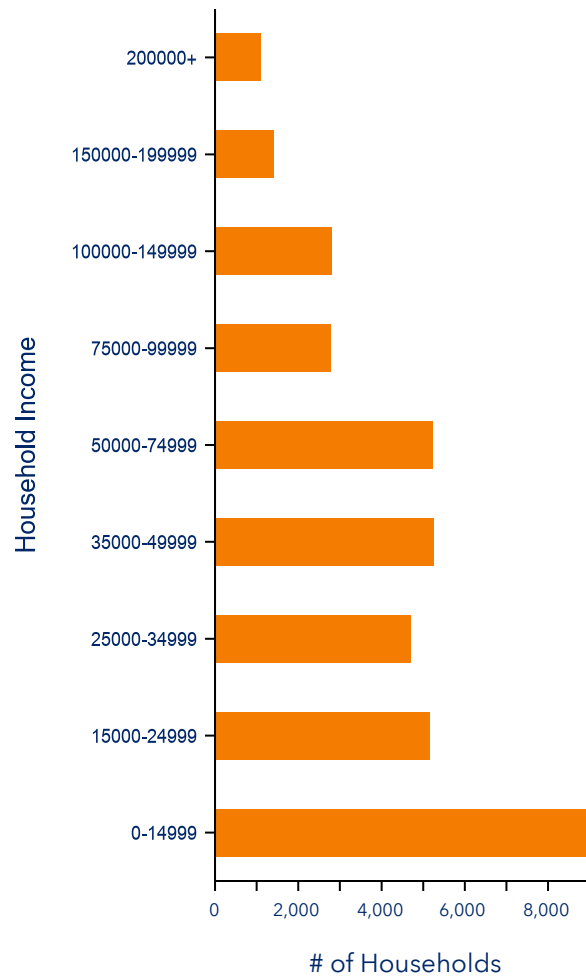
103,817
 Population

23.2
 Median Age



37,496
 Households

\$30,755
 Median Disposable Income



EDUCATION

5%

No High School Diploma



17%
 High School Graduate



25%
 Some College



53%
 College Graduate

EMPLOYMENT

     **68%**

White Collar



15%
 Blue Collar



18%
 Services

4.7%

Unemployment Rate

Site Demographic Summary



Ring of 5 miles

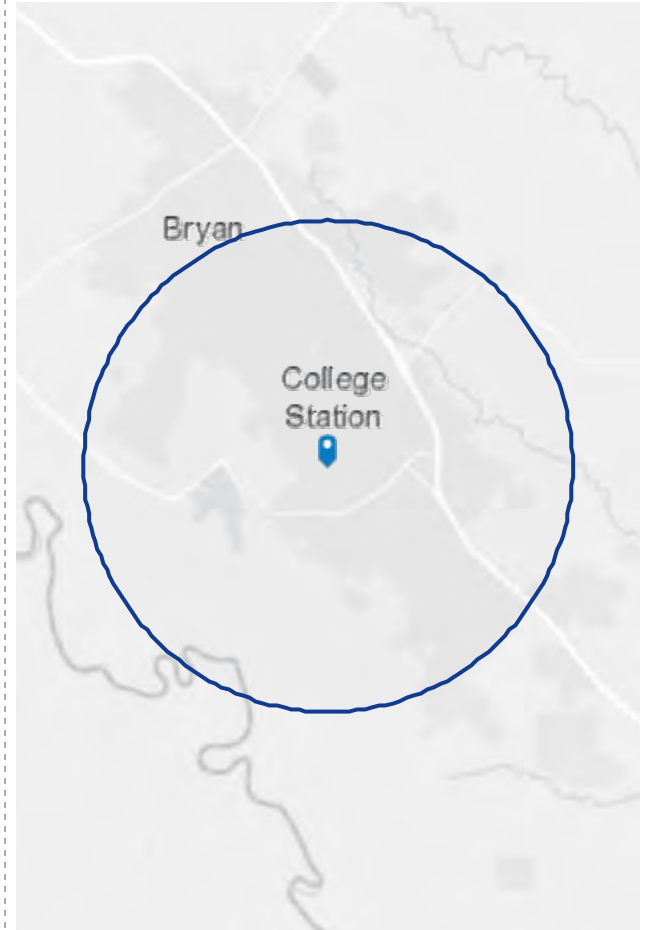
INCOME


\$72,731
 Average Household Income


\$27,896
 Per Capita Income


\$449,758
 Average Net Worth


\$323,758
 Average Home Value



KEY FACTS

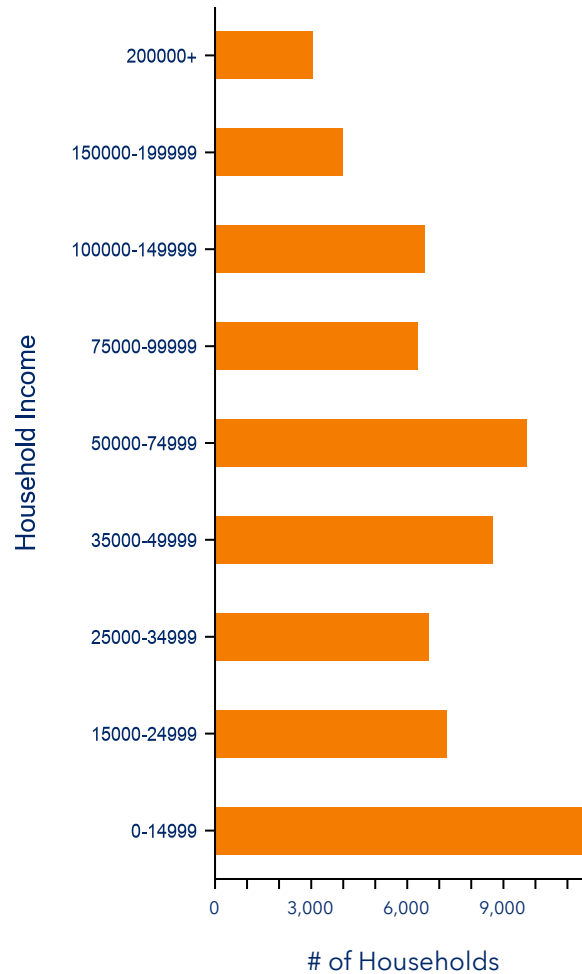
167,975
 Population

24.4
 Median Age



63,756
 Households

\$39,465
 Median Disposable Income



EDUCATION

7%

No High School Diploma



18%
 High School Graduate



23%
 Some College



52%
 College Graduate

EMPLOYMENT

 **70%**

White Collar



15%
 Blue Collar



15%
 Services

3.9%
 Unemployment Rate

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.

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.

SVN | Riverstone Commercial Real Estate

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Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

James Jones

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Regulated by the Texas Real Estate Commission
TXR-2501

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov
IABS 1-0 Date