

FOR LEASE

THE SHOPS AT HUDSON OAKS

3339-3349 UNIVERSITY DR EAST
BRYAN, TX 77802

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Building A



Building B



Property Summary

Prime restaurant and retail space totaling 27,000 SF available for lease on University Drive East, one of the fastest-growing gateway corridors of Bryan-College Station.

OFFERING SUMMARY

Lease Rate:	Call For Lease Rates
Building A:	1,500-7,528 SF Max Cont. 3,814 SF
Building B:	1,500-15,032 SF
Lot Size:	3.373 Acres
Year Built:	2023

PROPERTY HIGHLIGHTS

- Close proximity to Texas A&M University; Fall '22 enrollment of 74,869 students
- Drive-thru access and patio available
- Direct access to major thoroughfare Hwy 6
- Building depth of 65ft

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**SURROUNDED BY
HIGH-INCOME
HOUSING IN NEED OF
COMMERCIAL SERVICES**

170

UNIT

High-end housing to be constructed on-site and within walking distance (Pre-leasing has begun)

70,000+

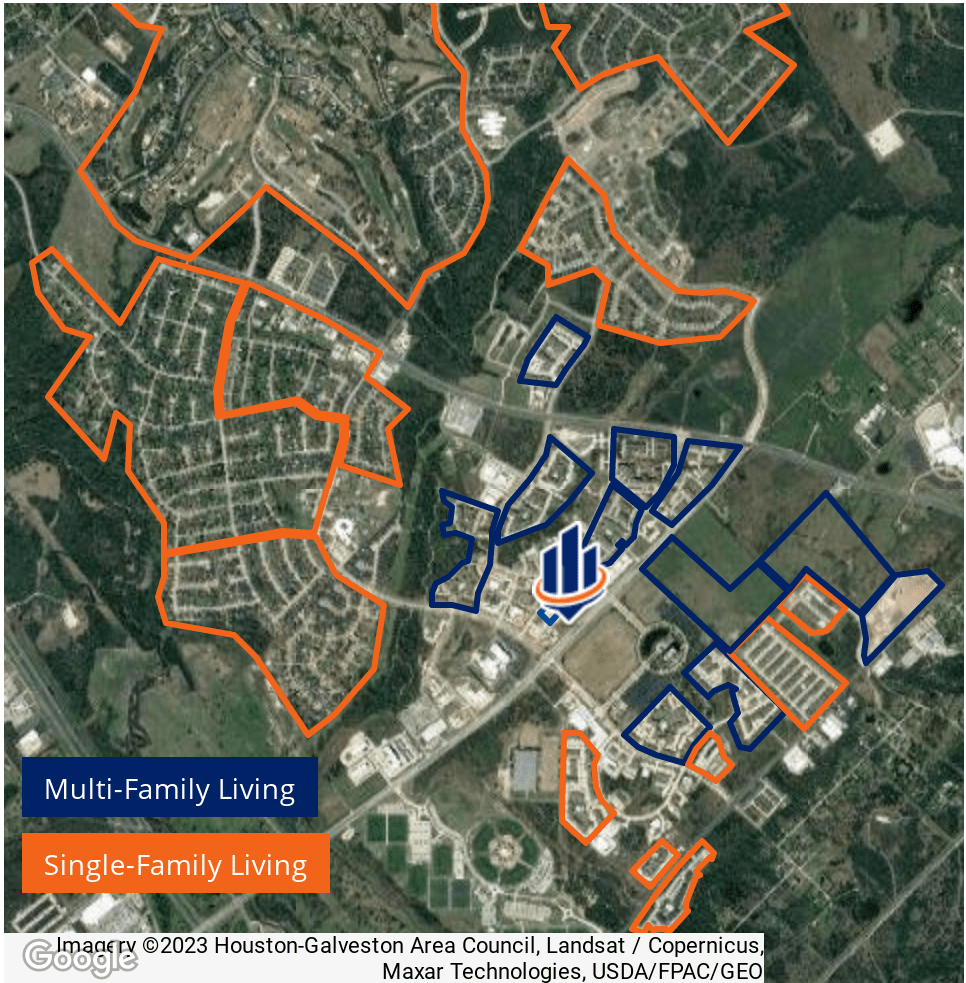
HOUSEHOLDS (2021)

Bryan-College Station
Urbanized Area

271,026

POPULATION (2021)

Bryan-College Station



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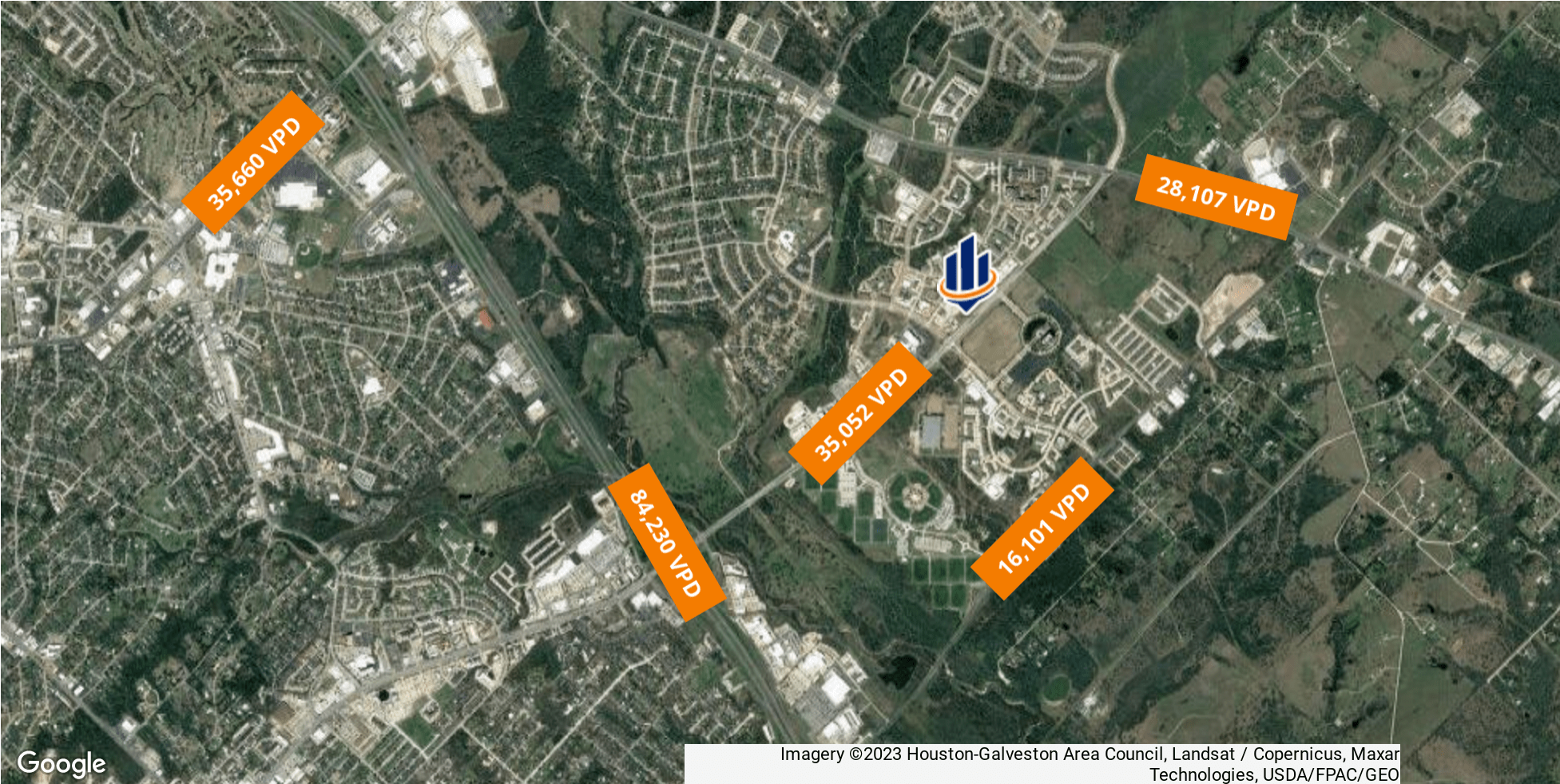
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Vehicle Count Per Day



Google

Imagery ©2023 Houston-Galveston Area Council, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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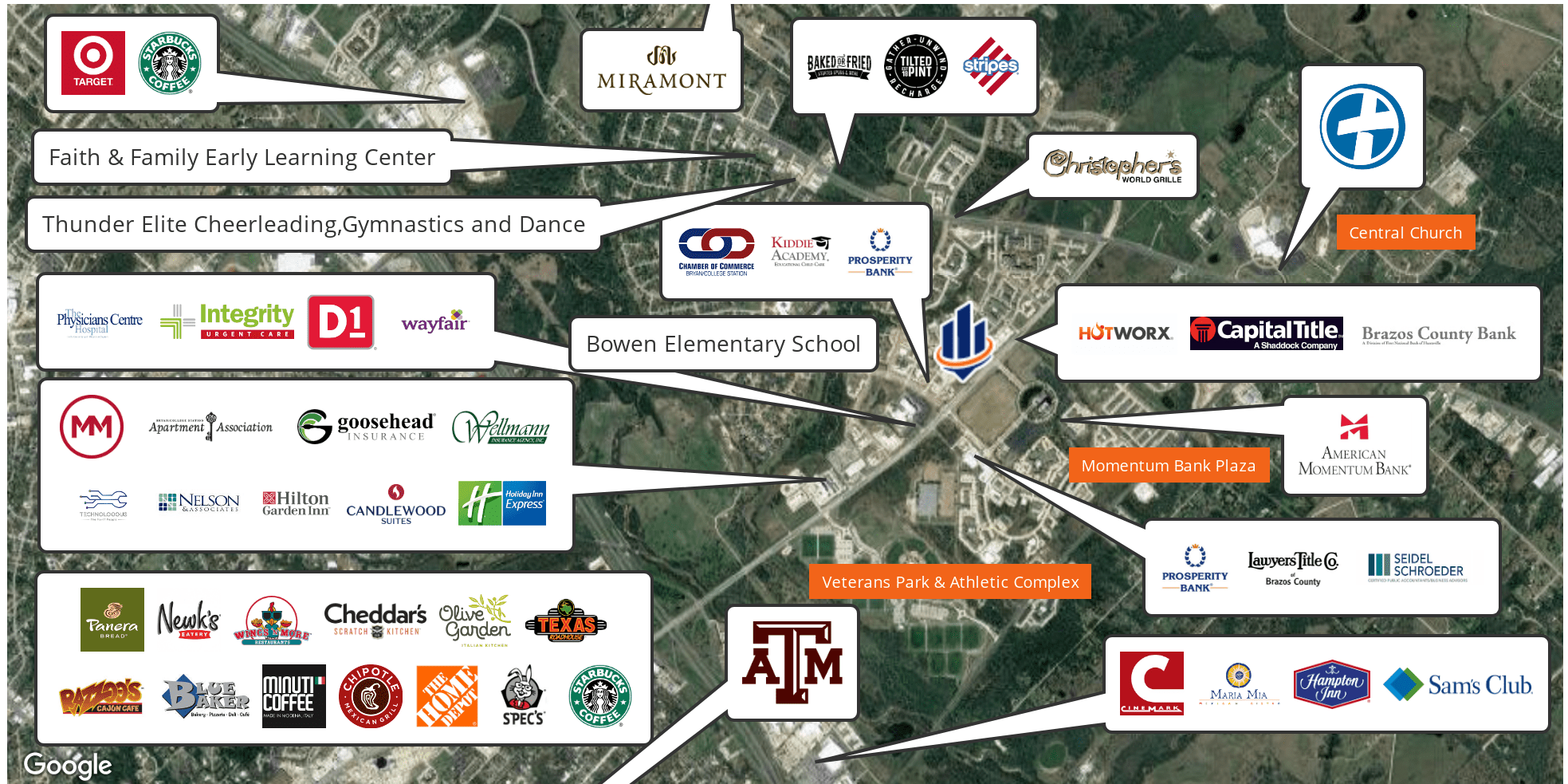
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Hudson Oaks Retailer Map



Google

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Building A - Floorplan (10,205 SF)



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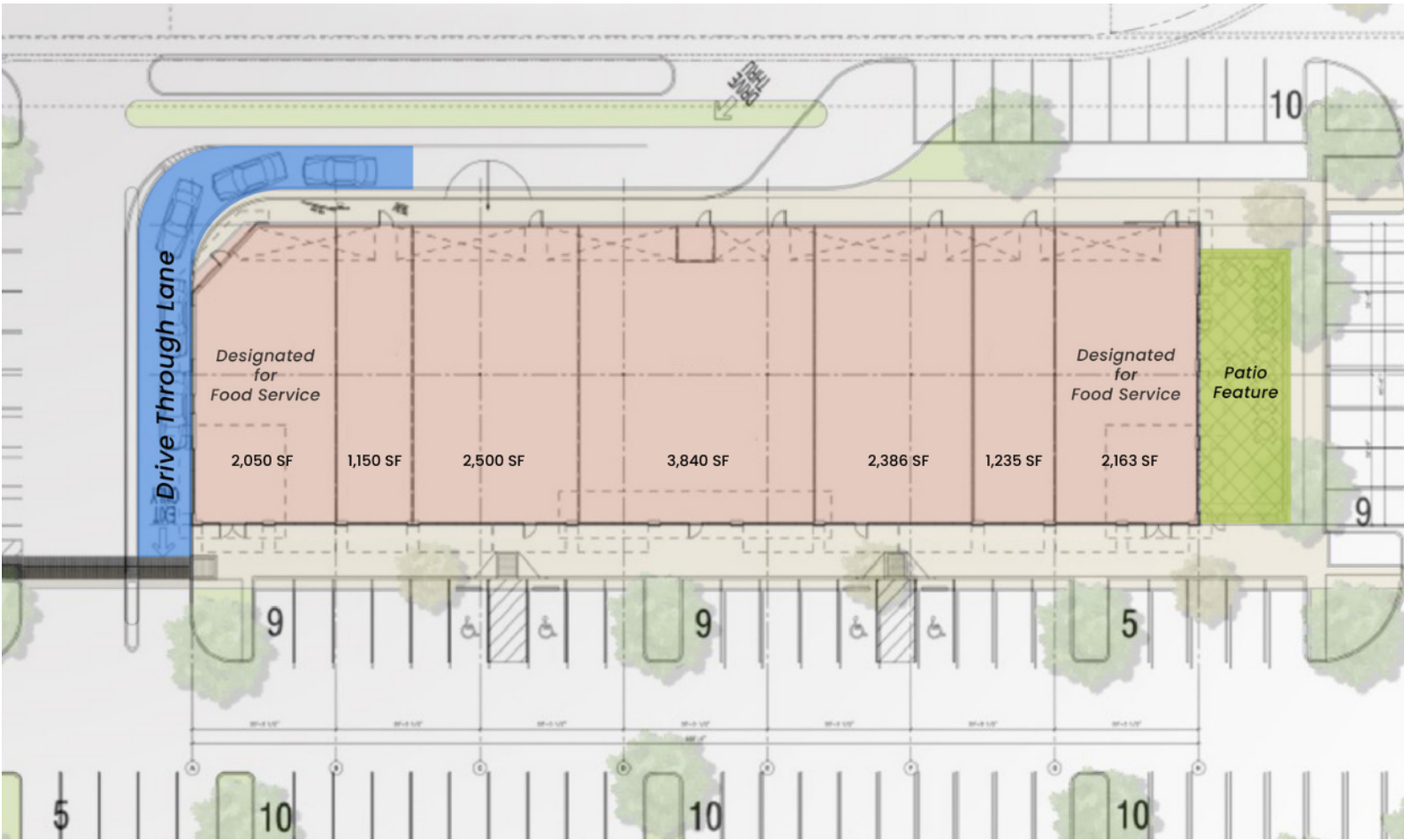
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Building B - Floorplan (15,032 SF)



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 WWW.HODGESARCHITECTS.COM

Bryan Multifamily

NWC University Dr & Corporate Center Dr., Bryan, TX

Development SP1.10

LCM 7
 0411.12.2019

PROJECT NUMBER:
1707-02

Site Demographic Summary



Ring of 3 miles

INCOME

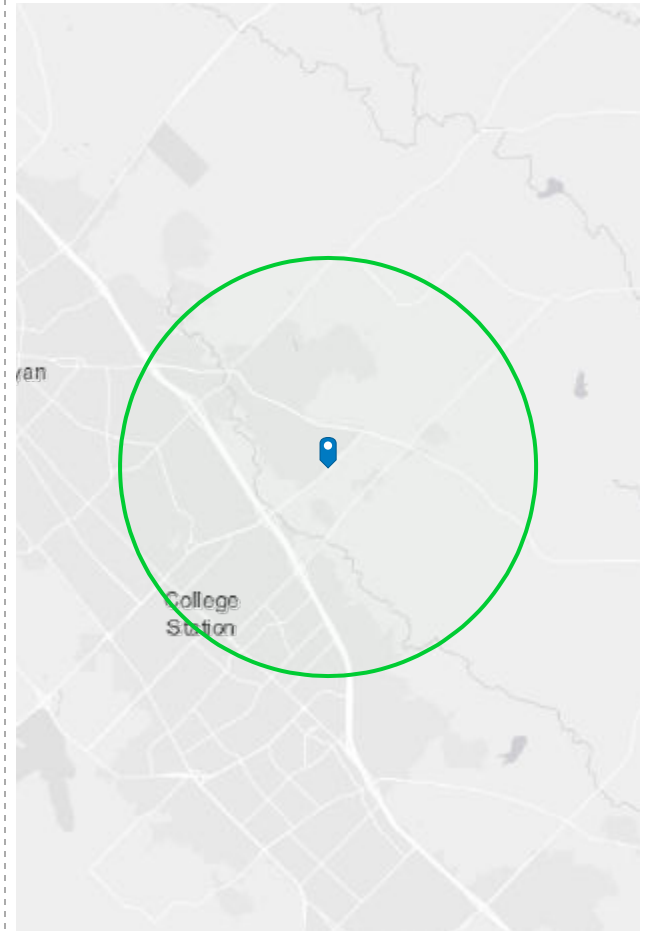
\$86,746
Average Household Income

\$38,114
Per Capita Income

\$630,868
Average Net Worth

\$331,048
Average Home Value

3339 - 3349 University Dr E



KEY FACTS

46,001
Population

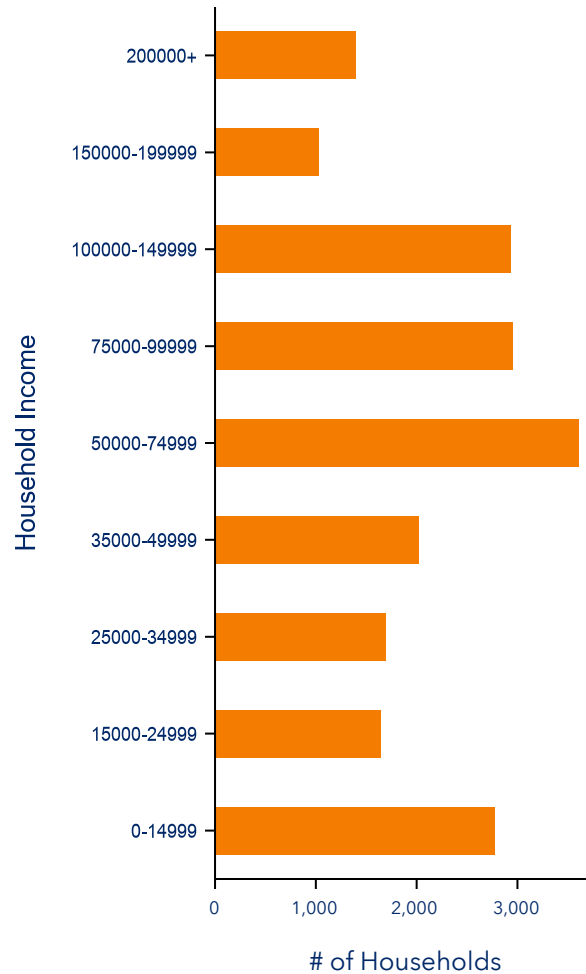
27.5

Median Age



20,017
Households

\$52,683
Median Disposable Income



EDUCATION

4%

No High School Diploma



14%
High School Graduate



26%
Some College



56%
College Graduate

EMPLOYMENT

70%

White Collar



Blue Collar



Services

16%

15%

3.7%

Unemployment Rate

Site Demographic Summary



Ring of 5 miles

INCOME



\$74,492

Average Household Income



\$28,555

Per Capita Income



\$507,787

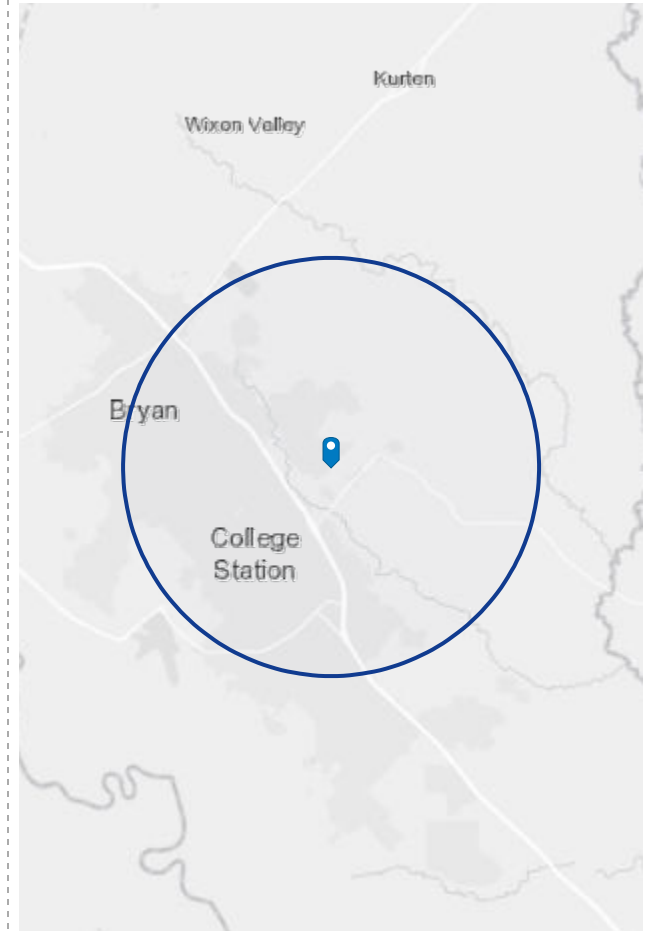
Average Net Worth



\$301,443

Average Home Value

3339 - 3349 University Dr E



KEY FACTS

139,552

Population

24.4

Median Age

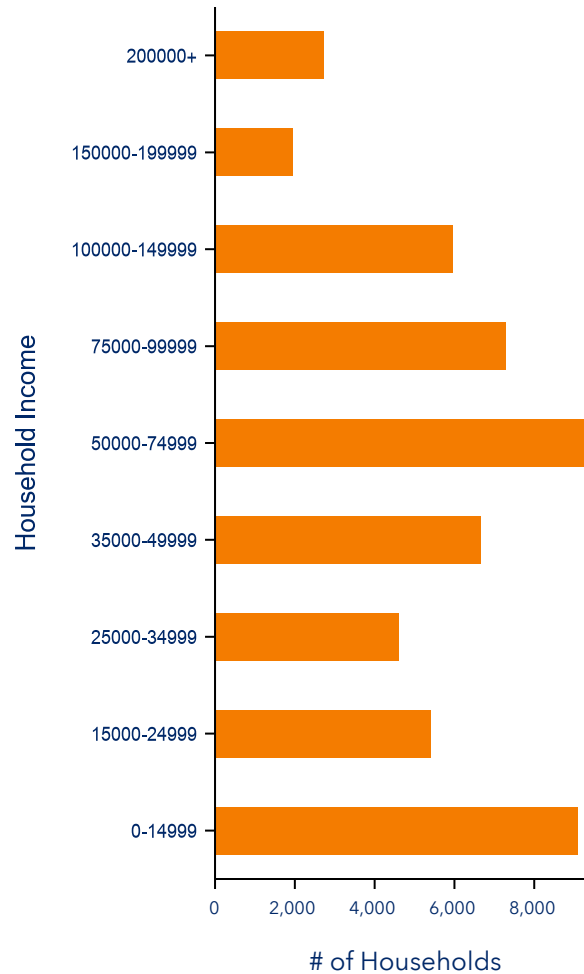


52,838

Households

\$43,739

Median Disposable Income



EDUCATION

8%

No High School Diploma



17%

High School Graduate



26%

Some College



49%

College Graduate

EMPLOYMENT



68%

White Collar



18%

Blue Collar



Services

14%

Unemployment Rate

4.0%

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.

Riverstone C.R.E. Co.

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

James Jones

Licensed Supervisor of Sales Agent/
Associate

Angela Lasell

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