



RIVERSTONE
COMMERCIAL REAL ESTATE

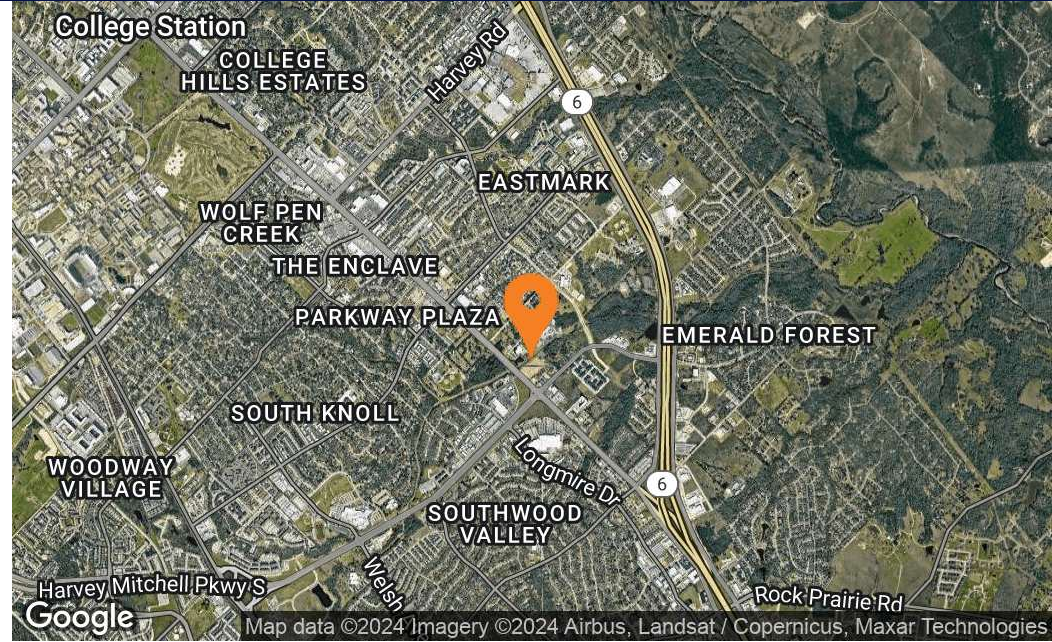
THE CREEK PLACE RETAIL CENTER

2709 - 2711 S TEXAS AVENUE | COLLEGE STATION, TX 77840

ANGELA LASELL 979.676.3122 | KAMRON MOTTER 979.431.4400

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Easy access from Texas Avenue S with excellent traffic counts, high visibility, and over 450' of frontage on Texas Avenue S
- Retail development with over 38,000 SF of Class-A retail space
- Located less than 2 miles from Texas A&M University (Fall enrollment of ±77,000 students) and A&M Consolidated High School
- Close proximity to student housing as well as other retailers and restaurants including Walmart, Tractor Supply, Schlotzsky's, and many more
- Situated ~2 miles from Baylor Scott & White and St. Joseph Heath hospitals

OFFERING SUMMARY

Lease Rate:	Call For Lease Rate
Available SF:	38,660+ SF
Parking:	190 Spaces
Texas Avenue Traffic Counts:	±51,113 VPD
Harvey Mitchell Traffic Counts:	±37,610 VPD



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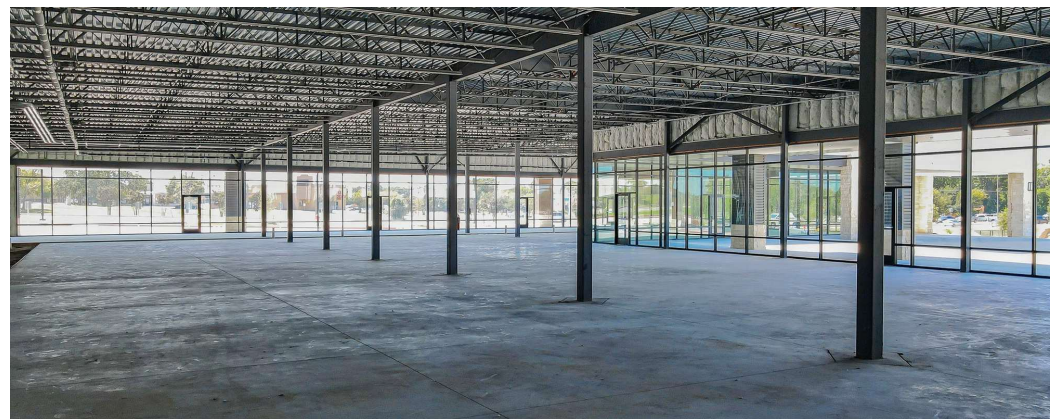
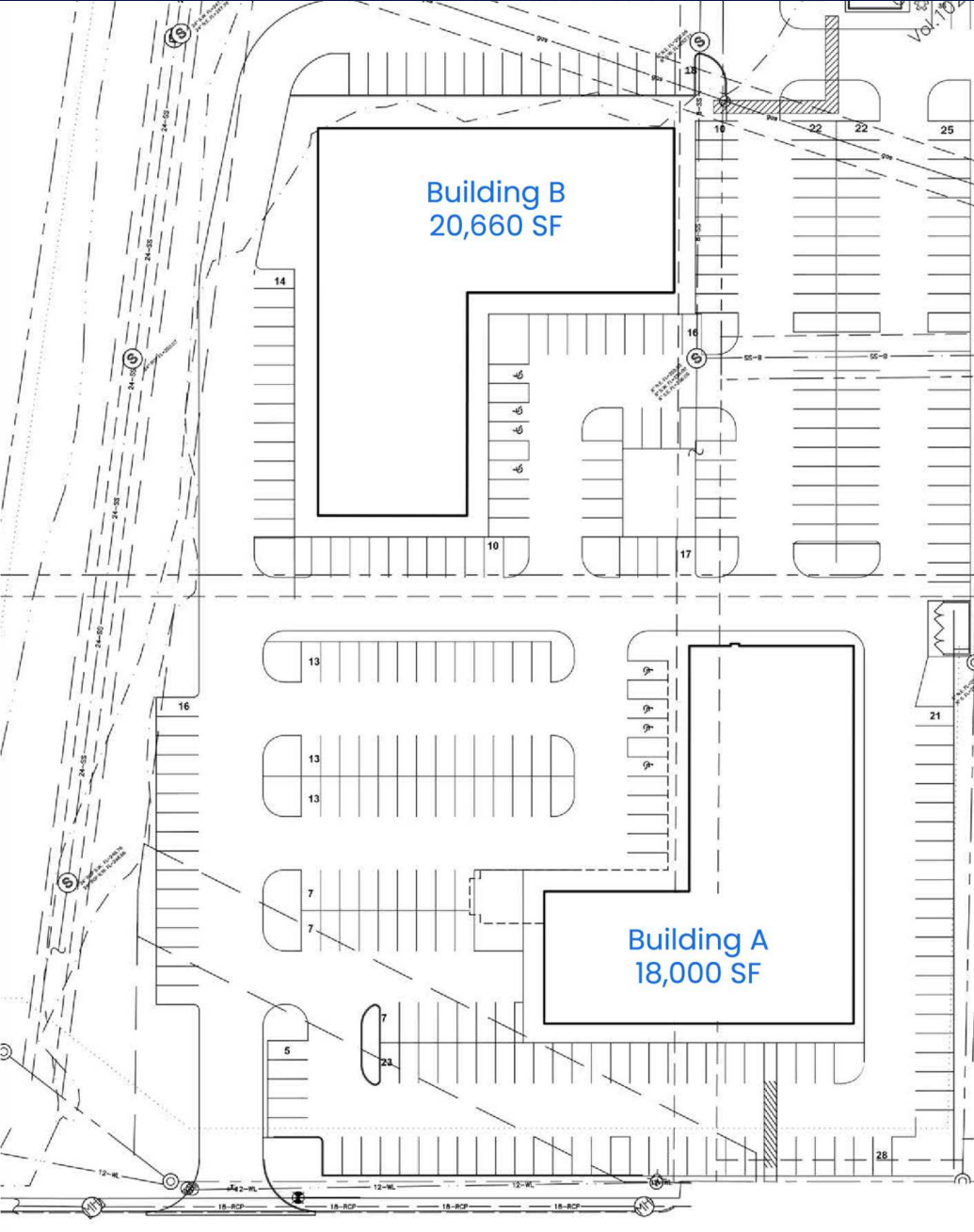
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SITE PLAN



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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

24.5

Median Age



61,571

Households

\$47,051

Median Disposable Income



162,257

2023 Total Population

EDUCATION

4%

No High School Diploma



17%

High School Graduate



22%

Some College



57%

College Graduate

INCOME



\$86,458

Average Household Income



\$33,053

Per Capita Income



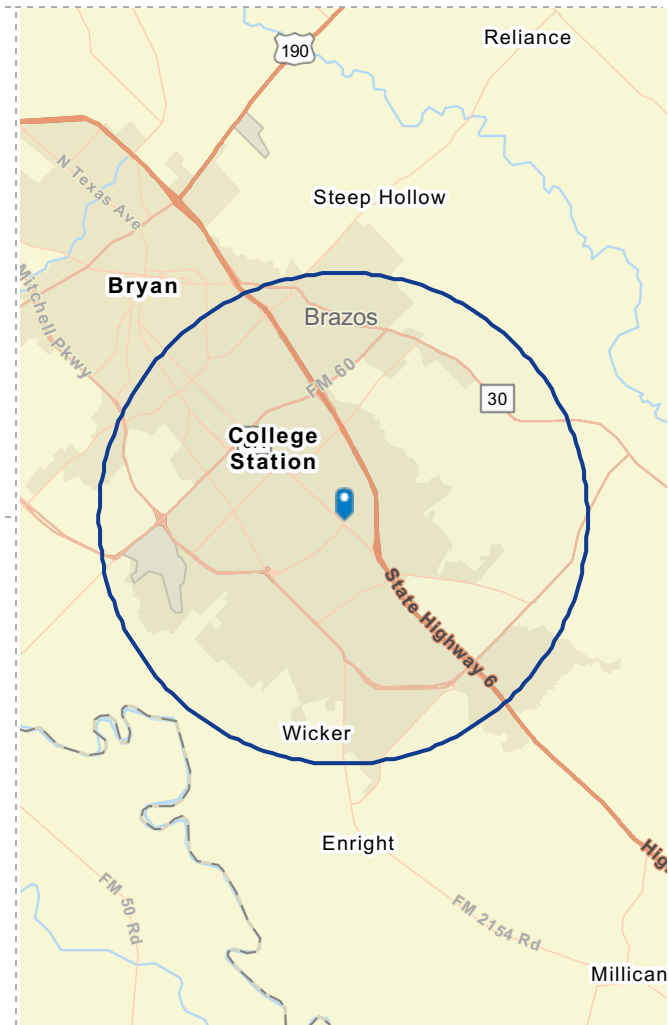
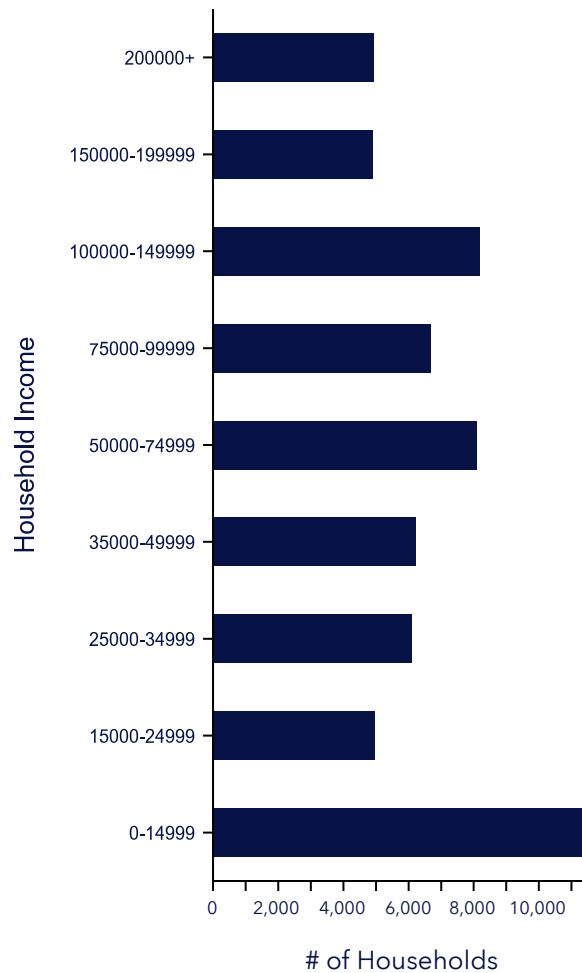
\$694,925

Average Net Worth



\$378,941

Average Home Value



EMPLOYMENT



73%

White Collar



13%

Blue Collar



14%

Services

3.4%

Unemployment Rate



Texas A&M University

Texas A&M University stands as the second-largest educational institution in the United States and holds the status of one of Texas's flagship universities. Located between College Station and Bryan, its main campus accommodates a thriving community of over 75,000 students, offering an extensive array of more than 140 undergraduate career paths. Positioned as a central force in College Station, Texas A&M University holds the distinction of being a tier 1 research university, renowned for nationally ranked programs spanning engineering, agriculture, chemistry, architecture, and business.

Notably, Texas A&M University has been designated as the third research site in Phase II of the Center for Advanced Research in Forensic Science (CARFS). This collaboration, part of the nation's sole forensic science Industry-University Cooperative Research Center, involves partnerships with lead institution Florida International University and Sam Houston State University. CARFS Phase II represents a substantial five-year, \$4.25 million investment by the National Science Foundation.

Texas A&M University has been chosen by the United States Space Force to lead the Space Strategic Technology Institute for In-Space Operations (SSTI-ISO). This groundbreaking initiative, aimed at advancing technologies for in-space operations, involves critical research valued at nearly \$50 million. The majority of testing will be conducted in a dual spacecraft testbed situated at the Texas A&M-RELLIS campus.

Looking ahead, Texas A&M University is poised to expand its facilities with the construction of a new meat science center on its RELLIS campus in Bryan within the next five years. As per the Texas A&M Foundation, this state-of-the-art facility, spanning over 75,000 square feet, will feature updated meat coolers, laboratories, and a cutting-edge processing floor.





As the spring leasing season unfolds in the College Station-Bryan retail market of 2024, there's a noticeable uptick in construction activity locally. At the onset of January, developers were in the process of introducing over 100,000 square feet of retail space to the market in the upcoming quarters. This contrasts with the 43,000 square feet delivered in 2023, a significant slowdown from the 130,000 square feet delivered in 2022.

The College Station-Bryan area, known for its substantial student population and expanding residential base, has historically been a hotspot for retail construction relative to its size. Owners have successfully increased their asking rental rates over the past year, a noteworthy achievement considering the limited new supply in College Station-Bryan. With market rents rising by 3.9% in 2023, the local retail market saw its average asking rates climb 60 basis points faster than the national average last year. If this upward trend persists into 2024, it's anticipated that investment in the Brazos Valley will remain relatively resilient in the coming quarters, especially when compared to the larger and more volatile markets in the state.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	1,001,124	15.5%	\$24.57	0.2%	0	0	0
Power Center	939,064	3.7%	\$25.27	3.6%	(2,017)	0	31,000
Neighborhood Center	3,300,065	9.7%	\$20.44	11.5%	33,383	0	0
Strip Center	1,085,202	6.7%	\$22.63	7.2%	3,576	0	0
General Retail	7,607,279	2.8%	\$21.90	3.9%	21,333	0	54,260
Other	0	-	-	-	0	0	0
Market	13,932,734	5.7%	\$22.04	5.6%	56,275	0	85,260
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.3%	5.1%	5.6%	8.1%	2021 Q2	2.9%	2014 Q3
Net Absorption SF	4.5K	149,829	63,076	424,013	2022 Q2	(313,082)	2021 Q2
Deliveries SF	44.7K	165,637	81,337	423,115	2018 Q2	47,591	2023 Q4
Market Asking Rent Growth	3.3%	1.6%	1.9%	4.9%	2022 Q3	-4.3%	2012 Q1
Sales Volume	\$3.1M	\$16.4M	N/A	\$57.5M	2015 Q2	\$245K	2016 Q2



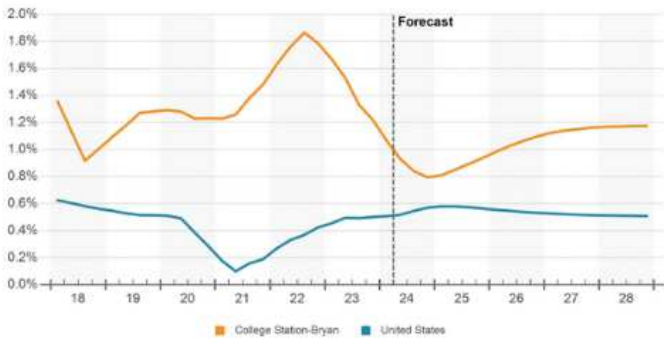
The College Station-Bryan area has expanded by more than 13,000 residents since 2020, a rate of cumulative population growth that has exceeded 4% during this period of time. Like many areas within the highly populous Texas Triangle, College Station and Bryan have both grown over time, attracting new residents. The expansion of Texas A&M has helped as well, bringing considerable demographic and economic tailwinds to the Brazos Valley.

COLLEGE STATION-BRYAN EMPLOYMENT BY INDUSTRY IN THOUSANDS

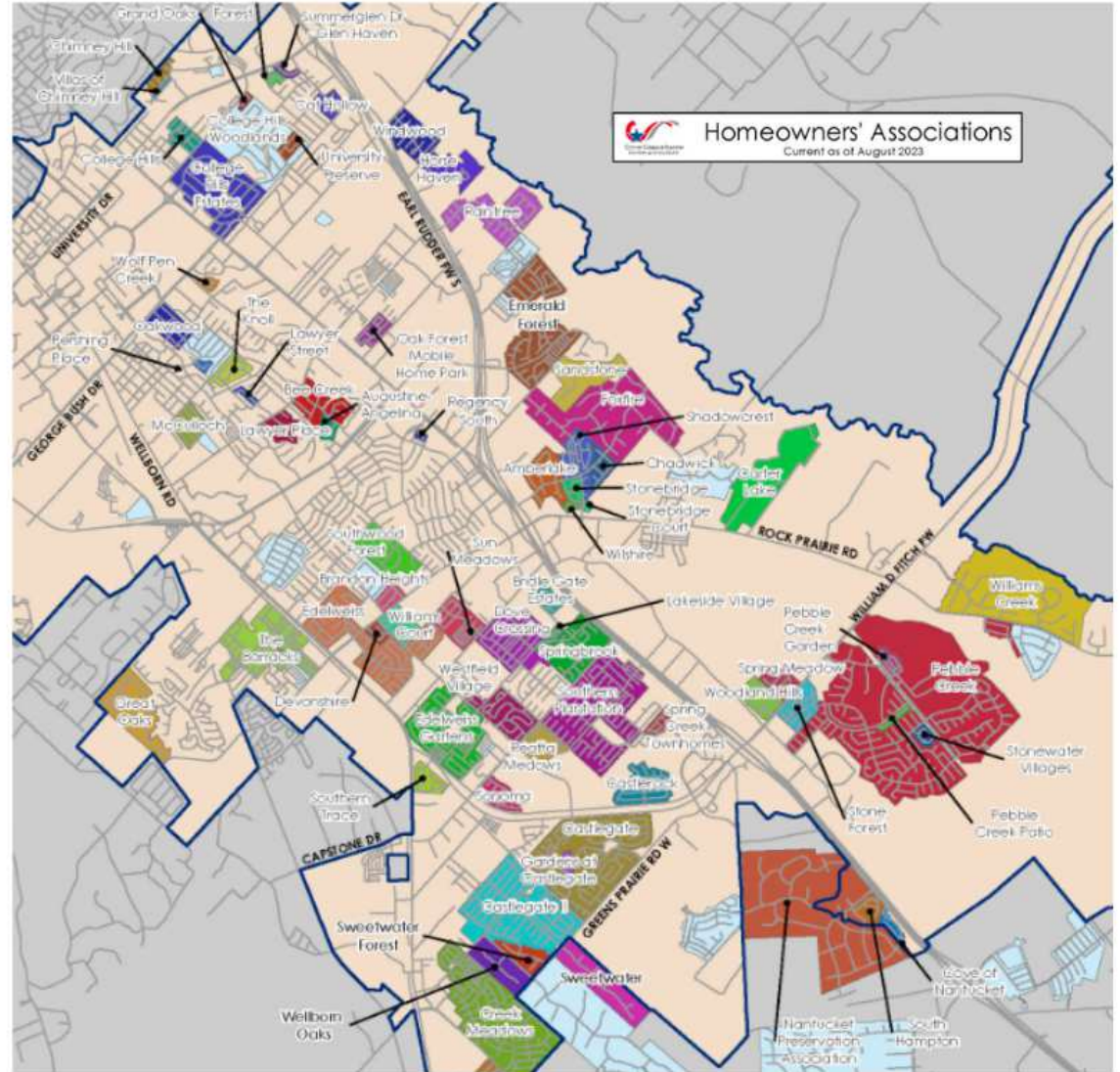
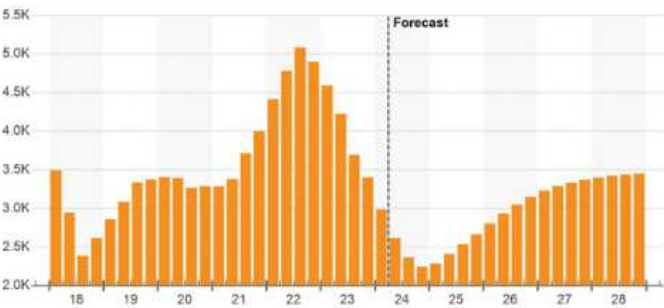
Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	6	0.5	-1.02%	0.40%	1.71%	0.68%	0.49%	0.46%
Trade, Transportation and Utilities	19	0.7	1.53%	0.31%	2.01%	1.62%	0.91%	0.38%
Retail Trade	13	0.9	1.87%	0.48%	1.40%	0.26%	0.97%	0.27%
Financial Activities	5	0.6	3.72%	0.89%	2.37%	1.52%	0.70%	0.37%
Government	49	2.3	3.90%	2.54%	2.08%	0.62%	1.14%	0.71%
Natural Resources, Mining and Construction	8	1.0	3.08%	2.55%	1.09%	2.40%	0.32%	0.87%
Education and Health Services	16	0.7	2.68%	3.87%	4.53%	2.04%	1.07%	0.82%
Professional and Business Services	14	0.7	4.35%	0.66%	6.32%	1.89%	1.46%	0.74%
Information	2	0.6	3.56%	-0.79%	2.07%	1.07%	1.12%	0.66%
Leisure and Hospitality	20	1.3	4.88%	2.85%	4.12%	1.50%	1.70%	1.04%
Other Services	4	0.7	4.34%	1.60%	1.15%	0.59%	0.45%	0.56%
Total Employment	143	1.8	3.35%	1.71%	2.85%	1.35%	1.11%	0.67%

Source: Oxford Economics
LQ = Location Quotient

POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)



387,437 Estimated Retail Trade Area Population (2023)
\$125,186 Average Family Income

DEMAND IN COLLEGE STATION

Foodservice & Drinking Places
2023 Demand = \$418,722,956

Health & Personal Care Stores
2023 Demand = \$98,471,093

Electronics and Appliances Stores
2023 Demand = \$61,182,213

2023 Demand \$3,800,864,494

2028 Demand \$4,341,330,648

Growth \$540,466,154



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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 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 Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date