



**New Administration &
Student Services Building**
New Entrance to Blinn College



The Camber Villas
200+ Doors

Shops On Nash



RIVERSTONE
COMMERCIAL REAL ESTATE

PRE-LEASING
THE SHOPS AT NASH
2735 NASH ST | BRYAN, TX 77802

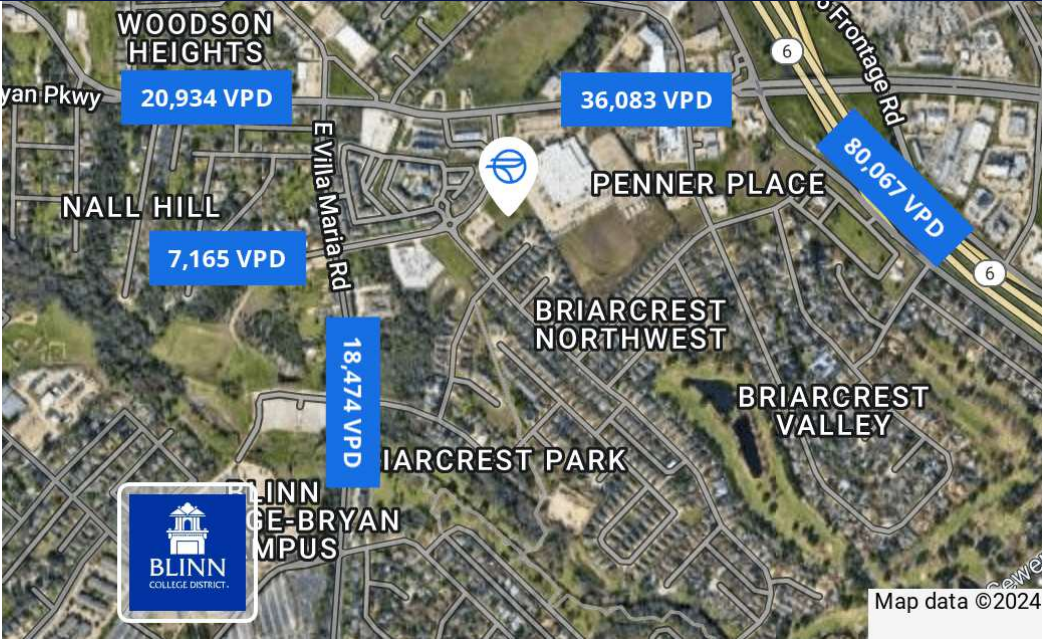


PROPERTY DESCRIPTION

Now pre-leasing an exceptional opportunity in this ±22,641 square feet of prime retail space, ideal for a variety of retail ventures. This expansive area offers ample room and can be easily divided to suit your specific needs. With its strategic location near Blinn College, Downtown Bryan, and quick access to Hwy 6, this space promises to be a vibrant hub for your business endeavors.

PROPERTY HIGHLIGHTS

- Conveniently located near Downtown Bryan
- Gateway corridor to Blinn College and St. Joseph's Medical District
- Quick access to main thoroughfare Hwy-6 (39,893 VPD)
- Adjacent to Bryan Post Office and The Camber Villas (Student Housing)
- Surrounded by booming residential & commercial developments
- Buildout and architectural plans included



OFFERING SUMMARY

Lease Rate:	\$28.00 - 32.00 SF/yr (NNN)
Building 1 SF Available:	1,400 - 6,257 SF
Building 2 SF Available:	1,400 - 10,848 SF
Year Built:	First Quarter 2026



Blinn College

Established in 1883, Blinn College offers certificates and two-year degrees in more than 50 academic and technical areas of concentration. With over 19,000 students Blinn is one of the largest community colleges in Texas.

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New Entrance to Blinn College



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New TXB Store



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Bryan - College Station, Texas

#1 Fastest-Growing Cities for Small Business in Texas

#2 Most Dynamic Metros with Less Than 500,000 People in TX

276,205 Population
Bryan-College Station MSA

St. Joseph's Regional Health - Medical Corridor



Kim Shaw, CEO of St. Joseph Health, announced a new primary care clinic at their south College Station campus, set to open in November 2025, accommodating 12 primary care physicians. Shaw also outlined a reconfiguration of services at St. Joseph's hospitals in Bryan and College Station over the next year. The Bryan hospital will focus on intensive care and complex surgeries, reflecting its stronger surgical capabilities.



New TXB Store

HOME TO TEXAS A&M UNIVERSITY

2nd Largest University in the Country
Fall 2023 Enrollment - 77,000+



The MODS Student Housing

*photo for illustrative purposes



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The Bryan Campus is a 51-year story of success and rapid growth, resulting in its buildings exceeding utilization standards and some programs being placed outside the academic core in temporary and retrofitted buildings.

Blinn College District has served the Bryan-College Station area since 1970 and has operated in its current location since 1997. Located in Brazos County, the 87-acre Bryan Campus is Blinn's second largest in size and largest in terms of enrollment.

The Blinn College District also holds several other properties and locations in the Bryan area: an undeveloped 95-acre property on Leonard Road, the Central Administrative Services Building located in the Tejas Center retail complex and the Post Office Center which is home to Blinn's Dental Hygiene Program.

The Bryan Campus is bounded primarily by single-family neighborhoods and various multi-tenant complexes including apartments, retirement communities and an assisted living facility.

The Bryan Campus on E. Villa Maria Road has experienced incredible growth and success over the past 23 years. In January 2021, the district acquired three land parcels on the north side of the campus totaling 4 acres. Located at the intersection of E. Villa Maria Road and Nash Street, this new property affords opportunities to create a new primary entrance on the north side of the campus and establish a strong street presence with new facilities that project the Blinn brand.



Bryan Campus Enrollment
9,500 Students by 2025

Over the past five years, the Bryan Campus has averaged 7,750 full time students per year. Many of the Bryan Campus's students are enrolled in programs that will allow them to transfer to Texas A&M University.

PHASE 1 2021-2025

NEW CONSTRUCTION

1. Administration & Student Services Building
2. New Road Extension & Nash Street Entrance

DEMOLITION:

1. Building S (Bookstore, Admin., Campus Police)
2. Existing Church & Adjacent Structures @ Nash St.

RENOVATIONS:

1. Library Renovation & Expansion (Building C)

ENHANCEMENT PROJECTS:

1. South Campus Pedestrian Connection & Parking Renovation -Part A
2. Library Quad Improvements
3. North Monument Sign

PHASE 2 2026-2030

NEW CONSTRUCTION

1. Fine Arts & Academic Building

DEMOLITION:

1. Building B (Faculty Offices)
2. Building R (Distance Learning)
3. Building T (Classrooms)

ENHANCEMENT PROJECTS:

1. South Campus Pedestrian Connection & Parking Renovation Part B
2. Blinn Blvd. Entrance Improvements & Monument Sign
3. E. 29th Street Monument Sign
4. Student Center Quad Improvements
5. Intramural Fields

RENOVATIONS:

1. Student Center Renovation (Building F)
2. Physical Plant Expansion/Conversion (Building J)

PHASE 3 2031-2040

NEW CONSTRUCTION

1. Fitness & Activity Center

ENHANCEMENT PROJECTS:

1. Briar Creek Trail Loop 2.
- North & West Campus Streetscape Improvements



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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 1 mile

KEY FACTS

37.9

Median Age

4,037
Households

\$48,837

Median Disposable
Income

8,839

2023 Total Population

EDUCATION

10%

No High
School
Diploma



28%
High School
Graduate



24%
Some
College



38%
College
Graduate

INCOME



\$82,378

Average Household
Income



\$37,345

Per Capita Income



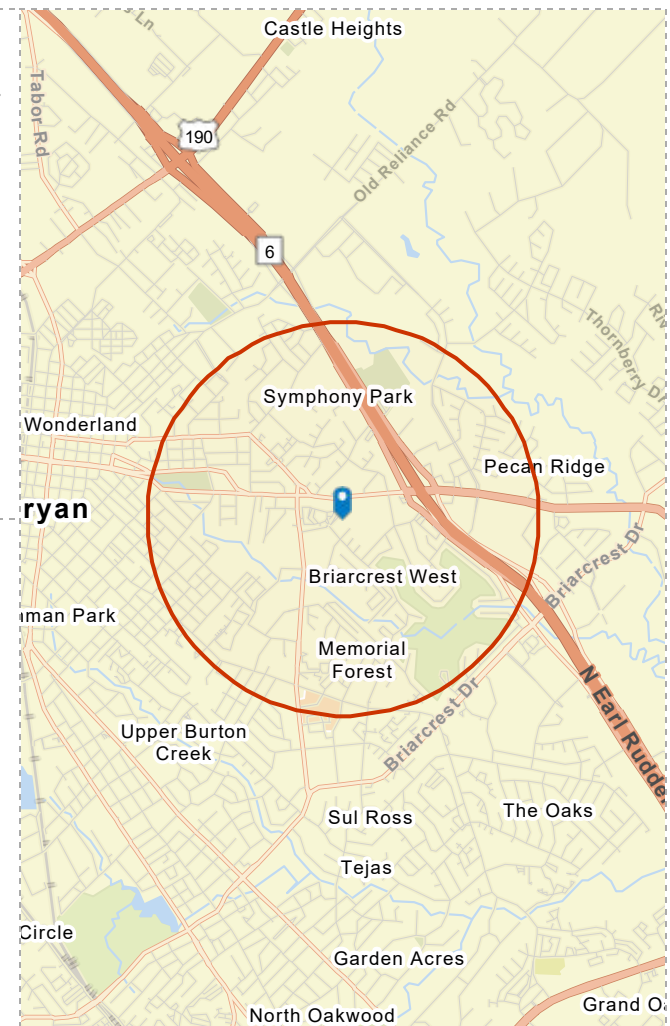
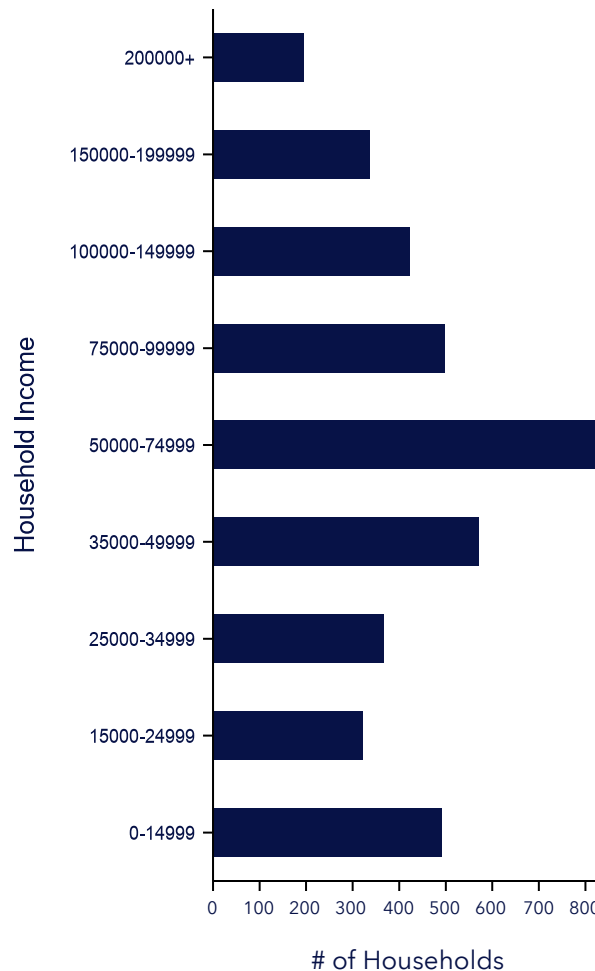
\$762,017

Average Net Worth



\$231,555

Average Home Value



EMPLOYMENT



White Collar

62%



Blue Collar

26%



Services

11%

Unemployment
Rate

4.7%

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

30.1

Median Age



25,419

Households



67,126

2023 Total Population

\$41,857

Median Disposable
Income

EDUCATION

16%

No High
School
Diploma



27%

High School
Graduate



24%

Some
College



34%

College
Graduate

INCOME



\$71,335

Average Household
Income



\$391,638

Average Net Worth



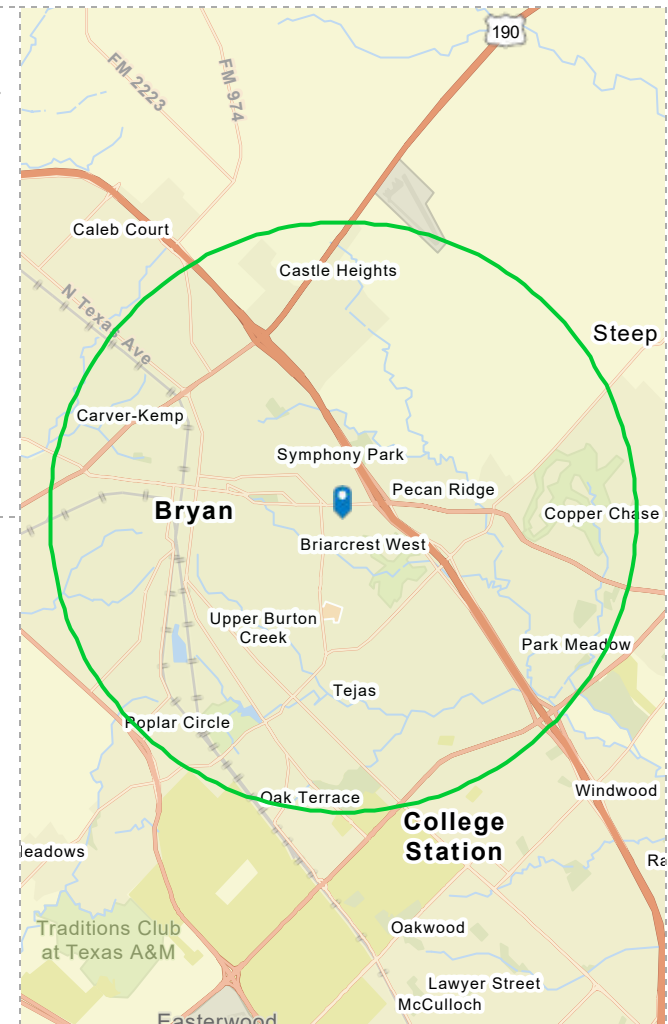
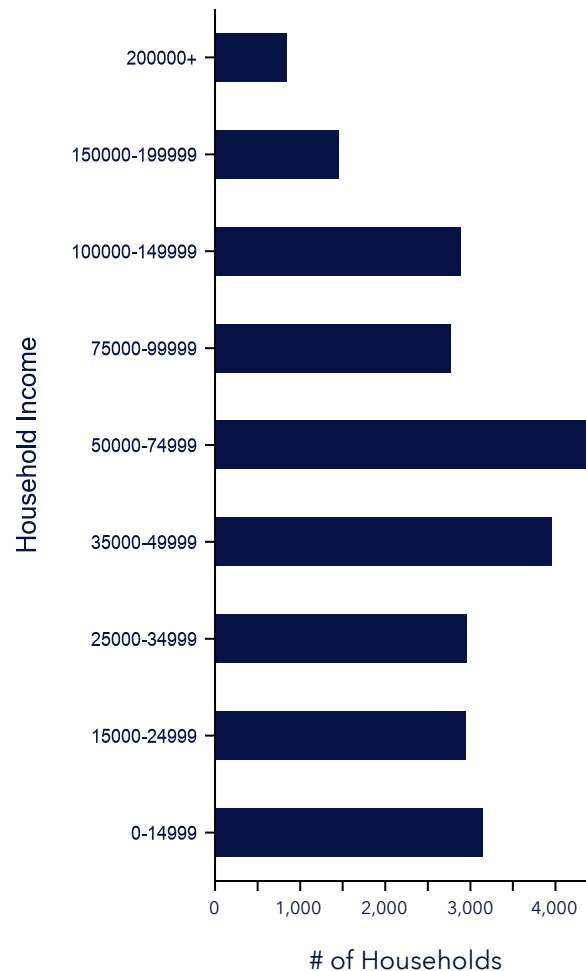
\$27,587

Per Capita Income



\$235,115

Average Home Value



EMPLOYMENT



White Collar

60%



Blue Collar

25%



Services

15%

Unemployment
Rate

4.2%

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 Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Angela Lasell

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date