

Bryan Towne Center



Wildflower Drive & Briarcrest Drive
Bryan, Texas

Lamarco.com



Pads Available

Bryan Towne Center is a premier regional Power Center with Multiple high Visibility Shops and Pads available for lease, sale, build-to-suit and Ground Lease

Bryan is the home of the Texas A&M Health Science Center, The Texas A&M University System's Rellis Campus and Blinn College

Texas A&M University is less than 5 miles away

There are more than 75,000 students enrolled in Texas A&M and Blinn College

Located off of N Earl Rudder Freeway (TX-6 East Bypass), the primary connector between Houston and Waco

112 Room Hyatt House Hotel on Site

NATIONAL TENANT LINE-UP

TruFit Athletic Club, Jumping World, Pet Supplies Plus, Rue21, Dollar Tree, Hibbett Sporting Goods, Pizza Hut, Sylvan Learning Center, Sola Salons, Smarty Sprouts Kids Club, Jersey Mike's Subs

SHADOW ANCHOR

Target

For Additional Info

CHRIS CAMPBELL | 877.307.4468 | campbell@lamarco.com
602.518.2070 (cell)



695 Route 46, Suite 210 | Fairfield, NJ 07004



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SITE PLAN



Tenant Roster

Lot F – 2.7804 acres

Lot 2D – 1.64 acres

Lot 1R-B – 0.6365 acres

Lot 2R-B – 1.69 acres

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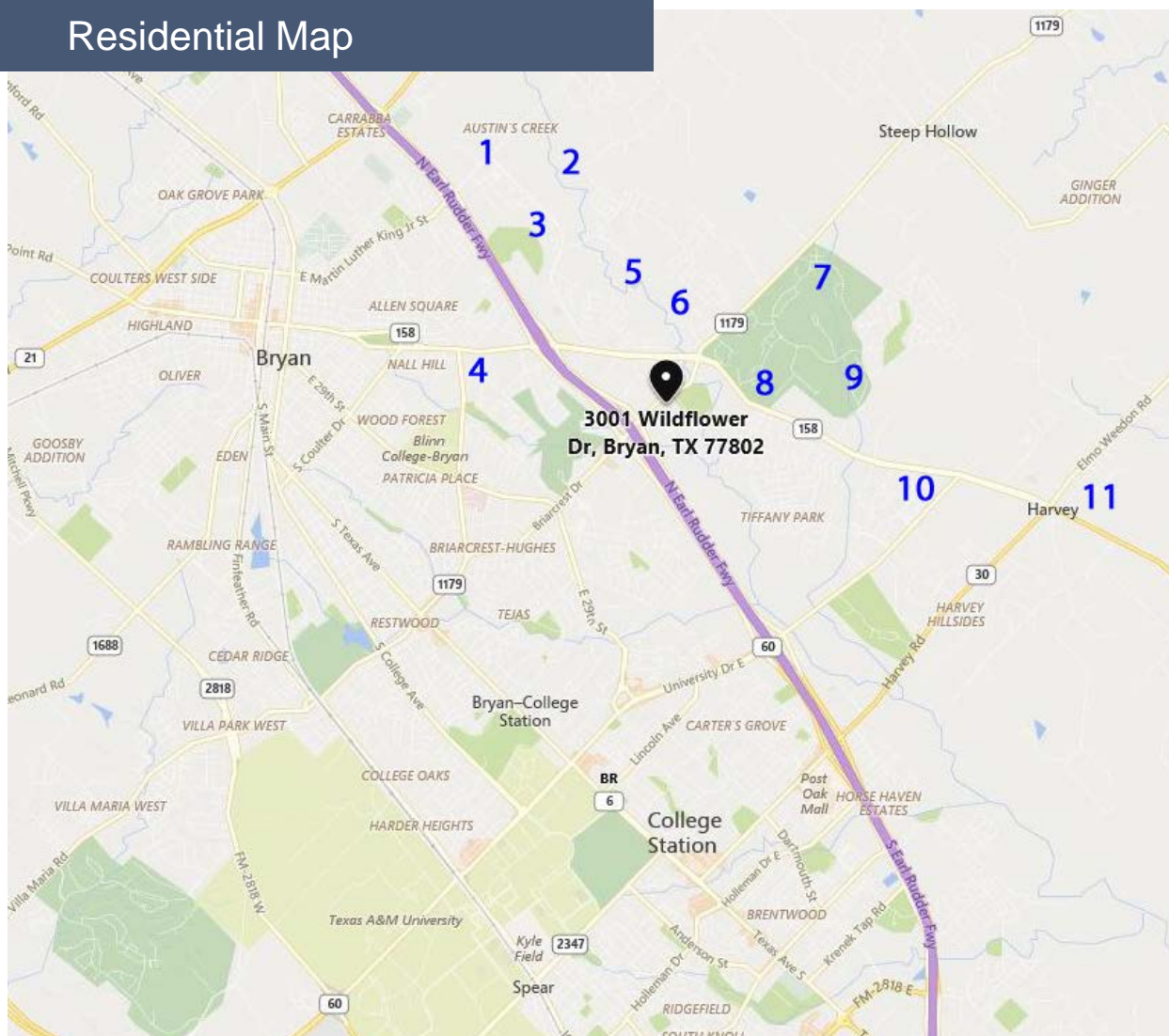
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Residential Map



Residential Map Key

1. Rudder Pointe – 43 lots in Ph 1 (~400 total), \$230k-\$310k
2. Austin's Estates Ph 6 – 12 lots, \$375-\$450k
3. Austin's Colony Ph 19 – 14 lots, \$300k-\$340k
4. *Nash Apartments- 185 units - \$491 - \$1020
5. Austin's Colony Ph 18 – 34 lots, \$300k-\$340k
6. Greenbrier – 251 lots, \$300k- \$375k
7. Miramont Sec 16- 3 lots Custom Homes, from \$500k+
8. Miramont Sect 8- Twin Homes on 28 lots, from \$350k
9. Oakmont- 1A – 93 lots & 1B – 129 Lots, \$280-\$450k (~ 750 lots total)
10. *Springs at University- 216 units, \$818 - \$1658
11. Yaupon Trails- ~550 lots, \$195k- \$260k

*denotes multi-family

Demographics	3 Mile	5 Mile	10 Mile
Population	63,976	153,702	231,556
Households	26,516	57,591	85,538
Avg HH Income	\$73,184	\$63,854	\$75,600

Traffic Counts

Briarcrest Drive (11,209 AADT)
Wildflower Drive (16,242 AADT)
North Earl Rudder Freeway I16 (63,155 AADT)

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SURROUNDING RETAILERS

