



COLONY PARK | NEQ SH-6 & BOONVILLE RD, BRYAN, TX 77808

Features

- Kroger Expansion Now Underway
- .75 acre pad site available for ground leasing
- 4.5 miles from Texas A&M University with a Spring 2020 enrollment of 64,961 students
- 1.2 miles from Blinn College, with an enrollment of 18,850 students for the Spring 2020 semester
- Surrounded by active growing subdivisions such as Austin Colony, Copperfield and Tiffany Park

colonyparkretail.com

FOR LEASE - FOR GROUND LEASE

TOTAL SF: 106,941
AVAILABLE SF: 6,299
MIN CONTIGUOUS SF: 1,168
MAX CONTIGUOUS SF: 1,551
CONTACT FOR MORE INFORMATION

Traffic Counts

SH6 North of Boonville Rd	50,800 VPD
SH6 South of Boonville Rd	43,274 VPD
William J Bryan Pkwy	36,557 VPD
Boonville Rd East of SH6	22,141 VPD

Demographics

	YEAR: 2020	1 MILE	3 MILE	5 MILE
Population		8,659	59,066	141,562
Daytime Population		8,637	69,669	149,386
Average HH Income		\$79,929	\$73,404	\$62,307
Households		3,786	22,538	51,869

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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COLONY PARK | NEC OF HWY 6 BYPASS AT BOONVILLE RD, BRYAN, TX 77808

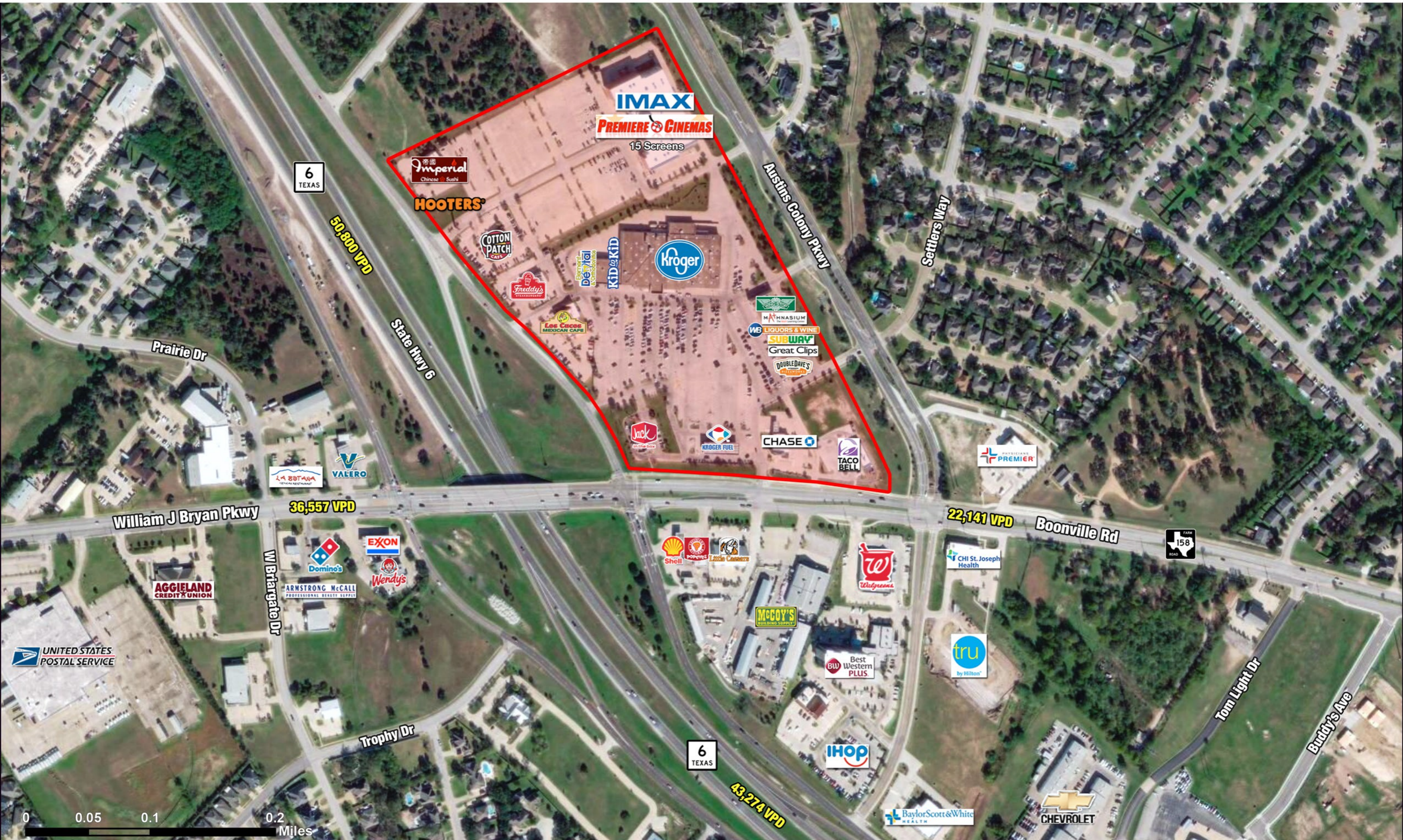


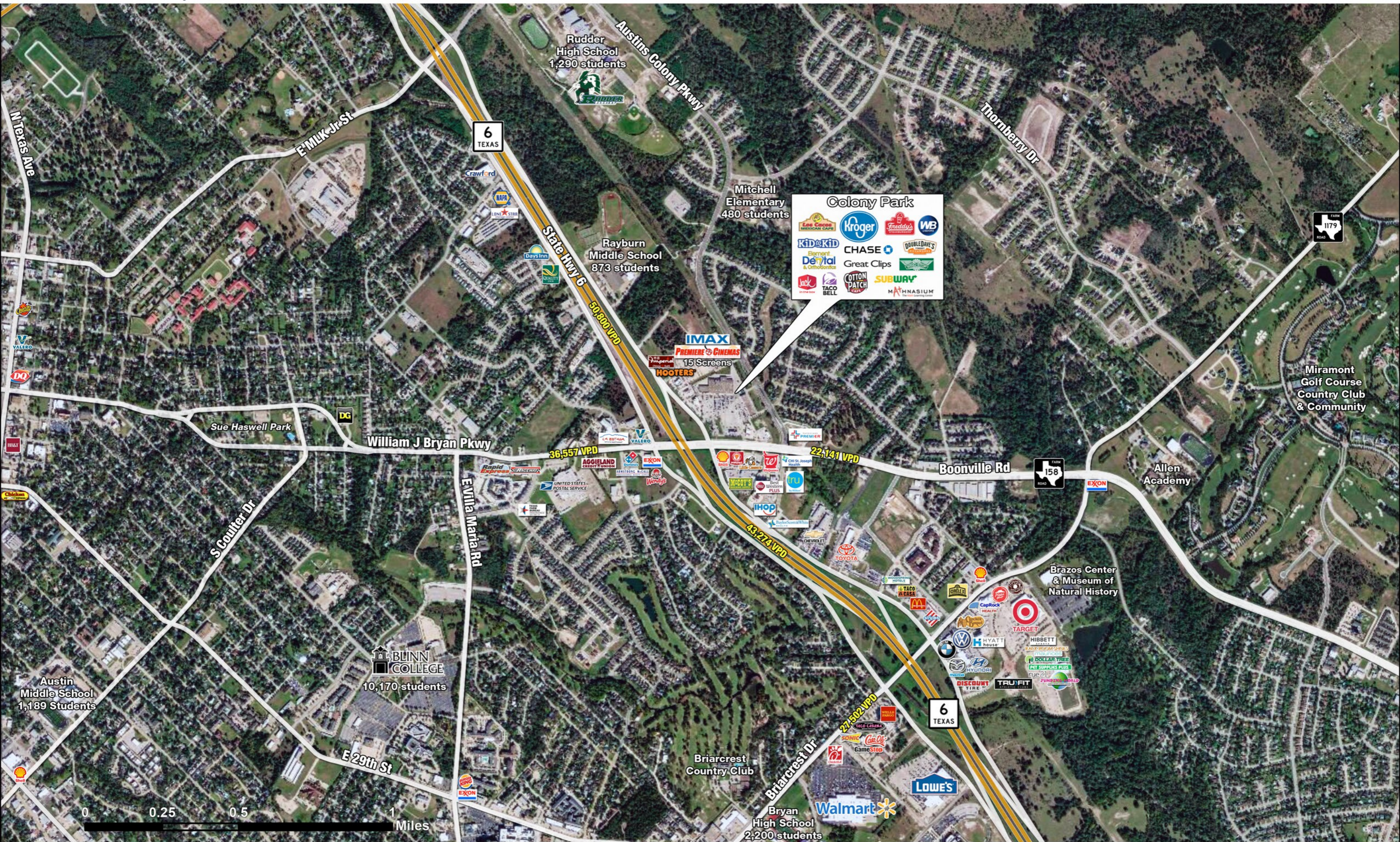
Available Space		
Building A	Pad 1	0.75 ac
120	1,168 sf	
300	1,200 sf	
580	1,551 sf	
700	1,400 sf	
850	1,180 sf	

Current Tenants

Pad 2	Taco Bell	1.01 ac
Building A		
100	Spoons Yogurt	1,680 sf
150	Wingstop	1,600 sf
200	Prestige Dry Cleaners	1,400 sf
550	Mathnasium Learning Ctr	2,000 sf
570	Happy Nails	1,800 sf
600	WB Liquors	3,000 sf
650	T Jin China Diner	2,240 sf
750	Subway	1,616 sf
800	Great Clips	1,185 sf
900	Double Dave's Pizzaworks	3,420 sf
Building B		
100	Element Dental	4,000 sf
250	Silver Thimble Alterations	1200 sf
350	Kid to Kid	6,000 sf

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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 on 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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Date