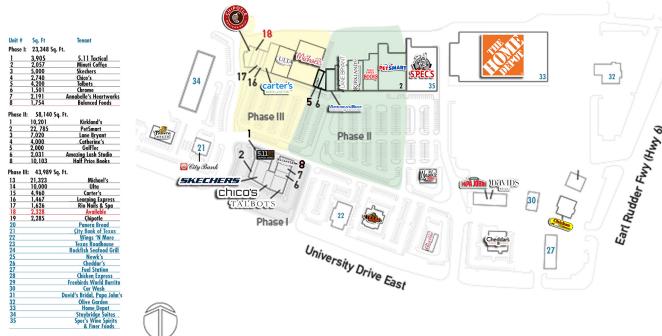
1501 UNIVERSITY DRIVE EAST, COLLEGE STATION, TEXAS 77840



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Gateway Station

College Station, TX



Updated:	May	2024	

Est. Population 7,652 91,040 169,330	DEMOGRAPHICS	1 mile	3 mile	5 mile
A 100	Est. Population	7,652	91,040	169,330
Avg. HH Income \$67,199 \$66,440 \$67,812	Avg. HH Income	\$67,199	\$66,440	\$67,812
Total Housing Units 3,323 35,194 64,267	Total Housing Units	3,323	35,194	64,267
Daytime Population 11,435 108,937 183,086	Daytime Population	11,435	108,937	183,086
Medium Home Value \$259,071 \$269,857 \$255,565	Medium Home Value	\$259,071	\$269,857	\$255,562

NORTH

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PROJECT SCOPE

Gateway Station is a 450,000 SF shopping center anchored by PetSmart and Michaels and adjacent to Home Depot. The Shopping Center is strategically located off Highway 6 and University Drive in College Station which is home to Texas A&M with an enrollment exceeding 50,000 students annually. There is a 21,000 SF lifestyle component with tenant's such as Chico's, Talbots, Skechers, Minuti Coffee, and 5.11 Tactical.

DETAILS

• 1,754 SF & 2,328 SF second generation retail space available

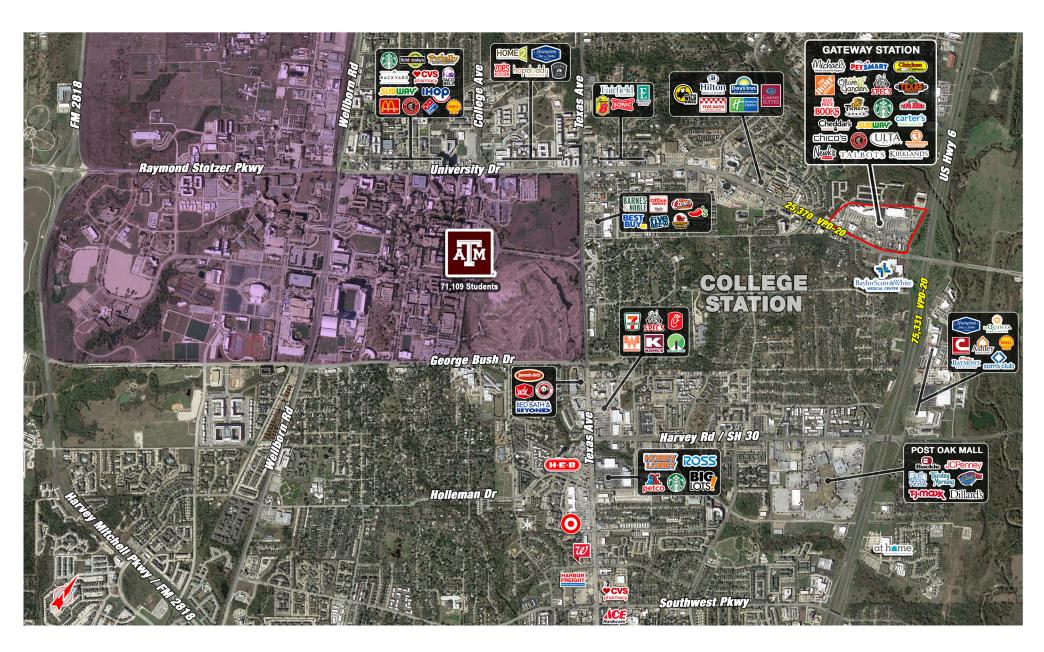
TRAFFIC COUNTS

o University Drive: 34,700 VPD o Highway 6: 89,272 VPD

AREA ATTRACTIONS



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