

GATEWAY STATION

1501 UNIVERSITY DRIVE EAST, COLLEGE STATION, TEXAS 77840

SHOP COS.



Brittney Austin / **BRITTNEY@SHOPCOMPANIES.COM** / **214-242-5443**

Linda Rubiola / **LINDA@SHOPCOMPANIES.COM** / **214-607-4044**

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Gateway Station

College Station, TX

Unit #	Sq. Ft	Tenant
Phase I: 23,348 Sq. Ft.		
1	3,905	5.11 Tactical
2	2,057	Minuti Coffee
3	5,000	Skechers
4	2,740	Chico's
5	4,200	Talbots
6	1,501	Chrome
7	2,191	Annabelle's Heartworks
8	1,754	Available
Phase II: 58,140 Sq. Ft.		
1	10,201	Kirkland's
2	22,785	PetSmart
3	7,020	Lane Bryant
4	4,000	Catherine's
5	2,000	GolfTec
6	2,031	Amazing Lash Studio
8	10,103	Half Price Books
Phase III: 43,989 Sq. Ft.		
13	21,323	Michael's
14	10,000	Ulta
15	4,960	Carter's
16	1,467	Leaning Express
17	1,626	Rio Nails & Spa
18	2,328	Available
19	2,285	Chipotle
20		Panera Bread
21		City Bank of Texas
22		Wings 'N More
23		Texas Roadhouse
24		Rockfish Seafood Grill
25		Newk's
26		Cheddar's
27		Fuel Station
28		Chicken Express
29		Freebirds World Burrito
30		Car Wash
31		David's Bridal, Pope John's
32		Olive Garden
33		Home Depot
34		Staybridge Suites
35		Spec's Wine Spirits & Finer Foods



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

DEMOGRAPHICS

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



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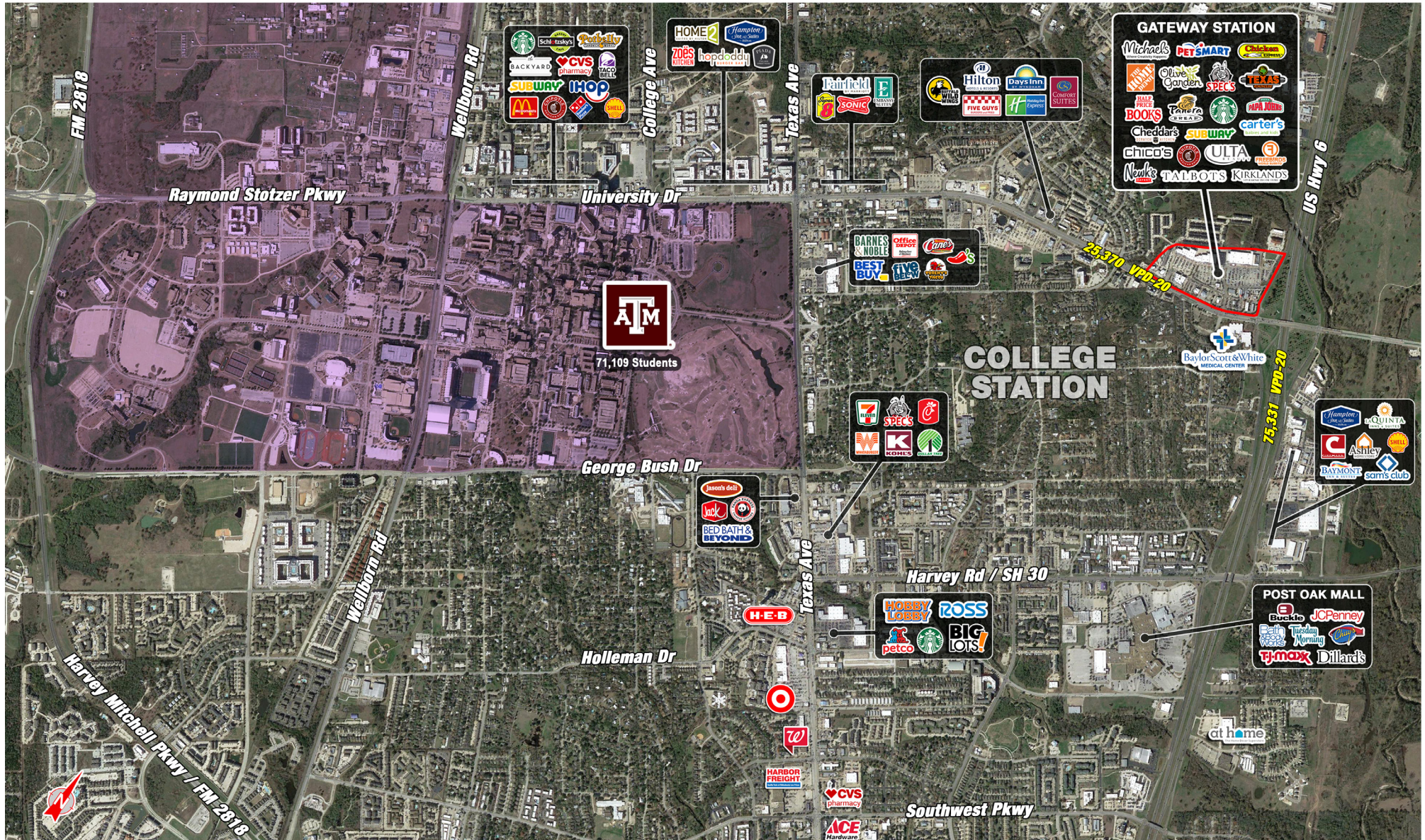
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