



PARKWAY SQUARE | SWC S TEXAS AVE & SOUTHWEST PKWY, COLLEGE STATION, TX 77840

Features

- Anchor space available in established center
- Recent updates include new facade, upgraded parking
- Excellent co-tenancy mix with surrounding retailers
- Minutes from nearby Texas A&M University
- Great visibility from intersection
- Will divide

FOR LEASE

TOTAL SF: 156,520
AVAILABLE SF: 8,530
CONTACT FOR MORE INFORMATION

Traffic Counts

Texas Ave North of SW Parkway 49,788 VPD
 Texas Ave South of SW Parkway 30,173 VPD
 SW Parkway West of Texas Ave 17,474 VPD
 SW Parkway East of Texas Ave 14,358 VPD

Demographics

	YEAR: 2019	1 MILE	3 MILE	5 MILE
Population		21,980	97,813	163,021
Households		10,003	38,091	64,243
Average HH Income		\$39,483	\$51,599	\$62,664
5 Year Population Growth		7.05%	7.14%	9.43%

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Area Retailers & Businesses



PARKWAY SQUARE | 2412 TEXAS AVE, COLLEGE STATION, TX 77840



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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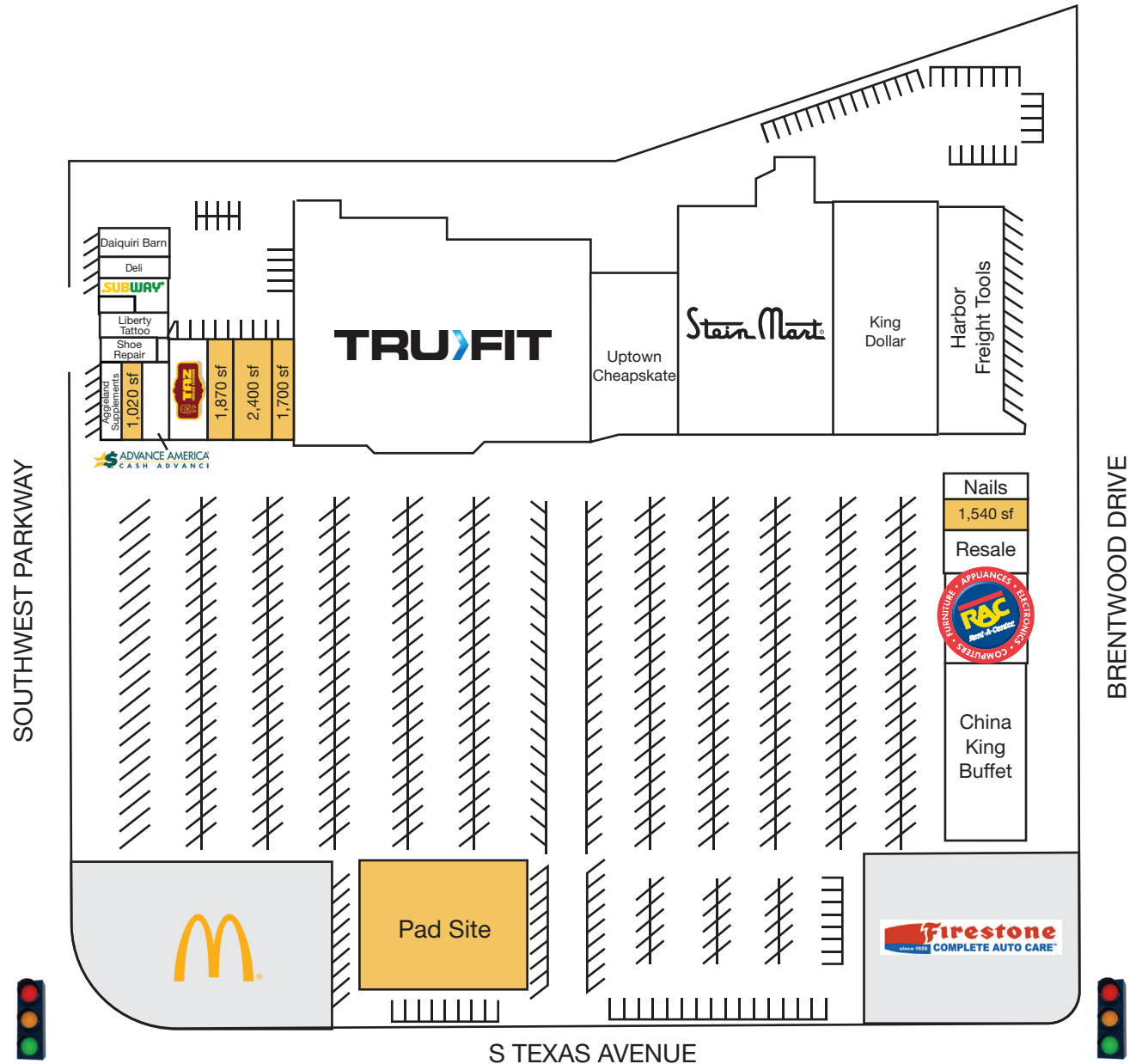
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Available Space

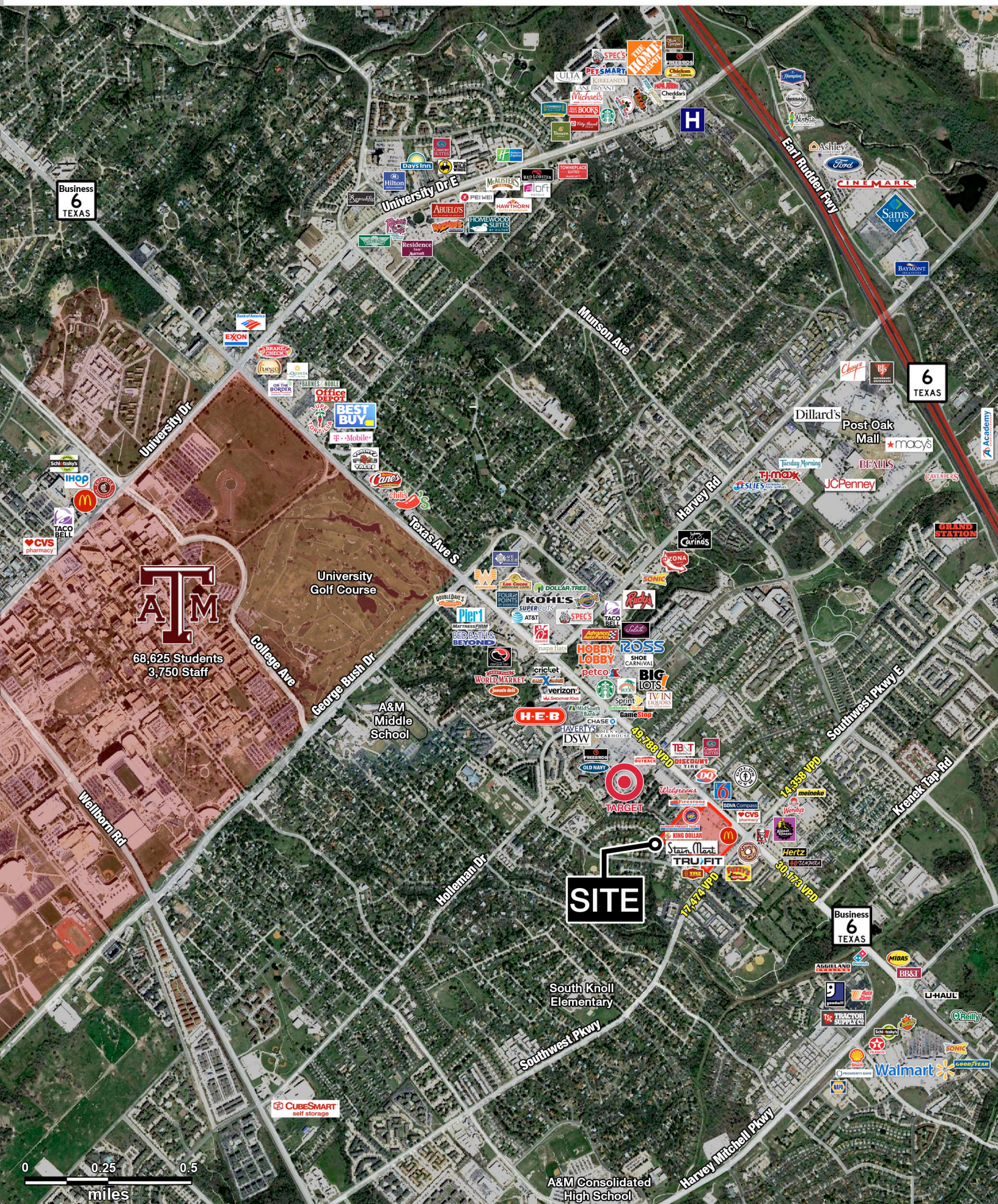
2406 B	1,540 sf	2414 B	1,870 sf
2414	1,700 sf	2416 C	1,020 sf
2414 A	2,400 sf	Pad Site	

Current Tenants

2402 D	China King Buffet	10,000 sf
2404	Rent-A-Center	4,545 sf
2406	Resale and More	1,775 sf
2406 D	USA Nails	1,290 sf
2408	TruFit Fitness	46,155 sf
2408 A	Harbor Freight Tools	11,480 sf
2408 B	Stein Mart	31,600 sf
2408 D	King Dollar	18,000 sf
2410	Uptown Cheapskate	11,120 sf
2416	Taz Indian Cuisine	2,720 sf
2416 B	Advance America	1,500 sf
2418 A	Aggieland Supplements	900 sf
2418 B	Gomez Shoe Repair	1,000 sf
2418 C	Liberty Tattoo	1,140 sf
2418 D1	RR Lara & Associates	400 sf
2418 D2	Subway	1,500 sf
2418 E	Twisted Noodle Cafe	1,140 sf
2418 F	Daiquiri Barn	1,425 sf



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ATM
68,625 Students
3,750 Staff

SITE

0 0.25 0.5
miles

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R:PS\Houston\FA\College Station-Parkway Square 3mi

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

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