

TOWNSHIRE SHOPPING CENTER

135,703 SF NEIGHBORHOOD SHOPPING CENTER FOR LEASE

LOCATION:

1901-2027 South Texas Ave
Bryan, TX 77802

AVAILABLE FOR LEASE:

1,200 SF to 19,593 SF
Now Leasing: Junior Anchor, Inline Shop Space & 2 Pad Sites

DESCRIPTION:

- **Major Lease Signed:** Club4 Fitness has committed to a long-term lease, taking over the anchor space and boosting physical occupancy from **35% to 81%**
- **Strategic Location:** Just minutes from **Texas A&M University** with an enrollment of **±79,000 students** at the College Station campus
- **Retail Demand Gap:** Bryan is a highly underserved retail market, offering limited shopping and service options—strong opportunity for tenant success
- Two pylon signs, Ideal visibility, and four access points (one signalized) off Texas Ave
- Strong Demographics
- **Join these national retailers:**



TRAFFIC COUNTS:

Texas Avenue (State Hwy 6): 19,380 VPD ('25)

DEMOGRAPHICS:

	3 mile	5 mile	10 mile
2025 Population	80,943	160,566	234,203
Daytime Pop.	116,153	182,558	244,827
Avg. HH Income	\$74,267	\$76,829	\$96,753



Benjamin Halpern | 888-867-0071 ext. 24
ben@netcoinvestments.com

Ray Bayat | 888-867-0071 x 23
ray@netcoinvestments.com

TOWNSHIRE SHOPPING CENTER

135,703 SF NEIGHBORHOOD SHOPPING CENTER FOR LEASE



Benjamin Halpern | 888-867-0071 ext. 24
ben@netcoinvestments.com

Ray Bayat | 888-867-0071 x 23
ray@netcoinvestments.com

TOWNSHIRE SHOPPING CENTER

135,703 SF NEIGHBORHOOD SHOPPING CENTER FOR LEASE



Benjamin Halpern | 888-867-0071 ext. 24
ben@netcoinvestments.com

Ray Bayat | 888-867-0071 x 23
ray@netcoinvestments.com