

# TOWNSHIRE SHOPPING CENTER

1901-2027 South Texas Ave (State Hwy 6), Bryan TX 77802

## JOIN THESE NATIONAL RETAILERS:



## TRAFFIC COUNTS:

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

## DEMOGRAPHICS:

	1-mile	3-mile	5-mile
2025 Population	7,841	80,943	160,566
Daytime Pop.	13,870	116,153	182,558
Avg. HH Income	\$69,029	\$74,267	\$76,829

## DESCRIPTION:

- 135,703 SF Neighborhood Shopping Center
- State Hwy 6 - Texas Ave is major thoroughfare into Texas A & M University
- Signalized Entry
- Pads Available - Ground Lease or BTS - QSR, Coffee, Auto, Medical
- Pylon Sign Available
- Retail Demand Gap - Underserved Market



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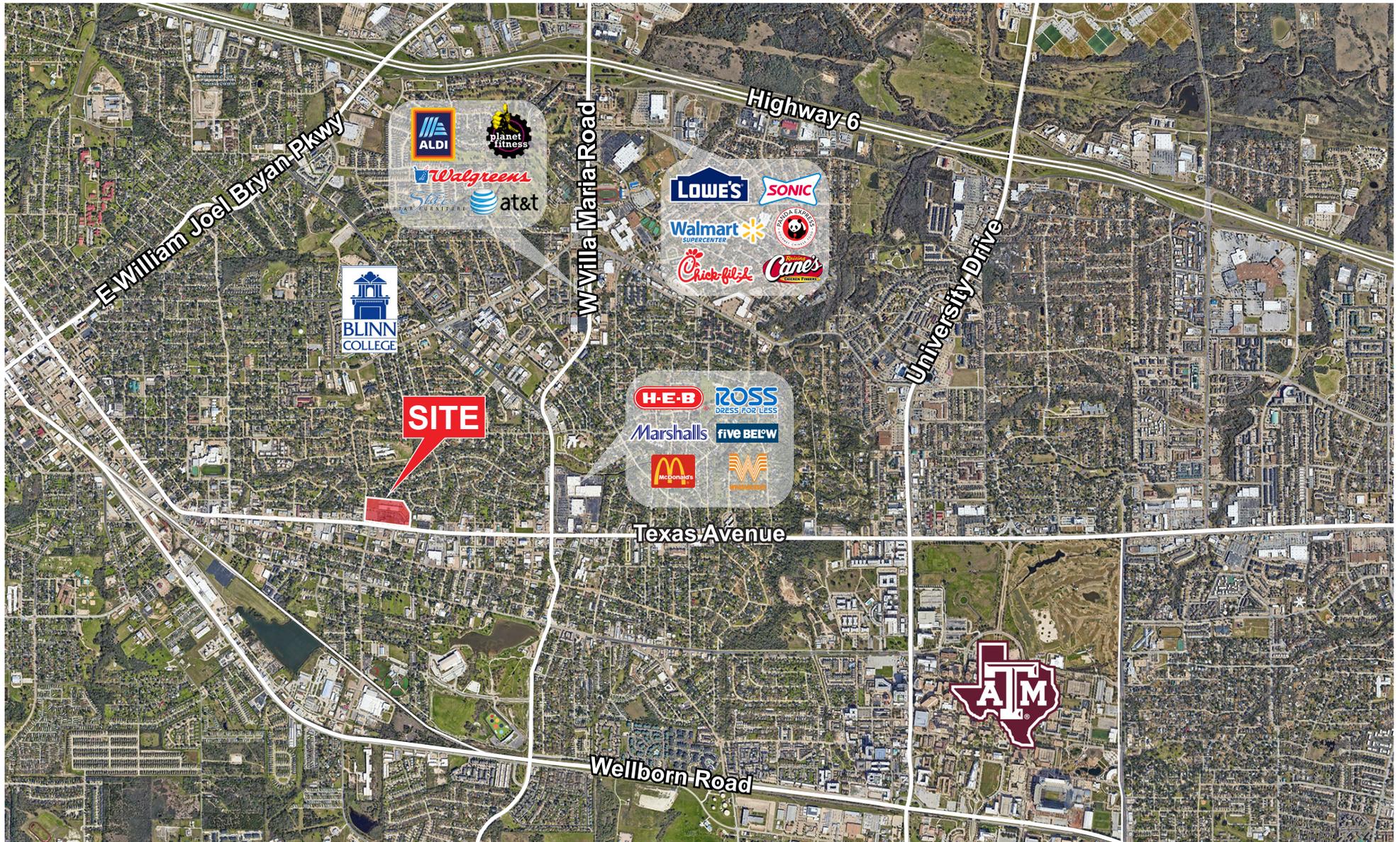


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