NetCo Investments, Inc.
ADDICTED TO PROGRESS™

TOWNSHIRE SHOPPING CENTER

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

JOIN THESE NATIONAL RETAILERS:

CLUB4 FITNESS · cicis BEYOND PIZZA · Concentra

AVAILABLE:

- ±19,593 square foot end cap space
- ±4,088 square foot space
- Two (2) pad sites for GL/BTS

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. Avg.	13,870	116,153	182,558
HH Income	$69,029	$74,267	$76,829

DESCRIPTION:

- ±135,703 SF Neighborhood Shopping Center
- 3 miles from **Texas A&M University** (74,407 students on campus)
- Anchored by Club4 Fitness, occupying approximately 62,000 SF in the former Walmart building, bringing a major fitness destination to the center.



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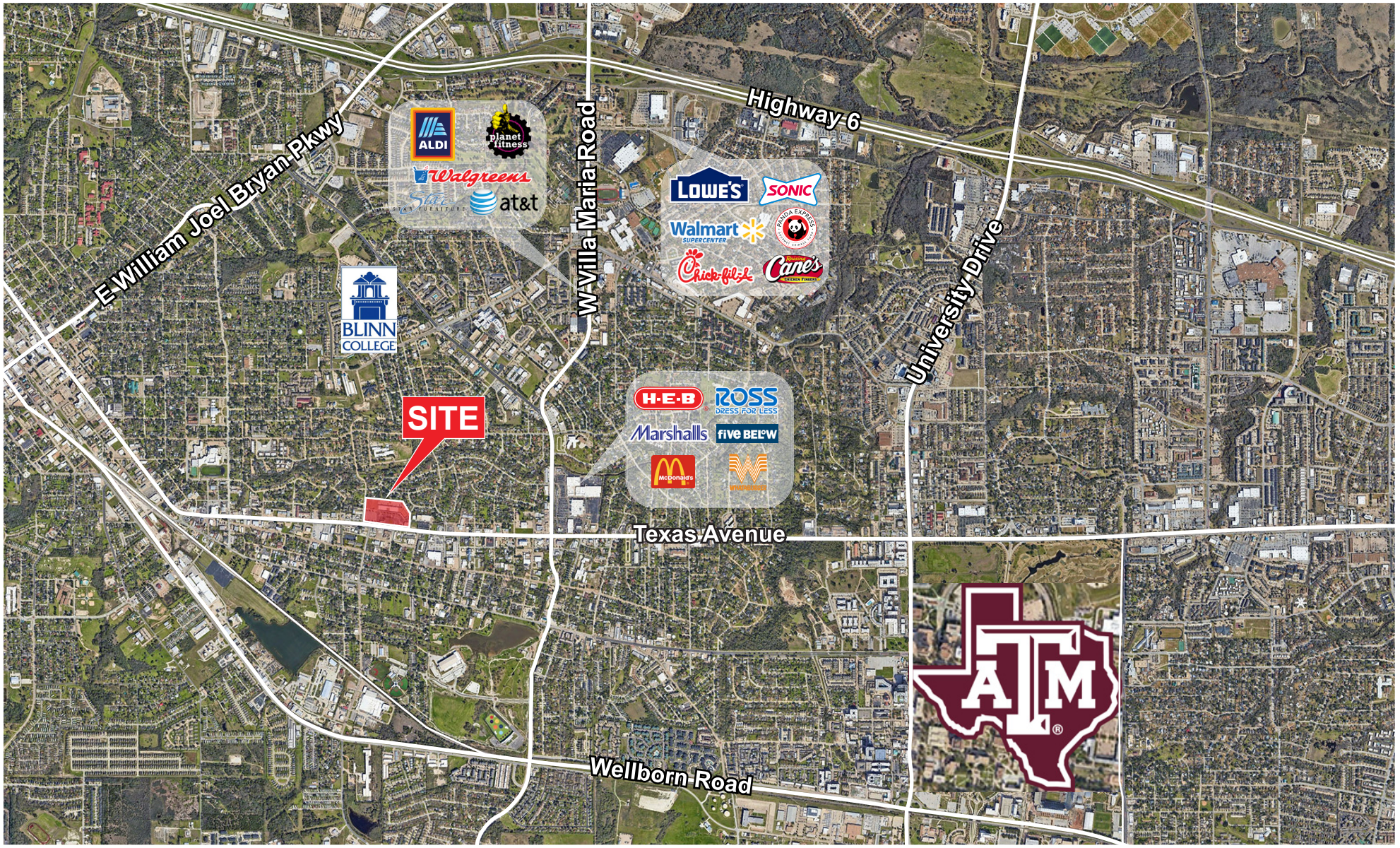
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