VILLA MARIA SHOPPING CENTER

NEC S. TEXAS AVENUE & VILLA MARIA ROAD
BRYAN, TEXAS

2,478 SF AVAILABLE

33,962 VPD

29,245 VPD

25,521 VPD

PROJECT HIGHLIGHTS

★ Villa Maria Shopping Center is conveniently located 2 miles from Texas A&M University.

★ H-E-B is located directly across the street, with other notable tenants such as Starbucks, Family Dollar, Sally Beauty, Bealls, and Jo-Ann Fabrics also drawing significant retail traffic to the area.

★ The adjacent Walgreens, CVS and Jack-in-the Box occupy the other three corners of the intersection.
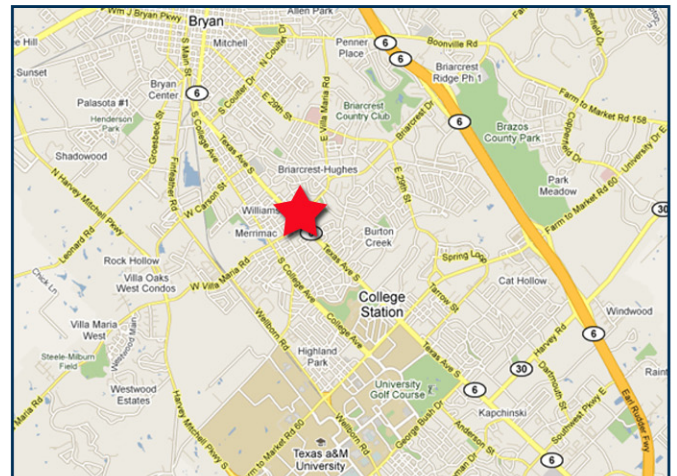
★ **Small Shop Available!**

DEMOGRAPHICS	2 Miles	3 Miles	5 Miles
Population	47,980	91,630	167,426
Households	19,348	33,049	62,869
2023 Med. HH Income	$46,511	$60,445	$50,110
2023 Avg. HH Income	$54,946	$49,832	$65,283

TRAFFIC COUNTS		
S. Texas Ave. (S of Site)		25,521 vpd
E. Villa Maria Rd (E of Site)		33,962 vpd
E. Villa Maria Rd (W of Site)		29,245 vpd

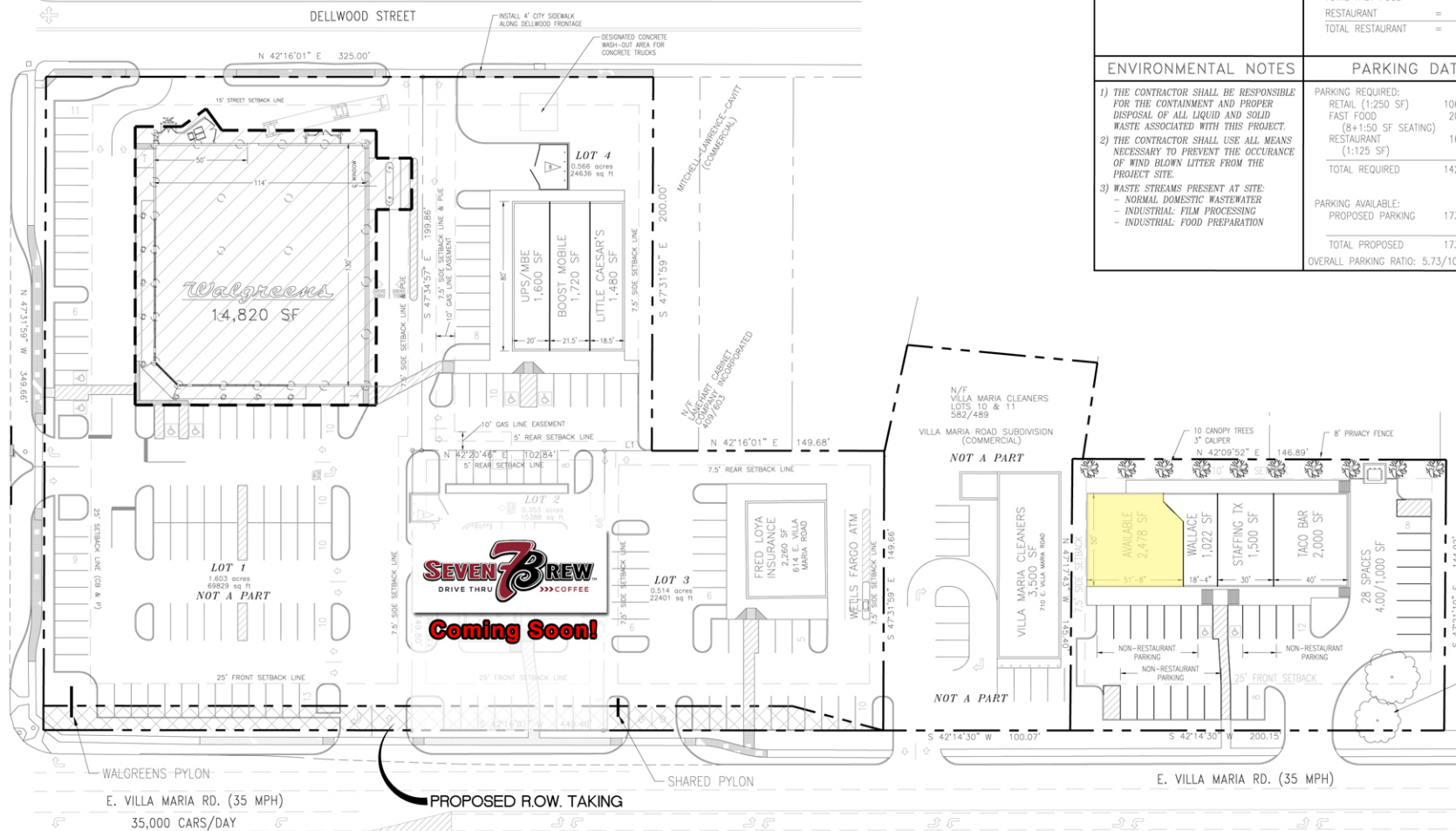*Source: TXDOT (2017)*

FOR LEASING INFORMATION:
Casey Seale
(713) 397.4125 | cseale@realmrealty.com

REALM REALTY

PROPERTY INFO	SITE DATA	
1) ZONING CLASSIFICATION: RETAIL	CORNER ASSEMBLAGE	132,254 SF
	LYNCH TRACT	15,626 SF
	TOTAL LAND AREA:	147,880 SF

WALGREEN'S NOTES	BUILDING DATA	
1) 114' x 130' PROTYPICAL FOOTPRINT	PROPOSED BUILDING AREAS:	
2) NOT A 24 HOUR LOCATION	WALGREENS	= 14,820 SF
3) NOT A RELOCATION	RETAIL	= 4,800 SF
4) BUILDING FINISH MATERIALS: TILTWALL & EIFS	FRED LOYA	= 2,260 SF
4) DUMPSTER PAD FINISH MATERIALS: WOOD FENCING	RETAIL 1/RETAIL 2	= 5,000 SF
	TOTAL RETAIL	= 26,580 SF
	CHINA WOK	= 1,604 SF
	TOTAL FAST FOOD	= 1,604 SF
	RESTAURANT	= 2,000 SF
	TOTAL RESTAURANT	= 2,000 SF

ENVIRONMENTAL NOTES	PARKING DATA	
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT.	PARKING REQUIRED:	
	RETAIL (1:250 SF)	106 SPACES
	FAST FOOD	20 SPACES
	(8+1:50 SF SEATING)	
2) THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURANCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.	RESTAURANT	16 SPACES
	(1:125 SF)	
	TOTAL REQUIRED	142 SPACES
3) WASTE STREAMS PRESENT AT SITE: – NORMAL DOMESTIC WASTEWATER – INDUSTRIAL: FILM PROCESSING – INDUSTRIAL: FOOD PREPARATION	PARKING AVAILABLE:	
	PROPOSED PARKING	173 SPACES
	TOTAL PROPOSED	173 SPACES
	OVERALL PARKING RATIO: 5.73/1000 SF GLA	

Overall Development
Texas – Villa Maria Retail
Bryan, Texas

Texas – Villa Maria Retail, L.P.
900 Town & Country Ln. #210 Houston, Texas 77024

DRAWN SWG
CHECKED SWG
DATE 12/08/09
SHEET TITLE
Conceptual Site Plan

SHEET
SP–1

DELLWOOD STREET

N 42°16'01" E   325.00'

15' STREET SETBACK LINE

INSTALL 4' CITY SIDEWALK ALONG DELLWOOD FRONTAGE

DESIGNATED CONCRETE WASH–OUT AREA FOR CONCRETE TRUCKS

Walgreens
14,820 SF

114'

LOT 4
0.566 acres
24636 sq ft

MITCHELL–LAWRENCE–CAVITT (COMMERCIAL)

UPS/MBE 1,600 SF

BOOST MOBILE 1,720 SF

LITTLE CAESAR'S 1,480 SF

LOCKHART CABINET COMPANY INCORPORATED 409/603

N/F VILLA MARIA CLEANERS LOTS 10 & 11 582/489

VILLA MARIA ROAD SUBDIVISION (COMMERCIAL)

NOT A PART

10 CANOPY TREES 3" CALIPER

8' PRIVACY FENCE

N 42°09'52" E   146.89'

AVAILABLE 2,478 SF

WALLACE 1,022 SF

STAFFING TX 1,500 SF

TACO BAR 2,000 SF

28 SPACES 4.00/1,000 SF

EXISTING CANOPY TREES

S 47°21'10" E   144.92'

NON–RESTAURANT PARKING

S 42°16'01" E   199.86'

S 47°31'59" E   200.00'

7.5' SIDE SETBACK LINE

10' GAS LINE EASEMENT

5' REAR SETBACK LINE

7.5' REAR SETBACK LINE

N 42°20'46" E   102.84'

5' REAR SETBACK LINE

LOT 2
0.353 acres
15388 sq ft

FRED LOYA INSURANCE
2,260 SF
614 E. VILLA MARIA ROAD

WELLS FARGO ATM

VILLA MARIA CLEANERS
3,500 SF
710 E. VILLA MARIA ROAD

NOT A PART

N 42°16'01" E   149.68'

S 47°31'59" E   149.66'

S TEXAS AVENUE. (40 MPH)
25,000 CARS/DAY

N 47°31'59" W   349.66'

LOT 1
1.603 acres
69829 sq ft
NOT A PART

25' SETBACK LINE (28' P&E)

7.5' SIDE SETBACK LINE

LOT 3
0.514 acres
22401 sq ft

25' FRONT SETBACK LINE

25' FRONT SETBACK LINE

25' FRONT SETBACK

SEVEN BREW
DRIVE THRU 7 COFFEE
Coming Soon!

PROPOSED R.OW. TAKING

WALGREENS PYLON

SHARED PYLON

E. VILLA MARIA RD. (35 MPH)
35,000 CARS/DAY

S 42°14'30" W   100.07'

S 42°14'30" W   200.15'

E. VILLA MARIA RD. (35 MPH)

NORTH

SITE DIMENSIONAL PLAN
1" = 30'–0" (22x34) OR 1" = 60'–0" (11x17)

McDonald's

2,478 SF
AVAILABLE

33,962 VPD

JO-ANN

BEALLS

BASKINS

Payless

SALLY

FAMILY DOLLAR

Walgreens

H-E-B

GOLD'S GYM

STARBUCKS COFFEE

Jack in the box

Hastings

Great Clips

Cartridge World

CVS

29,245 VPD

25,521 VPD

WHATABURGER

Texas Avenue

Villa Maria Road

Texas Avenue

VILLA MARIA SHOPPING CENTER

NEC S. TEXAS AVENUE & VILLA MARIA ROAD
BRYAN, TX

A PROJECT BY REALM REALTY

VILLA MARIA SHOPPING CENTER

NEC N. Texas Ave (Hwy 6) & Villa Maria Road
Bryan, Texas

BRYAN-COLLEGE STATION, TEXAS
NATIONAL AND REGIONAL RETAILERS

(1) Walgreens, CVS, Kroger, Eye Trends, GNC, Freebirds, Jack-In-The-Box, Double Daves Pizza, First National Bank, McDonalds, UPS Store, Whataburger, Wells Fargo, Honey Baked Ham, Burger King, O'Reilly Auto Parts

(2) Tractor Supply, Auto Zone, Albertsons, Wal-Mart, Sonic, Brown Shoe Store, Church's Chicken, Schlotzkys Deli, Sonic, Quiznos Walgreens, Kroger, Stein Mart, Half Price Books, Smoothie King

(3) Honey Bee Ham, TSO, Bucks Pizza, Arbys, CVS, Compass Bank, Golds Gym, Dairy Queen, Discount Tire

(4) Panda Express, Bath Junkie, James Avery, Coldstone Creamery, Double Daves Pizza, Charming Charlie, Mattress Giant, Pier 1, Bed Bath & Beyond, Ritz Camera, World Market, Jason's Deli, Kohl's, Sally Beauty, Cato, Souper Salad, Super Cuts, Bennigans, Chilis, Raisin Canes, Cricket Wireless, Pro Cuts, Nutrition Depot, Verizon Wireless, HEB, Hastings, Chase Bank, Men's Wearhouse, Beauty First, Freebirds, Old Navy, Marble Slab Creamery, Target, Outback Steakhouse, Dollar Tree, Hobby Lobby, Ross, Goody's, Shoe Carnival, Petco, Specs, Chick-Fil-A

(5) Barnes & Noble, Best Buy, Office Depot, On The Border, Taco Cabana

(6) Advance Auto Parts, Fuddruckers, Taco Bell, Fazoli's, Office Max, Sonic

(7) Al's Formal Wear, TJ Maxx, Avenue, 99 Cents, Toys R Us, Dillards, Sears, Macys, JC Penney, Beall's, Claire's, Fossil, Abercrombie & Fitch, Aeropostale, American Eagle Outfitters, Buckle, Express, The Gap, Hollister Co., Hot Topic, Pacific Sunwear, Charlotte Russe, New York & Company, Victoria's Secret, Wet Seal, Radio Shack, Gamestop, Bath & Body Works, GNC, Gordon's Jewelers, Kay Jewelers, Zales, EyeMasters, Lenscrafters, Bandolino, Finish Line, Foot Locker, Lady Foot Locker, Payless, The Shoe Dept.,

Cavenders Boot City

(8) Academy, Gander Mountain, Dickie's BBQ

(9) Sams Club, Cinemark Theatre, Ashley Furniture, Ninfa's

(10) NTB, Olive Garden, Home Depot, Freebirds, PetSmart, Cacique, Lane Bryant, Catherines, Edible Arrangements, Motherhood Maternity, Michaels, ULTA, Subway, Sonic, Winestyles, Fish Daddy's Grill House, Texas Roadhouse, Wings N More, Talbots, Jos. A. Banks, Starbucks, Chicos, Kirklands Home, Cheddars

(11) Red Lobster, McAlisters Deli, Jamba Juice, Sport Clips, Pei Wei, TGI Fridays, Buffalo Wild Wings, Blue Baker, Atami Steaks and Sushi, Rosa's Cafe, Bostons Restaurant & Sports Bar, It's A Grind, Ben & Jerrys, Veritas Wine & Bistro, Golden Corral, Genghis Grill, Fast Eddies, Wingstop, Albertsons, TGH Haircutters, Fox & Hound

(12) Chipotle, McDonalds, Fat Burger, Papa Johns Pizza, Starbucks, Potbelly Sandwich Works, Freebirds

(13) Walgreens, UPS Store, Radio Shack, CVS, Jack-In-The-Box, Starbucks, HEB, Hastings, Papa Murphys, Great Clips, Cartridge World, Gold Gym, Family Dollar, Payless, Sally Beauty, Baskins, Bealls, Jo-Ann, McDonalds, LIttle Caesars Pizza

(14) Brazos Valley Bank, Cricket, Compass Bank

(15) Walgreens, ACE Cash Express, Apple Tree, Pro Cuts, Star Furniture, Pro Discount Golf

(16) Wal-Mart Supercenter, Chick-Fil-A, Sonic, Taco Cabana, Casa Ole, Game Stop, First Cash Advance, GNC, Radio Shack, Quiznos, Wells Fargo, Lowes Home Improvement

(17) Target

(18) Kroger, Jack-In-The-Box, Double Daves Pizza, Great Clips, Subway, ACE Cash, McCoys, Walgreens, Premier Movie Theater

(19) McDonalds, Dairy Queen

(20) Apple Tree Market, Family Dollar, HEB, Jackson Hewett, Prosperity Bank, Auto Zone
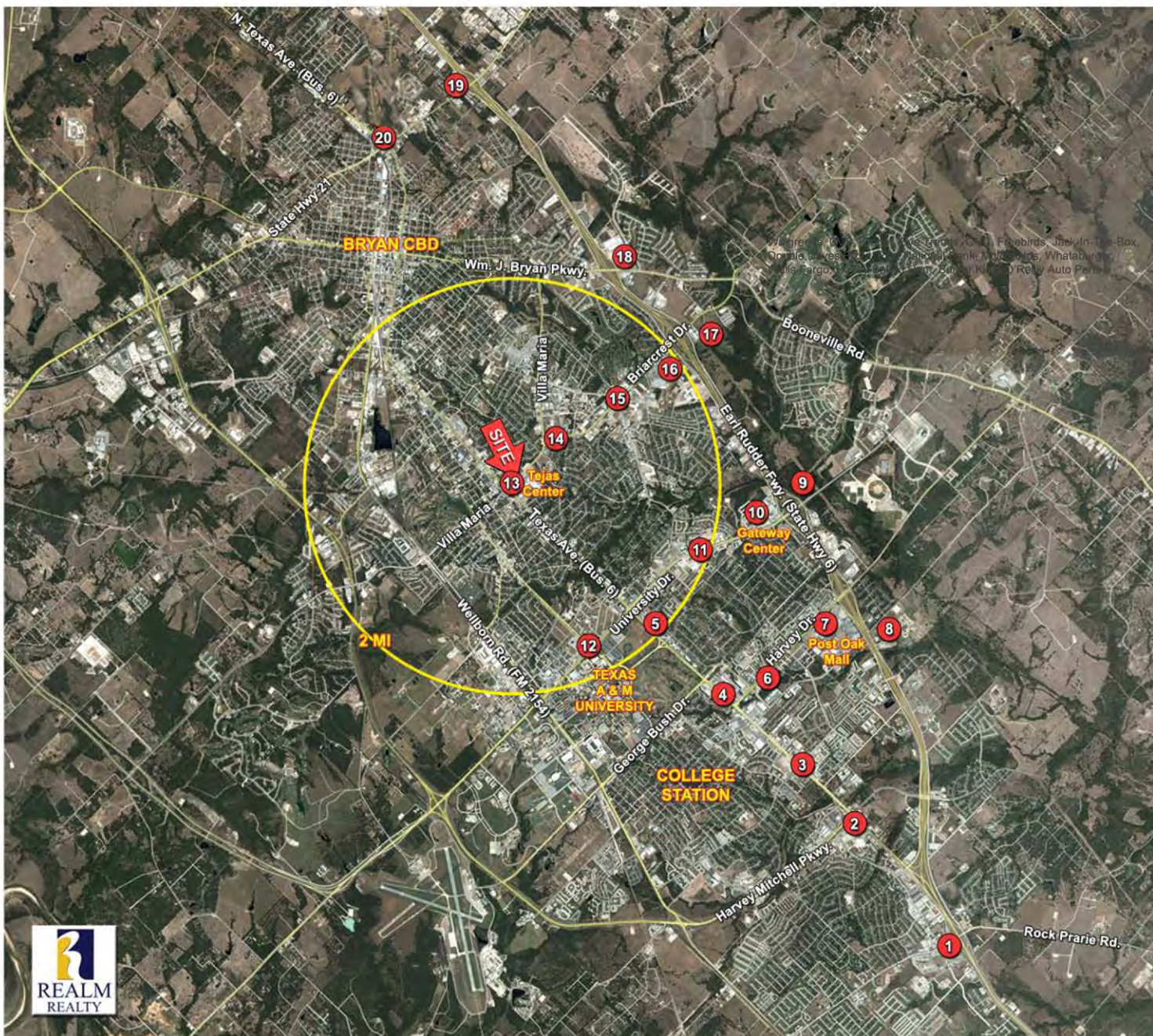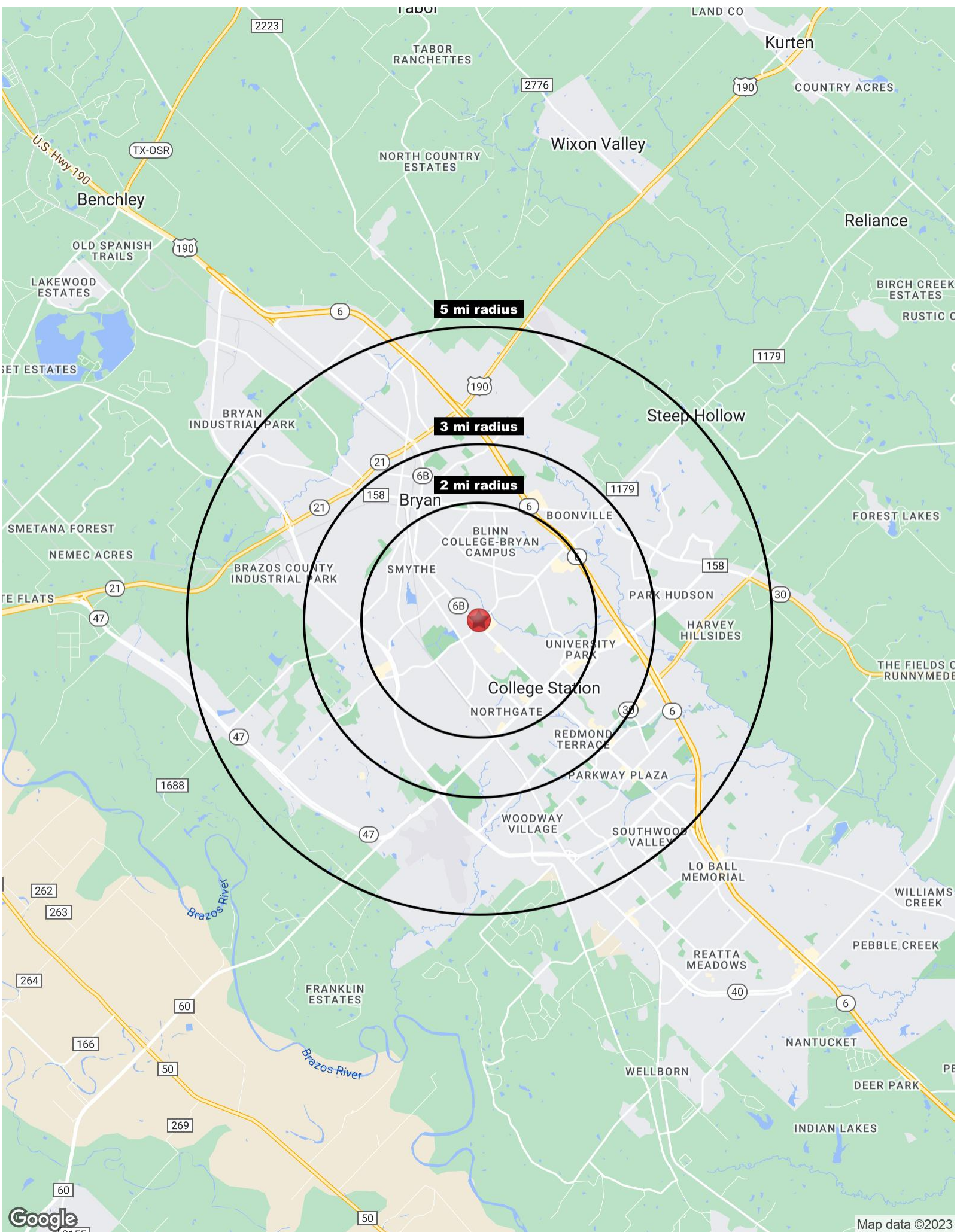
Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Realm Realty
Lat/Lon: 30.6445/-96.353

612 E Villa Maria Rd **Bryan, TX 77802**	**2 mi radius**	**3 mi radius**	**5 mi radius**
Population			
2023 Estimated Population	47,980	91,630	167,426
2028 Projected Population	50,249	96,694	179,393
2020 Census Population	47,034	89,739	162,684
2010 Census Population	42,719	82,375	140,652
Projected Annual Growth 2023 to 2028	0.9%	1.1%	1.4%
Historical Annual Growth 2010 to 2023	0.9%	0.9%	1.5%
Households			
2023 Estimated Households	19,348	33,049	62,869
2028 Projected Households	20,784	35,833	68,942
2020 Census Households	18,698	31,890	60,364
2010 Census Households	16,981	29,044	52,739
Projected Annual Growth 2023 to 2028	1.5%	1.7%	1.9%
Historical Annual Growth 2010 to 2023	1.1%	1.1%	1.5%
Age			
2023 Est. Population Under 10 Years	10.2%	10.2%	10.5%
2023 Est. Population 10 to 19 Years	16.6%	18.9%	16.8%
2023 Est. Population 20 to 29 Years	29.0%	29.2%	30.8%
2023 Est. Population 30 to 44 Years	17.2%	17.1%	17.1%
2023 Est. Population 45 to 59 Years	11.2%	11.5%	11.7%
2023 Est. Population 60 to 74 Years	10.3%	9.0%	9.2%
2023 Est. Population 75 Years or Over	5.5%	4.1%	3.8%
2023 Est. Median Age	30.3	28.7	28.5
Marital Status & Gender			
2023 Est. Male Population	51.3%	50.5%	50.2%
2023 Est. Female Population	48.7%	49.5%	49.8%
2023 Est. Never Married	58.8%	60.2%	59.6%
2023 Est. Now Married	24.6%	23.9%	25.1%
2023 Est. Separated or Divorced	12.3%	12.0%	11.3%
2023 Est. Widowed	4.3%	3.9%	3.9%
Income			
2023 Est. HH Income $200,000 or More	4.0%	4.3%	4.8%
2023 Est. HH Income $150,000 to $199,999	4.1%	4.6%	4.7%
2023 Est. HH Income $100,000 to $149,999	9.2%	11.1%	10.8%
2023 Est. HH Income $75,000 to $99,999	10.3%	10.2%	9.3%
2023 Est. HH Income $50,000 to $74,999	16.3%	15.7%	16.2%
2023 Est. HH Income $35,000 to $49,999	13.4%	12.8%	12.3%
2023 Est. HH Income $25,000 to $34,999	8.8%	9.4%	9.8%
2023 Est. HH Income $15,000 to $24,999	11.4%	11.8%	11.7%
2023 Est. HH Income Under $15,000	22.4%	20.2%	20.3%
2023 Est. Average Household Income	$54,946	$60,445	$65,283
2023 Est. Median Household Income	$46,511	$49,832	$50,110
2023 Est. Per Capita Income	$22,721	$22,714	$25,195
2023 Est. Total Businesses	2,163	3,413	5,110
2023 Est. Total Employees	20,911	31,656	47,111

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Realm Realty
Lat/Lon: 30.6445/-96.353

612 E Villa Maria Rd Bryan, TX 77802	2 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	51.1%	46.7%	50.3%
2023 Est. Black	12.0%	13.3%	13.7%
2023 Est. Asian or Pacific Islander	16.4%	19.1%	15.8%
2023 Est. American Indian or Alaska Native	0.6%	0.6%	0.6%
2023 Est. Other Races	19.9%	20.3%	19.6%
Hispanic			
2023 Est. Hispanic Population	13,603	26,342	45,926
2023 Est. Hispanic Population	28.4%	28.7%	27.4%
2028 Proj. Hispanic Population	28.6%	29.3%	28.1%
2020 Hispanic Population	34.4%	36.3%	35.1%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	25,795	46,494	84,696
2023 Est. Elementary (Grade Level 0 to 8)	6.9%	7.7%	6.3%
2023 Est. Some High School (Grade Level 9 to 11)	5.9%	6.8%	6.4%
2023 Est. High School Graduate	24.3%	24.5%	23.3%
2023 Est. Some College	18.3%	19.7%	19.1%
2023 Est. Associate Degree Only	7.0%	6.1%	6.2%
2023 Est. Bachelor Degree Only	20.5%	20.0%	21.6%
2023 Est. Graduate Degree	17.0%	15.3%	17.1%
Housing			
2023 Est. Total Housing Units	21,996	37,297	71,896
2023 Est. Owner-Occupied	30.5%	34.7%	31.0%
2023 Est. Renter-Occupied	57.4%	53.9%	56.5%
2023 Est. Vacant Housing	12.0%	11.4%	12.6%
Homes Built by Year			
2023 Homes Built 2010 or later	19.0%	19.0%	21.4%
2023 Homes Built 2000 to 2009	10.6%	11.5%	12.8%
2023 Homes Built 1990 to 1999	11.1%	12.4%	12.8%
2023 Homes Built 1980 to 1989	13.8%	14.7%	15.2%
2023 Homes Built 1970 to 1979	15.1%	14.9%	13.2%
2023 Homes Built 1960 to 1969	8.7%	7.1%	5.1%
2023 Homes Built 1950 to 1959	4.2%	4.0%	3.1%
2023 Homes Built Before 1949	5.5%	5.2%	3.9%
Home Values			
2023 Home Value $1,000,000 or More	0.8%	1.3%	1.7%
2023 Home Value $500,000 to $999,999	8.0%	8.3%	10.2%
2023 Home Value $400,000 to $499,999	7.5%	6.1%	6.1%
2023 Home Value $300,000 to $399,999	11.4%	13.6%	15.0%
2023 Home Value $200,000 to $299,999	25.3%	23.7%	26.4%
2023 Home Value $150,000 to $199,999	15.1%	13.1%	11.1%
2023 Home Value $100,000 to $149,999	18.6%	18.4%	15.3%
2023 Home Value $50,000 to $99,999	6.4%	7.9%	6.7%
2023 Home Value $25,000 to $49,999	2.4%	2.4%	2.4%
2023 Home Value Under $25,000	4.5%	5.1%	5.2%
2023 Median Home Value	$217,632	$213,112	$230,927
2023 Median Rent	$858	$863	$892

Realm Realty
Lat/Lon: 30.6445/-96.353

612 E Villa Maria Rd Bryan, TX 77802	2 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	40,368	76,883	139,369
2023 Est. Civilian Employed	64.9%	61.5%	63.2%
2023 Est. Civilian Unemployed	2.6%	2.7%	2.5%
2023 Est. in Armed Forces	0.1%	0.1%	0.2%
2023 Est. not in Labor Force	32.4%	35.6%	34.1%
2023 Labor Force Males	51.4%	50.5%	50.1%
2023 Labor Force Females	48.6%	49.5%	49.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	26,200	47,299	88,052
2023 Mgmt, Business, & Financial Operations	13.1%	13.4%	13.6%
2023 Professional, Related	26.7%	25.1%	26.6%
2023 Service	20.2%	20.8%	20.4%
2023 Sales, Office	20.9%	21.6%	21.2%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	9.7%	9.1%	8.4%
2023 Production, Transport, Material Moving	9.5%	10.0%	9.8%
2023 White Collar Workers	60.6%	60.1%	61.3%
2023 Blue Collar Workers	39.4%	39.9%	38.7%
Transportation to Work			
2023 Drive to Work Alone	71.7%	71.3%	73.8%
2023 Drive to Work in Carpool	7.4%	8.0%	7.8%
2023 Travel to Work by Public Transportation	1.1%	1.3%	1.4%
2023 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
2023 Walk or Bicycle to Work	5.3%	5.0%	3.6%
2023 Other Means	1.3%	1.4%	1.3%
2023 Work at Home	12.9%	12.8%	11.8%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	47.3%	45.5%	43.3%
2023 Travel to Work in 15 to 29 Minutes	43.2%	44.0%	45.6%
2023 Travel to Work in 30 to 59 Minutes	7.9%	8.8%	9.2%
2023 Travel to Work in 60 Minutes or More	1.6%	1.7%	1.8%
2023 Average Travel Time to Work	14.3	14.6	14.9
Consumer Expenditure			
2023 Est. Total Household Expenditure	$892.1 M	$1.62 B	$3.24 B
2023 Est. Apparel	$31.29 M	$57.14 M	$114.18 M
2023 Est. Contributions, Gifts	$48.81 M	$89.08 M	$178.7 M
2023 Est. Education, Reading	$28.33 M	$51.9 M	$105.01 M
2023 Est. Entertainment	$48.98 M	$89.69 M	$178.78 M
2023 Est. Food, Beverages, Tobacco	$139.14 M	$252.6 M	$502.86 M
2023 Est. Furnishings, Equipment	$30.48 M	$55.76 M	$111.15 M
2023 Est. Health Care, Insurance	$81.03 M	$147.18 M	$291.71 M
2023 Est. Household Operations, Shelter, Utilities	$294.86 M	$534.17 M	$1.06 B
2023 Est. Miscellaneous Expenses	$16.65 M	$30.29 M	$60.32 M
2023 Est. Personal Care	$11.95 M	$21.74 M	$43.29 M
2023 Est. Transportation	$160.58 M	$293.51 M	$584.64 M