



DESIGN DATA	
SITE DATA	
TOTAL LAND AREA:	68,146 SF
BUILDING DATA	
PROPOSED BUILDING AREAS:	
WALGREENS	= 15,050 SF
JESSE'S	= 1,575 SF
NAIL SALON	= 1,225 SF
DONALD DONUTS	= 1,400 SF
AVAILABLE	= 1,050 SF
ACE CASH	= 1,050 SF
CLEANERS	= 2,100 SF
TOTAL	= 23,450 SF
PARKING DATA	
PARKING REQUIRED: AS REQUIRED BY APPLICABLE CODES	
PARKING AVAILABLE: OVERALL 118 PARKING RATIO: 5.03/1000 SF GLA	
ACCESSIBLE PARKING DATA	
PARKING REQUIRED: AS REQUIRED BY APPLICABLE CODES	
PARKING PROVIDED: 3 STD HANDICAPPED ACCESSIBLE 3 VAN HANDICAPPED ACCESSIBLE	

DATE: 04/09/25

REALM REALTY
900 TOWN & COUNTRY LANE, SUITE 210
HOUSTON, TEXAS 77024
(713) 465-0001

LEASING PLAN
BRIARCREST SHOPPING CENTER
29TH & BRIARCREST
BRYAN, TEXAS

1 SITE PLAN
SCALE: (22x34) 1" = 30' or (11x17) 1" = 60'

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Realm Realty
 Lat/Lon: 30.6554/-96.338



3304 E 29th St Bryan, TX 77802		1 mi radius	3 mi radius	5 mi radius
Population				
2024 Estimated Population		9,178	93,968	166,534
2029 Projected Population		9,083	95,228	170,217
2020 Census Population		8,571	91,111	162,316
2010 Census Population		8,353	81,121	140,023
Projected Annual Growth 2024 to 2029		-0.2%	0.3%	0.4%
Historical Annual Growth 2010 to 2024		0.7%	1.1%	1.4%
Households				
2024 Estimated Households		4,335	35,809	64,148
2029 Projected Households		4,541	38,523	69,530
2020 Census Households		4,208	33,658	60,174
2010 Census Households		3,850	29,001	52,353
Projected Annual Growth 2024 to 2029		0.9%	1.5%	1.7%
Historical Annual Growth 2010 to 2024		0.9%	1.7%	1.6%
Age				
2024 Est. Population Under 10 Years		11.6%	10.1%	10.4%
2024 Est. Population 10 to 19 Years		11.3%	18.7%	17.4%
2024 Est. Population 20 to 29 Years		16.8%	28.4%	30.9%
2024 Est. Population 30 to 44 Years		18.5%	17.7%	17.6%
2024 Est. Population 45 to 59 Years		13.5%	11.6%	11.3%
2024 Est. Population 60 to 74 Years		15.3%	9.1%	8.8%
2024 Est. Population 75 Years or Over		13.0%	4.4%	3.7%
2024 Est. Median Age		39.8	29.4	28.6
Marital Status & Gender				
2024 Est. Male Population		47.3%	58.0%	56.0%
2024 Est. Female Population		52.7%	42.0%	44.0%
2024 Est. Never Married		35.1%	58.5%	59.0%
2024 Est. Now Married		38.3%	25.1%	25.6%
2024 Est. Separated or Divorced		16.0%	12.0%	11.4%
2024 Est. Widowed		10.6%	4.4%	4.0%
Income				
2024 Est. HH Income \$200,000 or More		8.2%	5.0%	4.8%
2024 Est. HH Income \$150,000 to \$199,999		3.9%	5.3%	5.3%
2024 Est. HH Income \$100,000 to \$149,999		12.5%	12.3%	12.2%
2024 Est. HH Income \$75,000 to \$99,999		17.6%	11.2%	10.8%
2024 Est. HH Income \$50,000 to \$74,999		12.5%	14.7%	15.5%
2024 Est. HH Income \$35,000 to \$49,999		12.8%	13.1%	11.9%
2024 Est. HH Income \$25,000 to \$34,999		8.3%	9.7%	10.8%
2024 Est. HH Income \$15,000 to \$24,999		11.5%	9.9%	9.5%
2024 Est. HH Income Under \$15,000		12.8%	18.7%	19.2%
2024 Est. Average Household Income		\$84,053	\$71,503	\$72,487
2024 Est. Median Household Income		\$60,186	\$55,212	\$54,221
2024 Est. Per Capita Income		\$39,789	\$28,042	\$28,534
2024 Est. Total Businesses		663	3,696	5,207
2024 Est. Total Employees		6,013	34,030	47,751

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Race			
2024 Est. White	68.2%	57.8%	57.1%
2024 Est. Black	13.2%	12.9%	13.6%
2024 Est. Asian or Pacific Islander	2.8%	5.9%	6.1%
2024 Est. American Indian or Alaska Native	0.6%	0.7%	0.7%
2024 Est. Other Races	15.2%	22.6%	22.6%
Hispanic			
2024 Est. Hispanic Population	1,965	28,272	50,205
2024 Est. Hispanic Population	21.4%	30.1%	30.1%
2029 Proj. Hispanic Population	22.9%	30.4%	30.4%
2020 Hispanic Population	20.2%	35.5%	35.6%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	6,196	48,172	83,140
2024 Est. Elementary (Grade Level 0 to 8)	1.8%	5.9%	5.8%
2024 Est. Some High School (Grade Level 9 to 11)	2.5%	5.9%	5.9%
2024 Est. High School Graduate	25.1%	24.4%	23.9%
2024 Est. Some College	17.9%	17.6%	17.8%
2024 Est. Associate Degree Only	6.0%	6.3%	6.9%
2024 Est. Bachelor Degree Only	23.6%	21.6%	21.5%
2024 Est. Graduate Degree	23.1%	18.3%	18.3%
Housing			
2024 Est. Total Housing Units	4,896	40,714	72,813
2024 Est. Owner-Occupied	38.6%	28.6%	28.8%
2024 Est. Renter-Occupied	50.0%	59.3%	59.3%
2024 Est. Vacant Housing	11.4%	12.0%	11.9%
Homes Built by Year			
2024 Homes Built 2010 or later	10.7%	21.4%	21.1%
2024 Homes Built 2000 to 2009	5.6%	12.6%	13.8%
2024 Homes Built 1990 to 1999	6.3%	9.2%	10.2%
2024 Homes Built 1980 to 1989	19.4%	17.1%	18.1%
2024 Homes Built 1970 to 1979	24.0%	12.1%	11.7%
2024 Homes Built 1960 to 1969	11.1%	5.9%	4.6%
2024 Homes Built 1950 to 1959	4.6%	3.6%	3.2%
2024 Homes Built Before 1949	6.9%	6.0%	5.5%
Home Values			
2024 Home Value \$1,000,000 or More	1.2%	2.2%	2.6%
2024 Home Value \$500,000 to \$999,999	4.8%	6.5%	7.8%
2024 Home Value \$400,000 to \$499,999	3.1%	5.1%	5.3%
2024 Home Value \$300,000 to \$399,999	13.4%	14.2%	13.1%
2024 Home Value \$200,000 to \$299,999	45.3%	36.3%	36.4%
2024 Home Value \$150,000 to \$199,999	17.6%	14.4%	13.1%
2024 Home Value \$100,000 to \$149,999	6.9%	7.7%	7.0%
2024 Home Value \$50,000 to \$99,999	2.1%	3.8%	4.0%
2024 Home Value \$25,000 to \$49,999	2.1%	3.5%	4.0%
2024 Home Value Under \$25,000	3.6%	6.2%	6.9%
2024 Median Home Value	\$231,382	\$229,139	\$233,279
2024 Median Rent	\$927	\$969	\$963

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	7,583	79,382	139,815
2024 Est. Civilian Employed	68.6%	63.1%	64.3%
2024 Est. Civilian Unemployed	1.0%	2.7%	2.7%
2024 Est. in Armed Forces	-	0.1%	0.1%
2024 Est. not in Labor Force	30.4%	34.1%	32.8%
2024 Labor Force Males	46.4%	59.1%	56.9%
2024 Labor Force Females	53.6%	40.9%	43.1%
Occupation			
2024 Occupation: Population Age 16 Years or Over	5,198	50,076	89,894
2024 Mgmt, Business, & Financial Operations	18.0%	14.2%	13.4%
2024 Professional, Related	34.9%	30.6%	31.2%
2024 Service	11.6%	17.1%	17.1%
2024 Sales, Office	23.3%	21.3%	20.9%
2024 Farming, Fishing, Forestry	0.1%	0.4%	0.5%
2024 Construction, Extraction, Maintenance	3.9%	7.2%	6.9%
2024 Production, Transport, Material Moving	8.1%	9.1%	9.9%
2024 White Collar Workers	76.2%	66.2%	65.5%
2024 Blue Collar Workers	23.8%	33.8%	34.5%
Transportation to Work			
2024 Drive to Work Alone	71.7%	67.6%	68.3%
2024 Drive to Work in Carpool	10.4%	9.6%	9.8%
2024 Travel to Work by Public Transportation	1.3%	2.3%	2.5%
2024 Drive to Work on Motorcycle	0.2%	0.3%	0.3%
2024 Walk or Bicycle to Work	2.9%	7.2%	5.8%
2024 Other Means	0.4%	0.8%	0.9%
2024 Work at Home	13.2%	12.2%	12.4%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	48.5%	42.1%	40.6%
2024 Travel to Work in 15 to 29 Minutes	32.9%	40.3%	41.2%
2024 Travel to Work in 30 to 59 Minutes	12.0%	12.8%	13.4%
2024 Travel to Work in 60 Minutes or More	6.6%	4.8%	4.8%
2024 Average Travel Time to Work	15.0	15.7	16.1
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$370.77 M	\$2.87 B	\$5.15 B
2024 Est. Apparel	\$6.9 M	\$53.98 M	\$96.96 M
2024 Est. Contributions, Tax and Retirement	\$92.16 M	\$639.52 M	\$1.13 B
2024 Est. Education	\$8.29 M	\$62 M	\$110.53 M
2024 Est. Entertainment	\$21.43 M	\$168.43 M	\$302.65 M
2024 Est. Food, Beverages, Tobacco	\$46.3 M	\$380.46 M	\$688.46 M
2024 Est. Health Care	\$27.85 M	\$202.78 M	\$356.06 M
2024 Est. Household Furnishings and Equipment	\$9.86 M	\$76.18 M	\$136.55 M
2024 Est. Household Operations, Shelter, Utilities	\$89.82 M	\$744.77 M	\$1.34 B
2024 Est. Miscellaneous Expenses	\$6.37 M	\$49.37 M	\$88.48 M
2024 Est. Personal Care	\$4.96 M	\$41.13 M	\$74.54 M
2024 Est. Transportation	\$56.84 M	\$449.29 M	\$827.31 M

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