

VILLA MARIA SHOPPING CENTER

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



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 End Cap Available!**

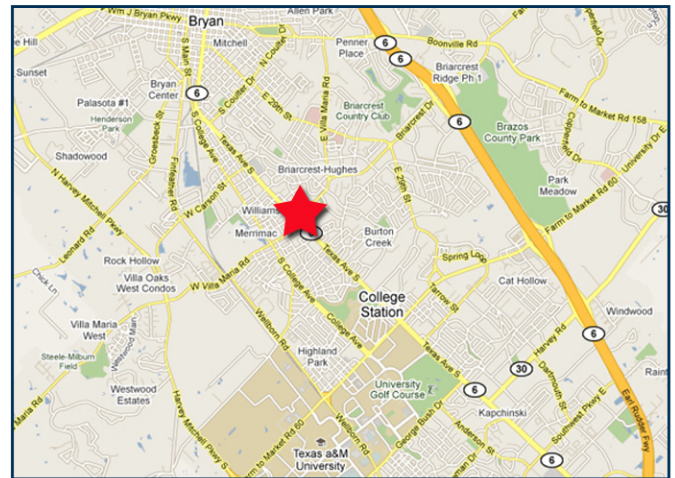
DEMOGRAPHICS

	2 Miles	3 Miles	5 Miles
Population	48,416	91,084	168,958
Households	19,364	32,761	65,049
2024 Med. HH Income	\$50,339	\$67,539	\$53,912
2024 Avg. HH Income	\$64,160	\$52,688	\$72,357

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

900 Town & Country Lane, Suite 210, Houston, Texas 77024
713-465-0001 (phone) 713.465.3856 (fax) www.realmrealty.com

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' PROTOTYPICAL 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: TILT WALL & 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:	
2) THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURANCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.	RETAIL (1:250 SF)	106 SPACES
3) WASTE STREAMS PRESENT AT SITE:	FAST FOOD (8+1.50 SF SEATING)	20 SPACES
- NORMAL DOMESTIC WASTEWATER	RESTAURANT (1:125 SF)	16 SPACES
- INDUSTRIAL: FILM PROCESSING	TOTAL REQUIRED	142 SPACES
- INDUSTRIAL: FOOD PREPARATION	PARKING AVAILABLE:	
	PROPOSED PARKING	173 SPACES
	TOTAL PROPOSED	173 SPACES
	OVERALL PARKING RATIO:	5.73/1000 SF GLA

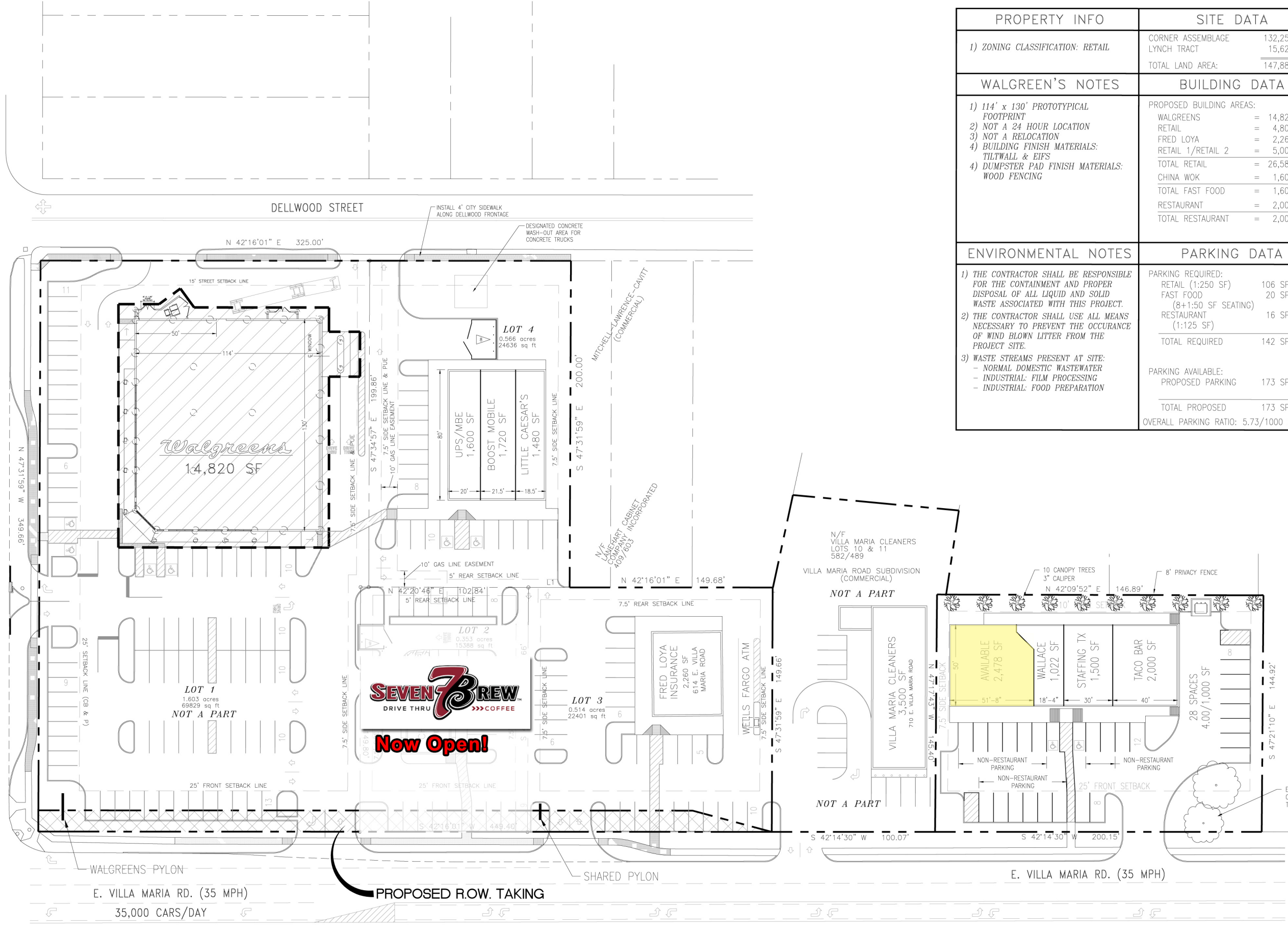
DEVELOPMENT SERVICES, INC.
 TEXAS REGISTRATION #F-002239
 900 Town & Country Lane Suite 220 Houston, Texas 77024 (713) 647-9211

Overall Development
 Texas - Villa Maria Retail
 Bryan, Texas
 Texas - Villa Maria Retail, L.P. #77024
 900 Town & Country Ln. #210 Houston, Texas

NO:	DV	CONCEPTUAL
ISSUE:		
DATE:		04/20/21

DRAWN:	SWG
CHECKED:	SWG
DATE:	12/08/09
SHEET TITLE:	Conceptual Site Plan
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.	

SHEET
SP-1

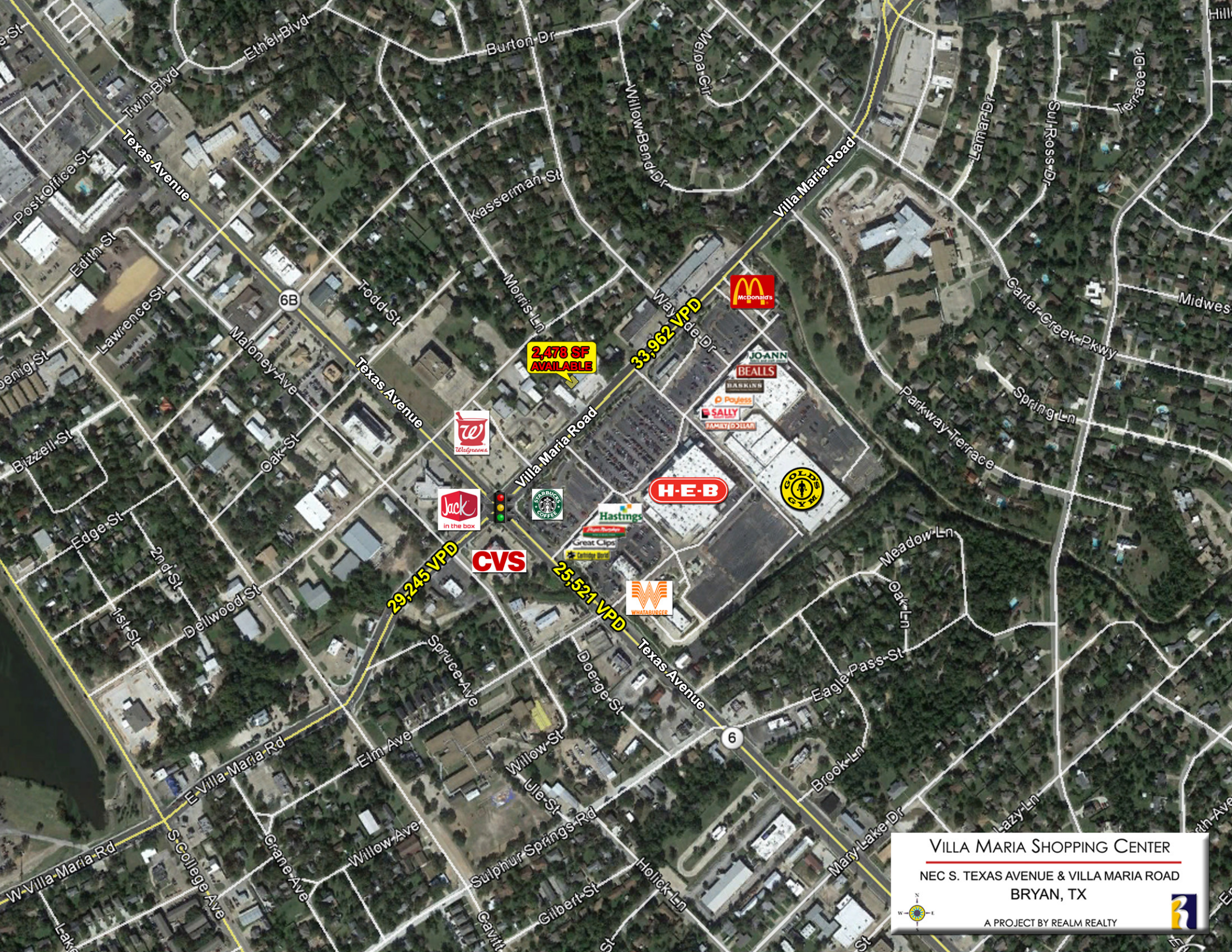


S. TEXAS AVENUE. (40 MPH)
 25,000 CARS/DAY

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

PROPOSED R.O.W. TAKING

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



2,478 SF AVAILABLE

29,245 VPD

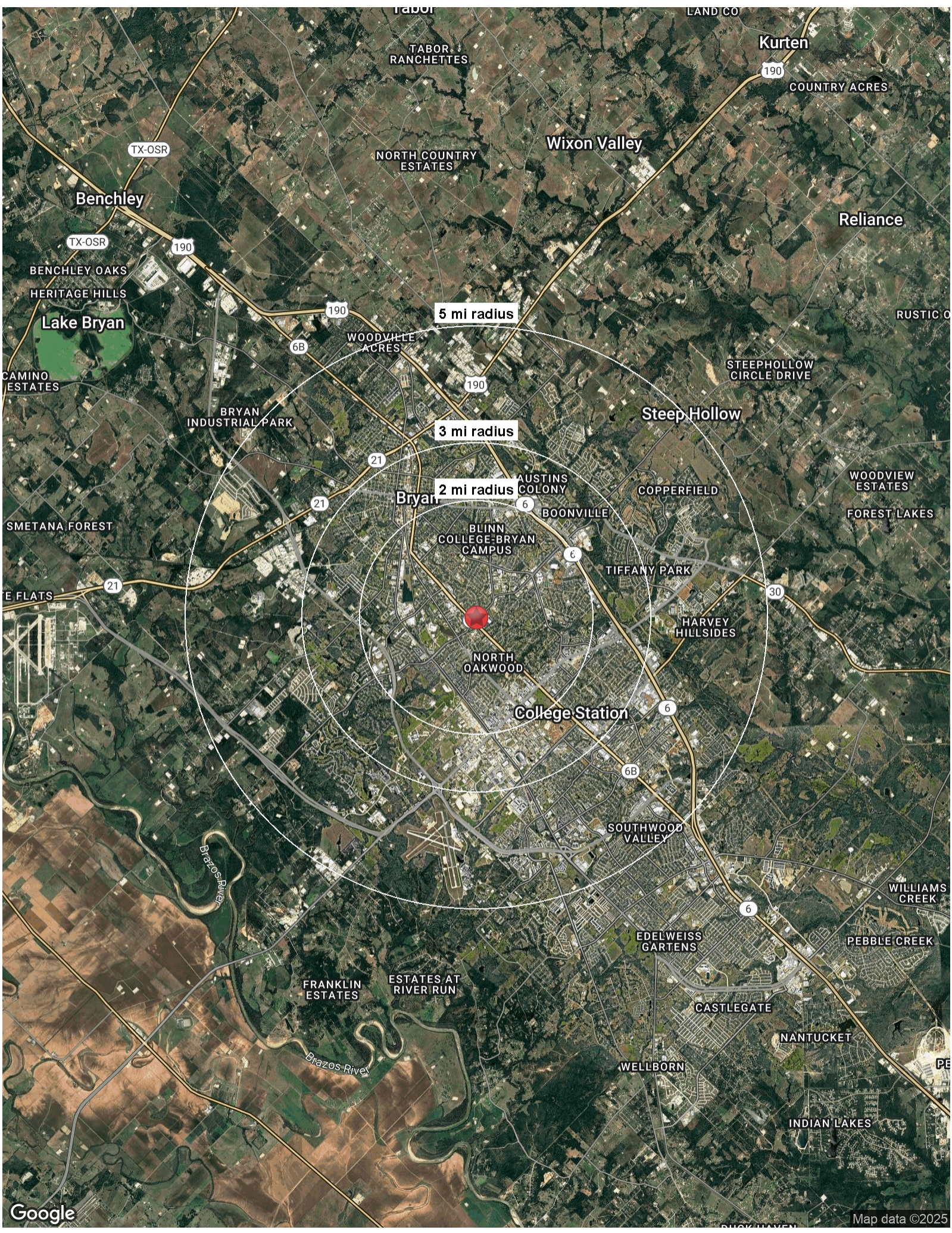
33,962 VPD

25,521 VPD

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



A PROJECT BY REALM REALTY



Full Profile

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

Realm Realty
 Lat/Lon: 30.6447/-96.3528



614 E Villa Maria Rd Bryan, TX 77802		2 mi radius	3 mi radius	5 mi radius
Population				
2024 Estimated Population		48,416	91,084	168,958
2029 Projected Population		48,348	91,776	173,110
2020 Census Population		47,102	89,499	162,706
2010 Census Population		42,783	82,333	140,676
Projected Annual Growth 2024 to 2029		-	0.2%	0.5%
Historical Annual Growth 2010 to 2024		0.9%	0.8%	1.4%
Households				
2024 Estimated Households		19,364	32,761	65,049
2029 Projected Households		20,448	34,917	70,626
2020 Census Households		18,725	31,794	60,371
2010 Census Households		17,005	29,021	52,746
Projected Annual Growth 2024 to 2029		1.1%	1.3%	1.7%
Historical Annual Growth 2010 to 2024		1.0%	0.9%	1.7%
Age				
2024 Est. Population Under 10 Years		10.4%	10.4%	10.5%
2024 Est. Population 10 to 19 Years		16.4%	19.8%	17.3%
2024 Est. Population 20 to 29 Years		31.3%	29.1%	30.9%
2024 Est. Population 30 to 44 Years		17.2%	17.5%	17.7%
2024 Est. Population 45 to 59 Years		10.9%	11.3%	11.2%
2024 Est. Population 60 to 74 Years		8.9%	8.3%	8.7%
2024 Est. Population 75 Years or Over		4.8%	3.7%	3.7%
2024 Est. Median Age		29.5	28.5	28.5
Marital Status & Gender				
2024 Est. Male Population		56.7%	58.9%	55.9%
2024 Est. Female Population		43.3%	41.1%	44.1%
2024 Est. Never Married		58.9%	60.3%	58.9%
2024 Est. Now Married		24.6%	23.7%	25.7%
2024 Est. Separated or Divorced		12.3%	12.1%	11.3%
2024 Est. Widowed		4.3%	3.9%	4.1%
Income				
2024 Est. HH Income \$200,000 or More		4.5%	4.5%	4.9%
2024 Est. HH Income \$150,000 to \$199,999		3.8%	4.9%	5.2%
2024 Est. HH Income \$100,000 to \$149,999		11.0%	11.8%	12.1%
2024 Est. HH Income \$75,000 to \$99,999		12.3%	11.5%	10.8%
2024 Est. HH Income \$50,000 to \$74,999		14.4%	14.1%	15.5%
2024 Est. HH Income \$35,000 to \$49,999		12.5%	13.2%	12.0%
2024 Est. HH Income \$25,000 to \$34,999		9.9%	10.2%	10.8%
2024 Est. HH Income \$15,000 to \$24,999		11.0%	10.4%	9.6%
2024 Est. HH Income Under \$15,000		20.6%	19.4%	19.2%
2024 Est. Average Household Income		\$64,160	\$67,539	\$72,357
2024 Est. Median Household Income		\$50,339	\$52,688	\$53,912
2024 Est. Per Capita Income		\$26,281	\$25,158	\$28,461
2024 Est. Total Businesses		2,180	3,432	5,104
2024 Est. Total Employees		21,108	31,818	47,052

Full Profile

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



Realm Realty
 Lat/Lon: 30.6447/-96.3528

614 E Villa Maria Rd Bryan, TX 77802	2 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	57.9%	55.7%	57.1%
2024 Est. Black	12.5%	13.4%	13.6%
2024 Est. Asian or Pacific Islander	6.4%	5.8%	6.1%
2024 Est. American Indian or Alaska Native	0.6%	0.8%	0.7%
2024 Est. Other Races	22.6%	24.4%	22.5%
Hispanic			
2024 Est. Hispanic Population	14,777	29,556	50,741
2024 Est. Hispanic Population	30.5%	32.4%	30.0%
2029 Proj. Hispanic Population	30.8%	32.5%	30.3%
2020 Hispanic Population	35.9%	37.5%	35.4%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	24,636	44,595	84,260
2024 Est. Elementary (Grade Level 0 to 8)	6.0%	6.8%	5.8%
2024 Est. Some High School (Grade Level 9 to 11)	5.5%	6.9%	6.0%
2024 Est. High School Graduate	25.3%	25.7%	23.8%
2024 Est. Some College	17.2%	18.1%	17.7%
2024 Est. Associate Degree Only	7.3%	6.7%	6.8%
2024 Est. Bachelor Degree Only	20.4%	19.6%	21.5%
2024 Est. Graduate Degree	18.4%	16.2%	18.3%
Housing			
2024 Est. Total Housing Units	22,092	37,404	73,833
2024 Est. Owner-Occupied	25.6%	28.9%	28.8%
2024 Est. Renter-Occupied	62.0%	58.6%	59.4%
2024 Est. Vacant Housing	12.3%	12.4%	11.9%
Homes Built by Year			
2024 Homes Built 2010 or later	18.2%	18.1%	20.8%
2024 Homes Built 2000 to 2009	10.9%	11.1%	13.7%
2024 Homes Built 1990 to 1999	8.6%	9.7%	10.3%
2024 Homes Built 1980 to 1989	16.7%	17.7%	18.4%
2024 Homes Built 1970 to 1979	13.6%	13.4%	11.7%
2024 Homes Built 1960 to 1969	8.1%	6.6%	4.6%
2024 Homes Built 1950 to 1959	4.3%	4.3%	3.1%
2024 Homes Built Before 1949	7.3%	6.7%	5.4%
Home Values			
2024 Home Value \$1,000,000 or More	1.3%	1.9%	2.5%
2024 Home Value \$500,000 to \$999,999	6.2%	6.1%	8.0%
2024 Home Value \$400,000 to \$499,999	3.7%	3.9%	5.0%
2024 Home Value \$300,000 to \$399,999	11.5%	11.7%	13.0%
2024 Home Value \$200,000 to \$299,999	39.0%	35.5%	36.3%
2024 Home Value \$150,000 to \$199,999	16.0%	16.1%	13.2%
2024 Home Value \$100,000 to \$149,999	8.5%	8.7%	7.1%
2024 Home Value \$50,000 to \$99,999	2.9%	4.5%	4.2%
2024 Home Value \$25,000 to \$49,999	3.4%	3.4%	3.9%
2024 Home Value Under \$25,000	7.6%	8.0%	6.7%
2024 Median Home Value	\$220,159	\$213,234	\$232,963
2024 Median Rent	\$926	\$938	\$961

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Full Profile

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

Realm Realty
 Lat/Lon: 30.6447/-96.3528



614 E Villa Maria Rd Bryan, TX 77802	2 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	40,745	76,534	141,627
2024 Est. Civilian Employed	65.4%	62.5%	64.4%
2024 Est. Civilian Unemployed	2.7%	3.0%	2.7%
2024 Est. in Armed Forces	0.2%	0.1%	0.1%
2024 Est. not in Labor Force	31.7%	34.3%	32.8%
2024 Labor Force Males	57.4%	60.1%	56.8%
2024 Labor Force Females	42.6%	39.9%	43.2%
Occupation			
2024 Occupation: Population Age 16 Years or Over	26,649	47,866	91,162
2024 Mgmt, Business, & Financial Operations	13.9%	13.8%	13.3%
2024 Professional, Related	29.8%	28.4%	31.3%
2024 Service	17.1%	18.1%	17.2%
2024 Sales, Office	21.4%	21.6%	20.9%
2024 Farming, Fishing, Forestry	0.2%	0.5%	0.5%
2024 Construction, Extraction, Maintenance	7.8%	8.1%	7.0%
2024 Production, Transport, Material Moving	9.8%	9.5%	9.8%
2024 White Collar Workers	65.1%	63.8%	65.5%
2024 Blue Collar Workers	34.9%	36.2%	34.5%
Transportation to Work			
2024 Drive to Work Alone	67.4%	66.4%	68.2%
2024 Drive to Work in Carpool	9.4%	10.1%	9.8%
2024 Travel to Work by Public Transportation	2.1%	2.2%	2.6%
2024 Drive to Work on Motorcycle	0.2%	0.2%	0.3%
2024 Walk or Bicycle to Work	7.8%	7.4%	5.8%
2024 Other Means	0.8%	0.9%	0.9%
2024 Work at Home	12.2%	12.8%	12.5%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	44.8%	41.9%	40.4%
2024 Travel to Work in 15 to 29 Minutes	38.5%	39.6%	41.5%
2024 Travel to Work in 30 to 59 Minutes	12.3%	13.5%	13.2%
2024 Travel to Work in 60 Minutes or More	4.3%	5.0%	4.9%
2024 Average Travel Time to Work	15.3	15.8	16.1
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$1.49 B	\$2.6 B	\$5.22 B
2024 Est. Apparel	\$28.06 M	\$49.1 M	\$98.28 M
2024 Est. Contributions, Tax and Retirement	\$317.58 M	\$556.83 M	\$1.14 B
2024 Est. Education	\$31.75 M	\$55.53 M	\$111.98 M
2024 Est. Entertainment	\$87.66 M	\$153.33 M	\$306.8 M
2024 Est. Food, Beverages, Tobacco	\$200.86 M	\$351.52 M	\$698.31 M
2024 Est. Health Care	\$108.34 M	\$184.04 M	\$360.73 M
2024 Est. Household Furnishings and Equipment	\$39.43 M	\$68.98 M	\$138.39 M
2024 Est. Household Operations, Shelter, Utilities	\$395.41 M	\$684.91 M	\$1.36 B
2024 Est. Miscellaneous Expenses	\$25.58 M	\$44.72 M	\$89.67 M
2024 Est. Personal Care	\$21.77 M	\$38.12 M	\$75.62 M
2024 Est. Transportation	\$232.53 M	\$410.93 M	\$839.07 M

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.