

VILLA MARIA SHOPPING CENTER

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

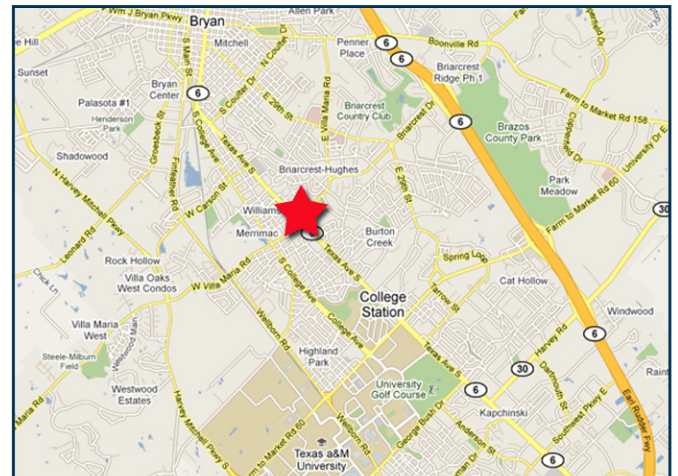


PROJECT HIGHLIGHTS

- ★ 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	47,960	91,652	170,571
Households	19,080	32,736	65,371
2025 Med. HH Income	\$47,118	\$52,191	\$54,504
2025 Avg. HH Income	\$64,931	\$69,399	\$73,578

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:

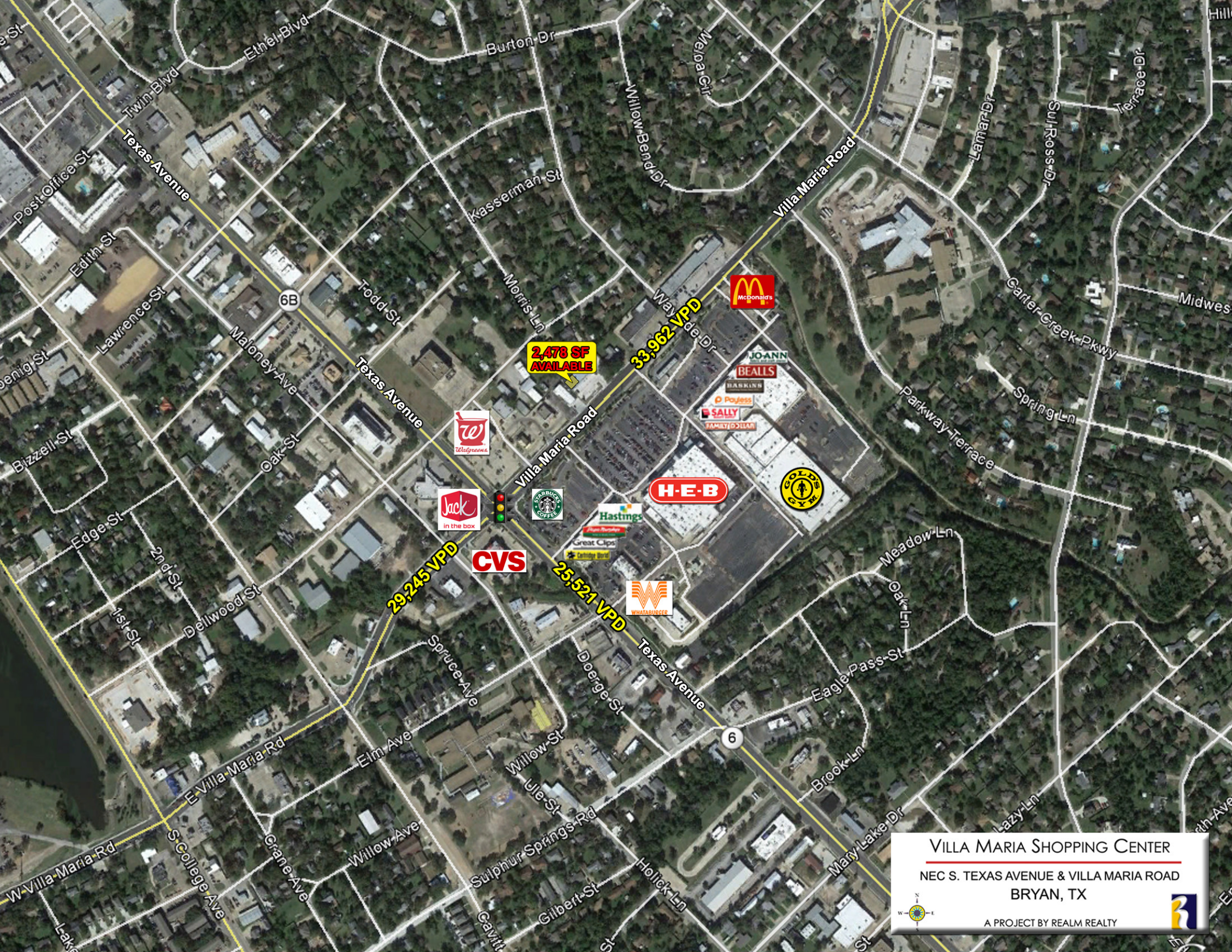
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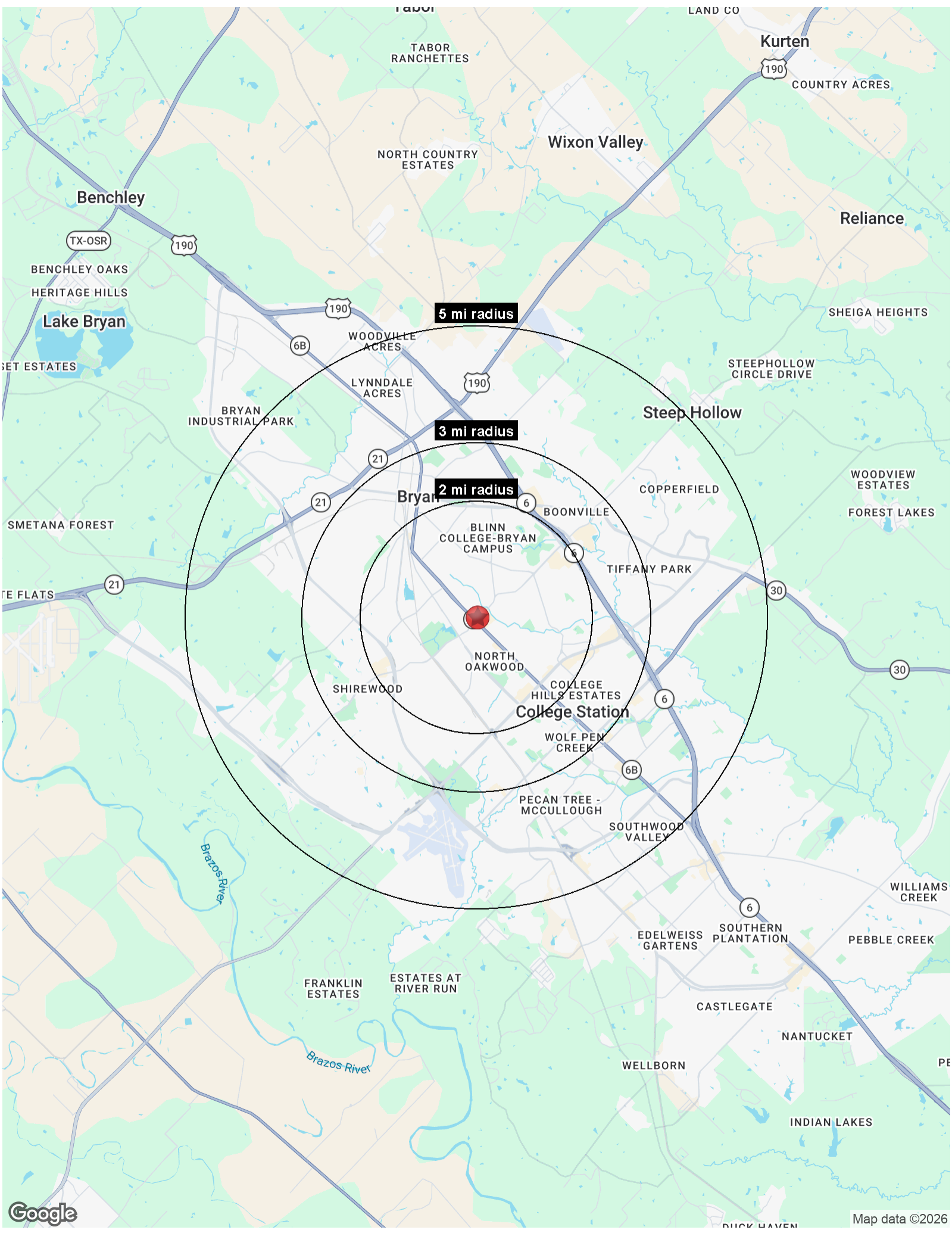


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BRYAN, TX

A PROJECT BY REALM REALTY





Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Realm Realty
Lat/Lon: 30.6445/-96.3531



612 E Villa Maria Rd Bryan, TX 77802	2 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	47,960	91,652	170,571
2030 Projected Population	45,084	87,776	165,883
2020 Census Population	46,955	89,735	162,571
2010 Census Population	42,635	82,391	140,530
Projected Annual Growth 2025 to 2030	-1.2%	-0.8%	-0.5%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	1.4%
Households			
2025 Estimated Households	19,080	32,736	65,371
2030 Projected Households	18,780	32,751	66,787
2020 Census Households	18,668	31,882	60,330
2010 Census Households	16,951	29,043	52,704
Projected Annual Growth 2025 to 2030	-0.3%	-	0.4%
Historical Annual Growth 2010 to 2025	0.8%	0.8%	1.6%
Age			
2025 Est. Population Under 10 Years	10.2%	10.1%	10.3%
2025 Est. Population 10 to 19 Years	16.5%	20.0%	17.5%
2025 Est. Population 20 to 29 Years	31.7%	29.3%	31.0%
2025 Est. Population 30 to 44 Years	17.0%	17.4%	17.6%
2025 Est. Population 45 to 59 Years	10.8%	11.1%	11.1%
2025 Est. Population 60 to 74 Years	8.9%	8.3%	8.7%
2025 Est. Population 75 Years or Over	4.9%	3.8%	3.8%
2025 Est. Median Age	29.5	28.5	28.6
Marital Status & Gender			
2025 Est. Male Population	56.9%	59.1%	56.0%
2025 Est. Female Population	43.1%	40.9%	44.0%
2025 Est. Never Married	59.8%	60.7%	58.2%
2025 Est. Now Married	24.8%	24.6%	27.2%
2025 Est. Separated or Divorced	12.1%	11.6%	11.2%
2025 Est. Widowed	3.3%	3.1%	3.3%
Income			
2025 Est. HH Income \$200,000 or More	3.6%	4.0%	4.4%
2025 Est. HH Income \$150,000 to \$199,999	4.2%	5.3%	5.8%
2025 Est. HH Income \$100,000 to \$149,999	11.0%	12.6%	12.0%
2025 Est. HH Income \$75,000 to \$99,999	11.0%	11.0%	11.3%
2025 Est. HH Income \$50,000 to \$74,999	14.1%	12.7%	14.3%
2025 Est. HH Income \$35,000 to \$49,999	13.5%	14.3%	13.8%
2025 Est. HH Income \$25,000 to \$34,999	10.2%	9.7%	10.1%
2025 Est. HH Income \$15,000 to \$24,999	10.7%	10.4%	9.1%
2025 Est. HH Income Under \$15,000	21.6%	20.1%	19.2%
2025 Est. Average Household Income	\$64,931	\$69,399	\$73,578
2025 Est. Median Household Income	\$47,118	\$52,191	\$54,504
2025 Est. Per Capita Income	\$26,507	\$25,727	\$28,850
2025 Est. Total Businesses	2,144	3,489	5,232
2025 Est. Total Employees	20,699	32,457	48,130

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Race			
2025 Est. White	57.2%	55.1%	56.4%
2025 Est. Black	12.5%	13.4%	13.6%
2025 Est. Asian or Pacific Islander	6.9%	6.2%	6.6%
2025 Est. American Indian or Alaska Native	0.6%	0.8%	0.7%
2025 Est. Other Races	22.7%	24.5%	22.6%
Hispanic			
2025 Est. Hispanic Population	14,682	29,823	51,552
2025 Est. Hispanic Population	30.6%	32.5%	30.2%
2030 Proj. Hispanic Population	30.9%	32.8%	30.6%
2020 Hispanic Population	35.8%	37.6%	35.3%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	24,290	44,768	85,127
2025 Est. Elementary (Grade Level 0 to 8)	6.9%	7.8%	6.3%
2025 Est. Some High School (Grade Level 9 to 11)	5.6%	6.9%	6.2%
2025 Est. High School Graduate	25.0%	26.1%	24.6%
2025 Est. Some College	18.2%	18.6%	18.4%
2025 Est. Associate Degree Only	7.9%	7.4%	7.1%
2025 Est. Bachelor Degree Only	20.0%	19.1%	21.0%
2025 Est. Graduate Degree	16.4%	14.2%	16.2%
Housing			
2025 Est. Total Housing Units	21,700	37,242	73,907
2025 Est. Owner-Occupied	25.0%	28.5%	28.5%
2025 Est. Renter-Occupied	63.0%	59.4%	59.9%
2025 Est. Vacant Housing	12.1%	12.1%	11.5%
Homes Built by Year			
2025 Homes Built 2010 or later	23.0%	22.0%	25.1%
2025 Homes Built 2000 to 2009	13.4%	13.6%	14.9%
2025 Homes Built 1990 to 1999	7.8%	9.2%	9.7%
2025 Homes Built 1980 to 1989	12.0%	12.6%	13.3%
2025 Homes Built 1970 to 1979	16.4%	16.1%	15.0%
2025 Homes Built 1960 to 1969	7.4%	6.5%	4.7%
2025 Homes Built 1950 to 1959	4.1%	4.1%	3.0%
2025 Homes Built Before 1949	3.7%	3.7%	2.8%
Home Values			
2025 Home Value \$1,000,000 or More	1.1%	1.0%	1.3%
2025 Home Value \$500,000 to \$999,999	6.9%	6.3%	7.3%
2025 Home Value \$400,000 to \$499,999	7.8%	7.9%	10.6%
2025 Home Value \$300,000 to \$399,999	17.3%	17.3%	19.0%
2025 Home Value \$200,000 to \$299,999	31.7%	27.9%	27.3%
2025 Home Value \$150,000 to \$199,999	10.6%	12.6%	10.5%
2025 Home Value \$100,000 to \$149,999	11.0%	10.6%	8.8%
2025 Home Value \$50,000 to \$99,999	3.4%	5.1%	5.4%
2025 Home Value \$25,000 to \$49,999	2.7%	3.2%	3.9%
2025 Home Value Under \$25,000	7.6%	8.0%	5.8%
2025 Median Home Value	\$241,236	\$231,015	\$251,859
2025 Median Rent	\$1,017	\$1,019	\$1,026

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	40,522	77,342	143,454
2025 Est. Civilian Employed	65.4%	62.4%	64.8%
2025 Est. Civilian Unemployed	3.1%	3.5%	3.1%
2025 Est. in Armed Forces	-	-	0.1%
2025 Est. not in Labor Force	31.4%	34.0%	32.0%
2025 Labor Force Males	57.7%	60.5%	57.0%
2025 Labor Force Females	42.3%	39.5%	43.0%
Occupation			
2025 Occupation: Population Age 16 Years or Over	26,486	48,276	92,933
2025 Mgmt, Business, & Financial Operations	13.3%	13.5%	13.5%
2025 Professional, Related	26.7%	25.3%	26.9%
2025 Service	20.0%	20.2%	19.6%
2025 Sales, Office	18.6%	19.1%	19.5%
2025 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
2025 Construction, Extraction, Maintenance	8.0%	8.4%	7.4%
2025 Production, Transport, Material Moving	13.2%	13.4%	12.9%
2025 White Collar Workers	58.6%	57.9%	59.9%
2025 Blue Collar Workers	41.4%	42.1%	40.1%
Transportation to Work			
2025 Drive to Work Alone	73.1%	72.8%	74.4%
2025 Drive to Work in Carpool	9.5%	10.0%	9.7%
2025 Travel to Work by Public Transportation	2.9%	2.8%	3.2%
2025 Drive to Work on Motorcycle	0.3%	0.3%	0.3%
2025 Walk or Bicycle to Work	6.5%	6.3%	4.9%
2025 Other Means	0.7%	0.7%	0.6%
2025 Work at Home	7.0%	7.2%	6.9%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	46.3%	44.2%	42.0%
2025 Travel to Work in 15 to 29 Minutes	37.9%	39.0%	41.2%
2025 Travel to Work in 30 to 59 Minutes	10.8%	11.1%	11.3%
2025 Travel to Work in 60 Minutes or More	5.0%	5.7%	5.4%
2025 Average Travel Time to Work	15.0	15.4	15.7
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$1.43 B	\$2.58 B	\$5.23 B
2025 Est. Apparel	\$27.05 M	\$48.77 M	\$98.49 M
2025 Est. Contributions, Tax and Retirement	\$295.56 M	\$546.4 M	\$1.13 B
2025 Est. Education	\$30.27 M	\$54.96 M	\$112.03 M
2025 Est. Entertainment	\$84.66 M	\$152.46 M	\$307.68 M
2025 Est. Food, Beverages, Tobacco	\$195.91 M	\$350.65 M	\$701.6 M
2025 Est. Health Care	\$106.89 M	\$184.3 M	\$363.46 M
2025 Est. Household Furnishings and Equipment	\$37.92 M	\$68.48 M	\$138.65 M
2025 Est. Household Operations, Shelter, Utilities	\$384.92 M	\$682.76 M	\$1.37 B
2025 Est. Miscellaneous Expenses	\$24.63 M	\$44.43 M	\$89.93 M
2025 Est. Personal Care	\$21.28 M	\$38.04 M	\$75.99 M
2025 Est. Transportation	\$225.79 M	\$410.51 M	\$839.91 M

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