



For Lease

Tejas Center

725 E Villa Maria Rd | Bryan, TX



Property Highlights

Premier Bryan-College Station Location

- Situated at 725 E Villa Maria Rd in Bryan, TX
- 357,000 SF retail destination anchored by H-E-B, Marshalls, and Ross Dress For Less

Diverse Tenant Mix & Amenities

- Home to a thriving mix of national and local retailers, dining, health, and service providers including Starbucks, Whataburger, Great Clips, Pickleball Kingdom and more
- 5.6 million annual visits
- Tejas Center serves as a one-stop destination for the entire Bryan-College Station community



JLL



Demographics



Est. Population

1 Mile	3 Miles	5 Miles
10,061	92,740	169,201



Est. Households

1 Mile	3 Miles	5 Miles
4,156	33,282	65,191



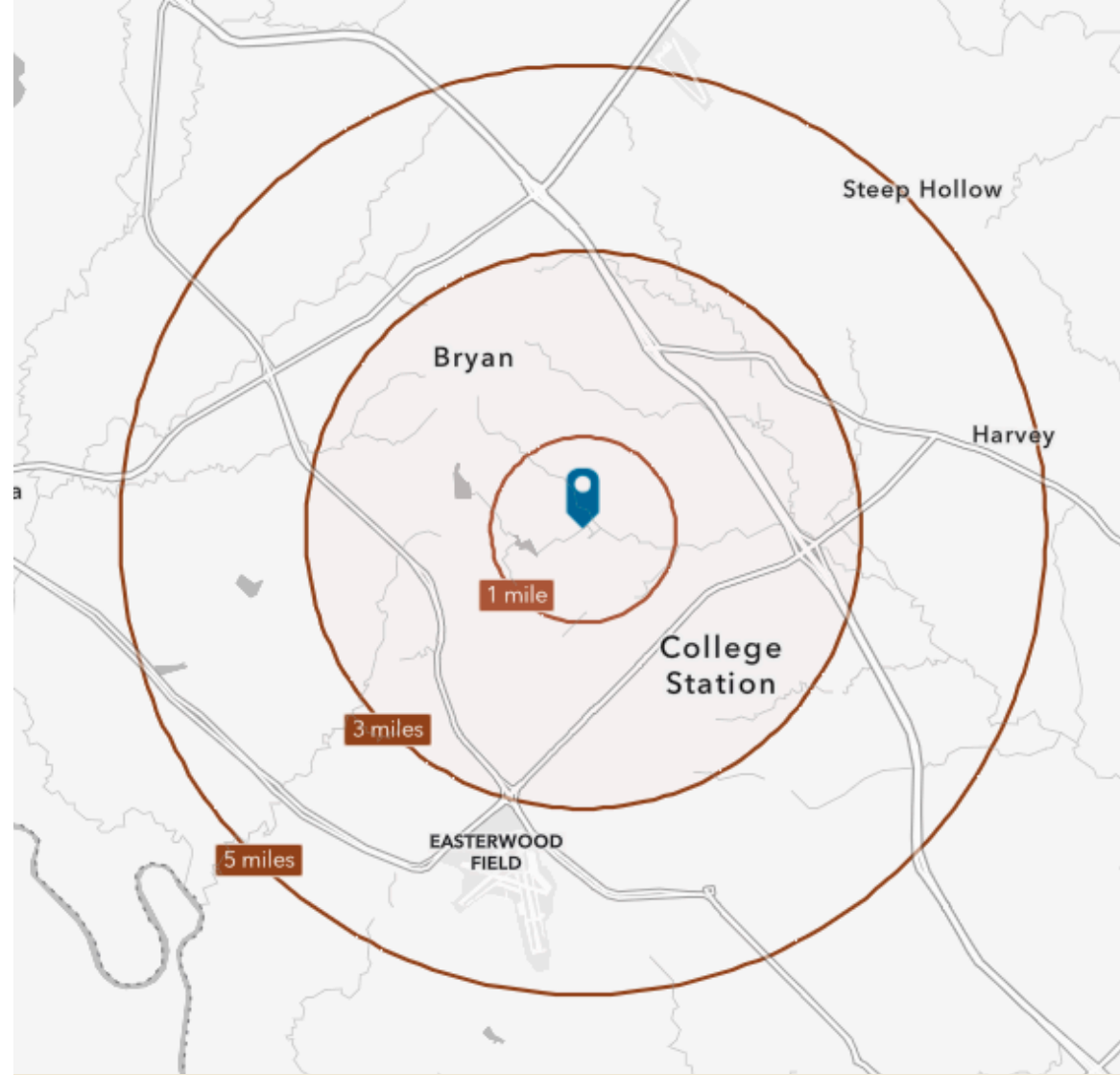
Est. Daytime Population

1 Mile	3 Miles	5 Miles
12,242	65,507	95,667



Est. Avg. Household Income

1 Mile	3 Miles	5 Miles
\$75,062	\$67,754	\$70,039



E Villa Maria Rd:

+/- 35,741 VPD

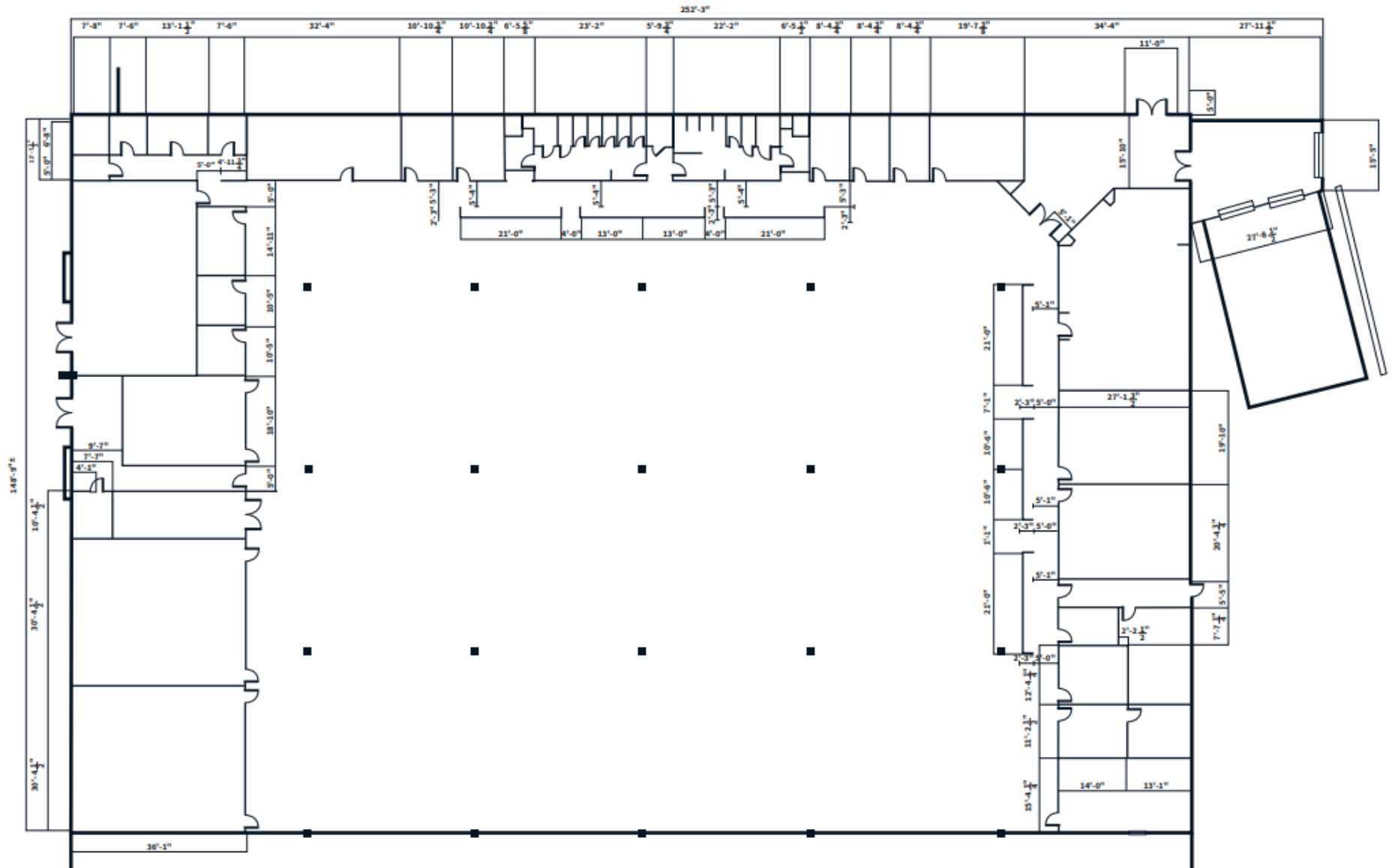
S Texas Ave:

+/- 25,479 VPD

[illegible]

5	Life Church	13	Great Clips	19	Marshalls	25A	Starbucks	34	Carter's Burgers
6	Five Below	14	GNC	20	Subway	25B	Commerce Bank	35	AVAILABLE 35,943 SF
8	Sally Beauty	15	Lendmark Financial	21	Libations Liquor	26-28	Lions Den Gym	37&39	Pickleball Kingdom
9	Footy Rooty	16	H&R Block	22	Cricket Wireless	29	Theatre Company	40	Whataburger
11	Dollar Tree	17	Bryan Nail Salon	23	Show Hot Pot	31	Zand's	42	Kool Smiles
12	Greene Eyes	18	Picnic Hospitality	24	El Sol de Mexico	32	Hometown Chinese	OP	Tesla EV Chargers

20' to bottom of the joist

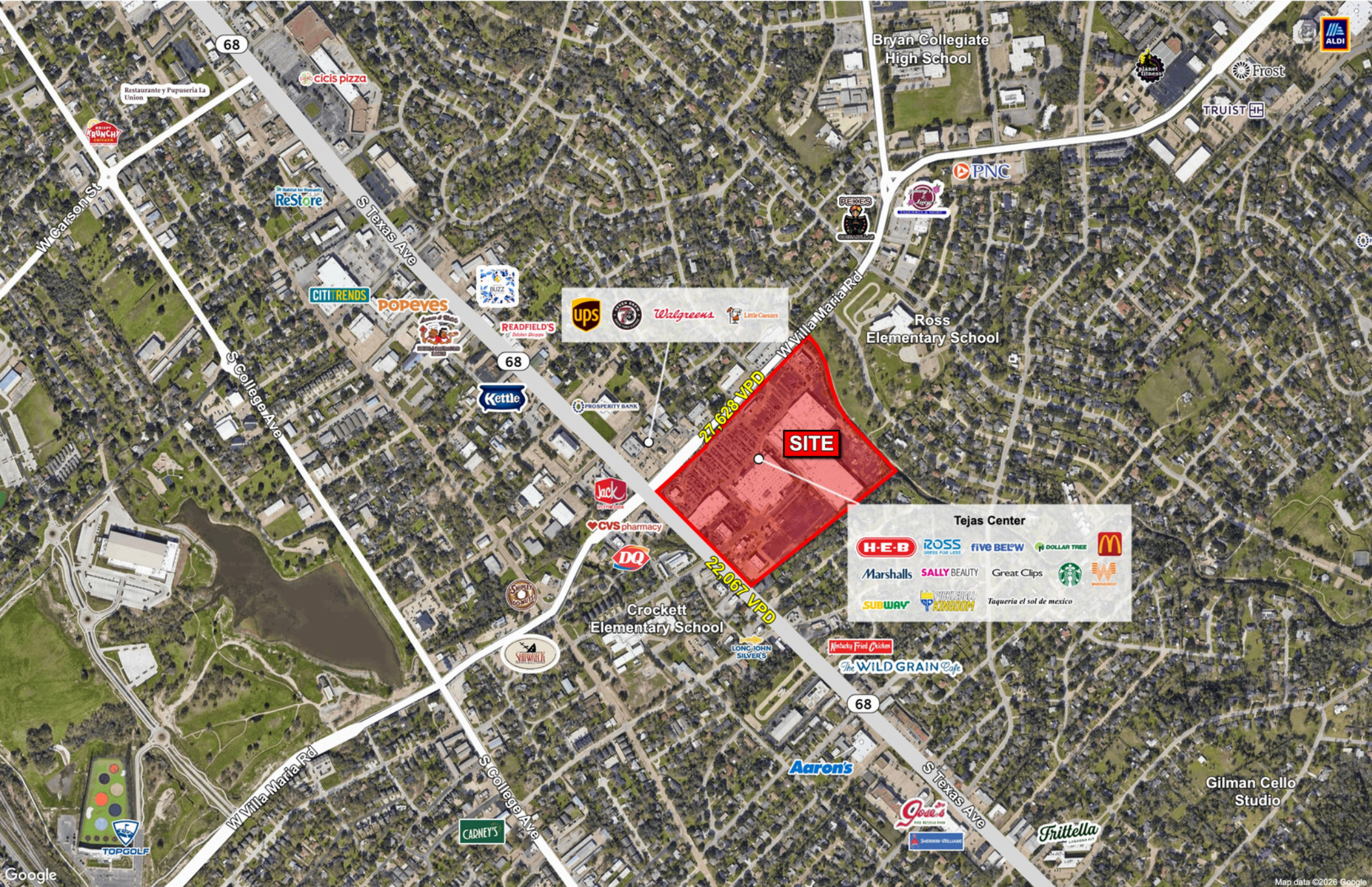


Floor Plan



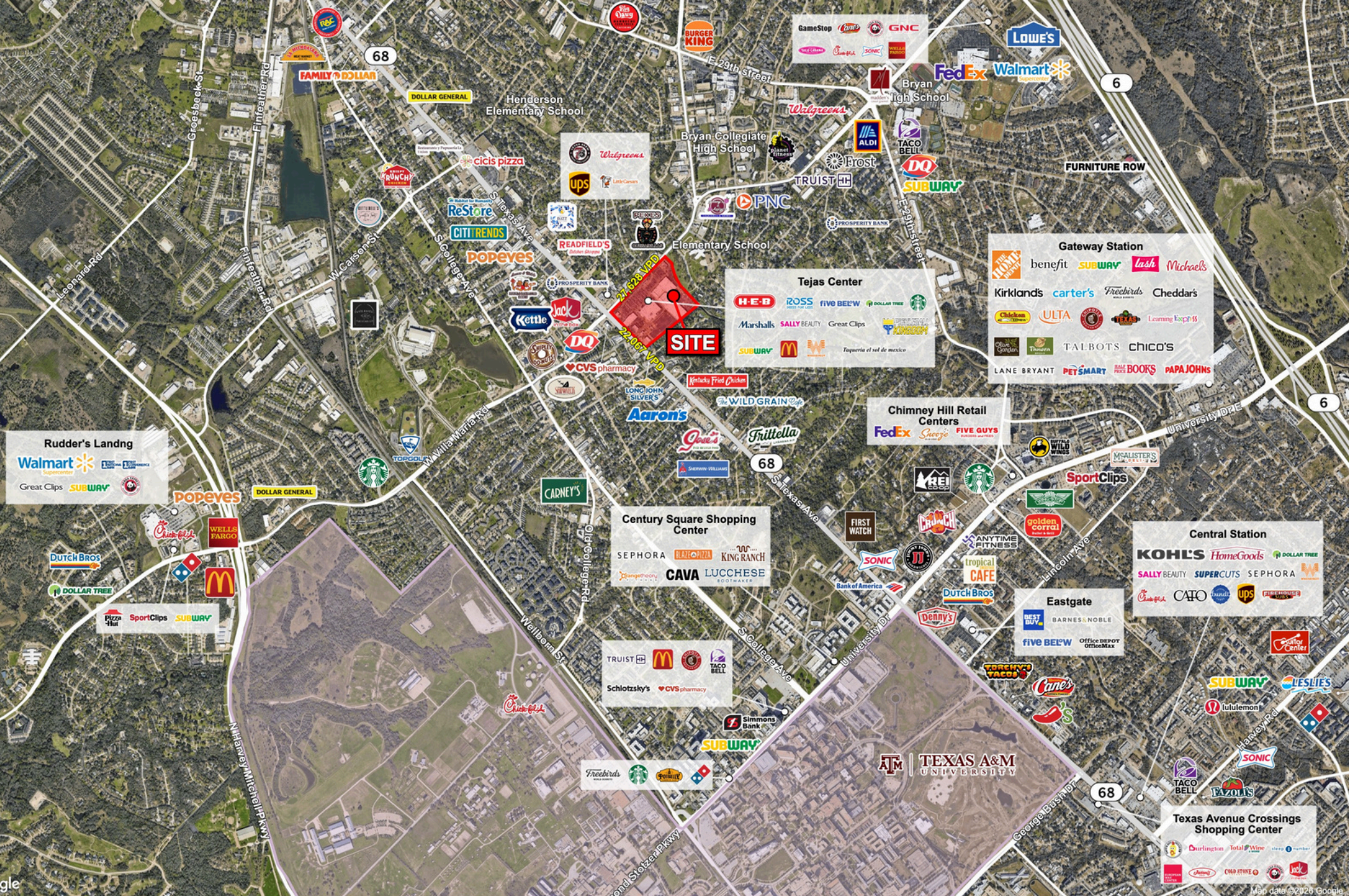
Property Photos





Aerial





Aerial



Thank you

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Wheat	407274	michael.wheat@jll.com	+1 214 396 5468
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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