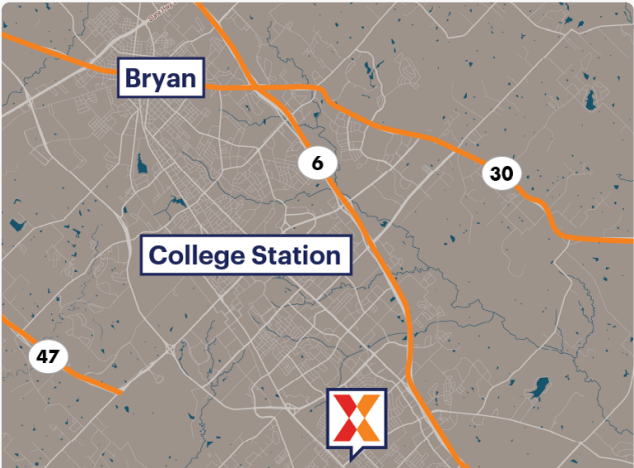


# Jones Crossing

Brazos County College Station-Bryan, TX 160,092 Sq Ft

11675 Wellborn Rd | College Station, TX 77845  
30.5845, -96.3225



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 14,177   | 79,756   | 142,684  |
| Daytime Pop. | 14,909   | 111,266  | 204,516  |
| Households   | 5,850    | 26,414   | 50,789   |
| Income       | \$76,851 | \$83,714 | \$97,727 |

Source: Synergos Technologies, Inc. 2024

Anchored by Texas favorite H-E-B, with a strong specialty retailer presence including Chicken Salad Chick, MOD Pizza, Crumbl Cookies, The Joint Chiropractic, Another Broken Egg, Orangetheory Fitness, and Chick-fil-A, among others

Highly trafficked center drawing an estimated 6.1M annual visits (Placer.ai 2025), Jones Crossing ranks in the top 1% of neighborhood centers in Texas

Serves a highly educated trade area with 52.1% college-educated persons (+49% over national average) within three miles

Located 2 ½ miles south of Texas A&M's main campus, with 75,000+ enrollment and over 11,200 employees

The center is highly visible to Wellborn Road's 44K vehicles per day and is adjacent to Harvey Mitchell Parkway South, providing market access

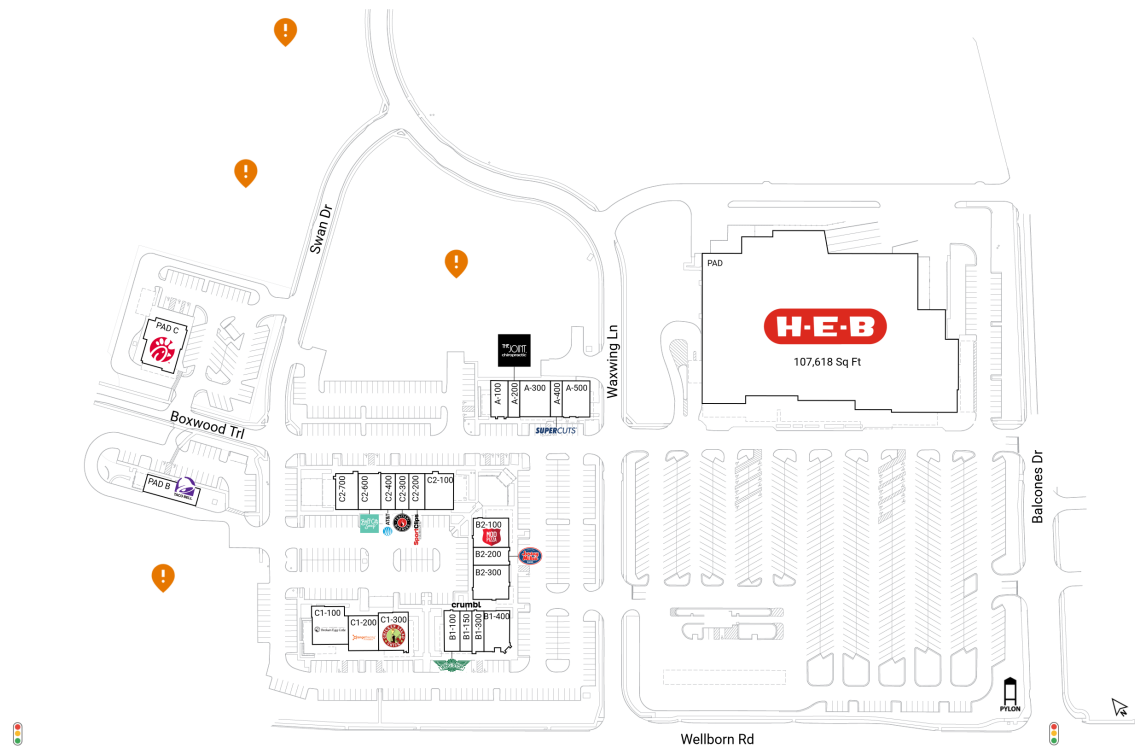


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### Current Tenants

Space size listed in square feet

|        |                                    |         |
|--------|------------------------------------|---------|
| A-100  | Urban Bird Hot Chicken             | 1,765   |
| A-200  | The Joint                          | 1,188   |
| A-300  | Angel Nails                        | 3,048   |
| A-400  | Supercuts                          | 1,185   |
| A-500  | MB2 Dental Solutions               | 2,859   |
| B1-100 | Wingstop                           | 1,803   |
| B1-150 | Crumbl Cookies                     | 1,376   |
| B1-300 | Threads Boutique                   | 1,386   |
| B1-400 | Caprock Urgent Care, LLC           | 2,940   |
| B2-100 | MOD Pizza                          | 2,954   |
| B2-200 | Jersey Mike's                      | 1,801   |
| B2-300 | Twin Liquors Fine Wine and Spirits | 3,500   |
| C1-100 | Another Broken Egg Cafe            | 3,890   |
| C1-200 | Orangetheory Fitness               | 3,101   |
| C1-300 | Chicken Salad Chick                | 3,265   |
| C2-100 | Oishi Sushi, Asian Fusion          | 3,000   |
| C2-200 | Sport Clips                        | 1,620   |
| C2-300 | Teriyaki Madness                   | 1,376   |
| C2-400 | AT&T® Mobility                     | 1,460   |
| C2-600 | Buff City Soap                     | 2,297   |
| C2-700 | Lucky Goat                         | 2,278   |
| PAD    | H-E-B                              | 107,618 |
| PAD B  | Taco Bell                          | 2,742   |
| PAD C  | Chick-fil-A                        | 5,020   |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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