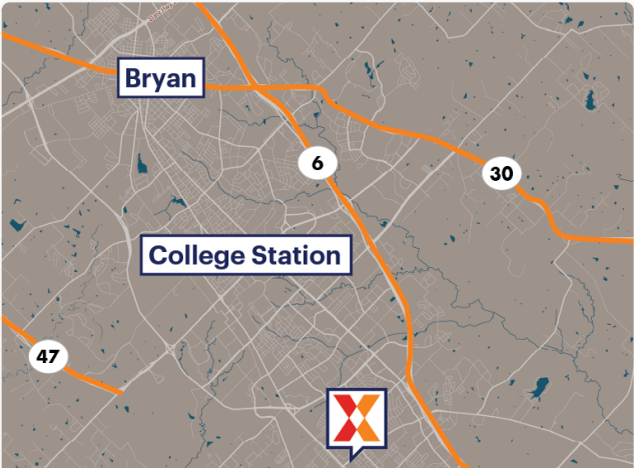


Jones Crossing

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

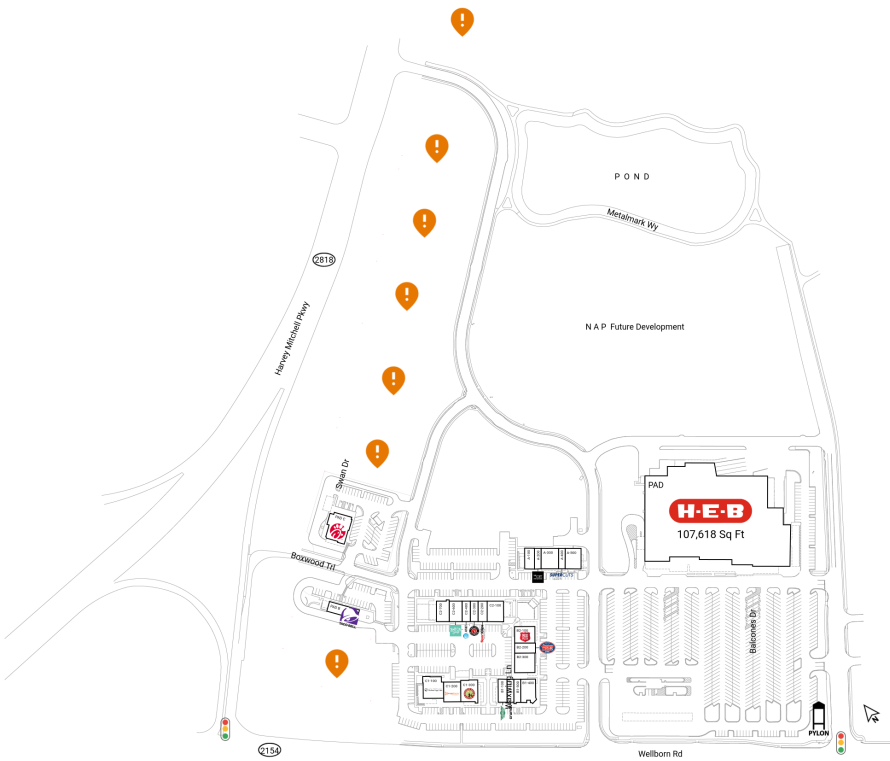


Jones Crossing

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

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30.5845, -96.3225



Available Spaces

OPO 1	0 Sq Ft	OPO 5	0 Sq Ft
OPO 2	0 Sq Ft	OPO 6	0 Sq Ft
OPO 3	0 Sq Ft	OPO 7	0 Sq Ft
OPO 4	0 Sq Ft		

Current Tenants

Space size listed in square feet

A-100	Urban Bird Hot Chicken	1,765
A-200	The Joint	1,188
A-300	Red Carpet Nail Spa	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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