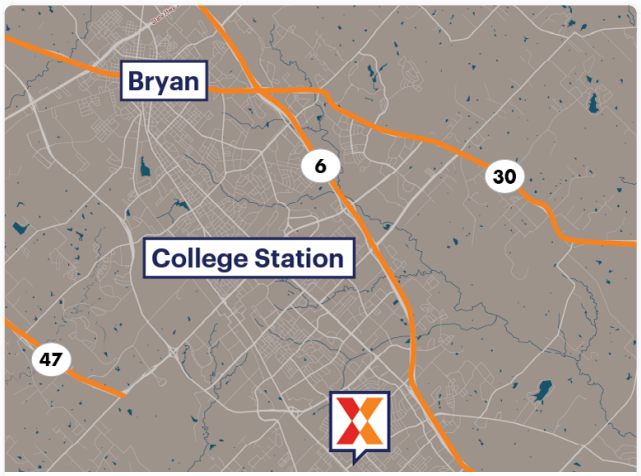
Jones Crossing

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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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	PAD D	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.

1791



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