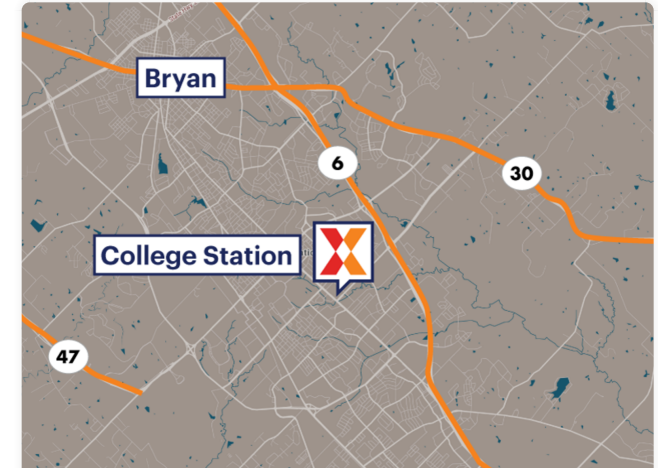


Central Station

1505 S Texas Ave | College Station, TX 77840

Brazos County College Station-Bryan, TX 248,503 Sq Ft

30.6171, -96.3191



Demographics	1 Mile	3 Miles	5 Miles
Population	10,160	89,367	168,530
Daytime Pop.	14,717	133,612	209,741
Households	4,454	31,210	62,457
Income	\$51,083	\$74,842	\$91,997

Source: Synergos Technologies, Inc. 2024

Located in the heart of Aggieland, just a ¼ mile from Texas A&M University with 74K+ students (TAMU 2025) plus strong daytime population of 133K+ within 3 miles

Highly trafficked center drawing an estimated 3.9M+ annual visits (Placer.ai 2025)

High visibility at prominent intersection of Texas Ave with 40K+ vehicles daily and Harvey Rd with 19K+ vehicles daily (Kalibrate 2020)

Surrounded by a dense population of 89K+, plus 46% with a college education within a 3-mile radius

Benefit from traffic draw of strong national and regional retailers such as HomeGoods, Spec's & Los Cucos Mexican Café

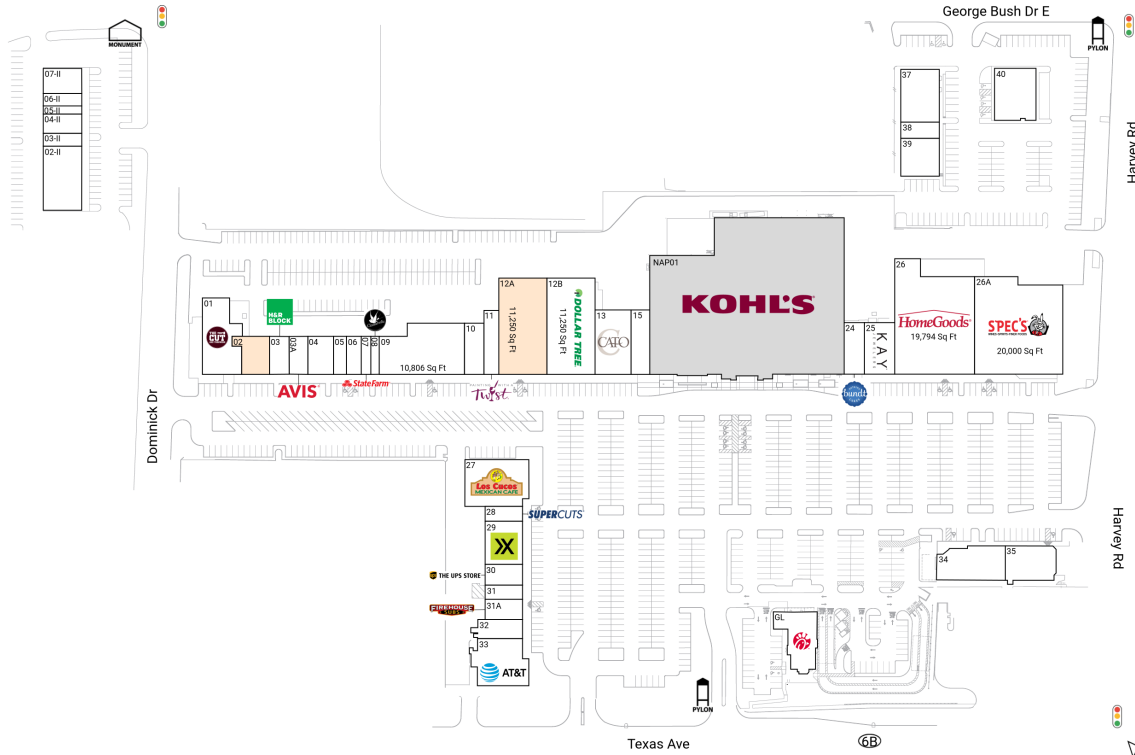


Central Station

1505 S Texas Ave | College Station, TX 77840

Brazos County College Station-Bryan, TX 248,503 Sq Ft

30.6171, -96.3191



Available Spaces

02 2,689 Sq Ft 360° 12A 11,250 Sq Ft 360°

Current Tenants Space size listed in square feet

01	The Cut Axe Throwing	6,281	25	Kay Jewelers	3,120
02-II	Brazos Valley Barbell	6,000	26	HomeGoods	19,794
03	H&R Block	1,200	26A	Spec's Wine, Spirits & Finer Foods	20,000
03-II	Choi's Restaurant	1,200	27	Los Cucos Mexican Cafe	7,200
03A	Avis Rent A Car	1,200	28	Supercuts	1,527
04	Good Luck Good Time Tea House	1,243	29	Eyemart Express	4,080
04-II	Parallel Smoke Shop	1,800	30	The UPS Store	1,920
05	Tanaka Ramen	2,357	31	Midnight Cravingz	1,286
05-II	Via-Max Envios	600	31A	Firehouse Subs	1,884
06	Thousand Layers	1,200	32	Fast and Furious Japanese Gril	2,030
06-II	Centro America Restaurante	1,195	33	AT&T	5,000
07	State Farm	1,400	34	Napa Flats	5,162
07-II	Shop N Go	2,335	35	The Sleep Station	4,000
08	Cinnaholic	900	37	Sweet Eugene's House Of Java	4,900
09	Poet's Family Billiard Hall	10,806	38	Wanna Taco	1,500
10	Legacy Athletics	2,400	39	404 Gaming Lounge	3,600
11	Painting with a Twist	2,000	40	iWon Korean BBQ & Hot Pot	6,912
12B	Dollar Tree	11,250	GL	Chick-fil-A	4,000
13	Cato Fashions	5,440	NAP01	Kohl's	70,362
15	Grand Nail Spa	3,000			
24	Nothing Bundt Cakes	2,480			

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. 1869

