

PRE-LEASE | STRIP CENTER

HARVEY MITCHELL PLAZA

1726 HARVEY MITCHELL
PKWY

College Station, TX 77845

PRESENTED BY:

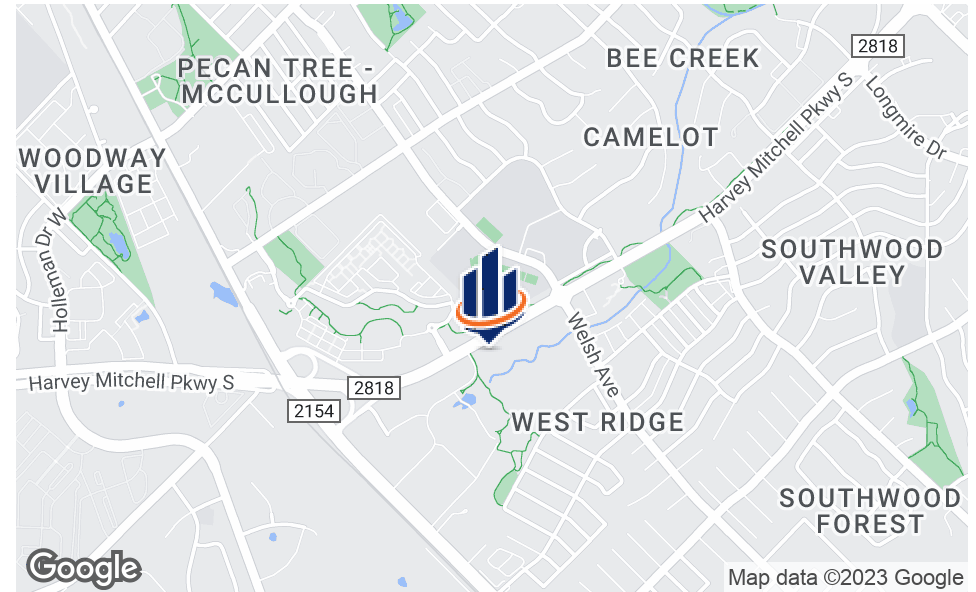
ANGELA LASELL

O: 979.431.4400 | C: 979.676.3122
angela.lasell@svn.com

JIM JONES

O: 979.431.4400
jim.jones@svn.com





OFFERING SUMMARY

LEASE RATE:	\$34/SF
BUILDING A:	11,700 SF Max Cont. 1,200 SF
BUILDING B:	8,900 SF Max Cont. 1,200 SF
LOT SIZE:	2.497 Acres
ZONING:	Commercial

PROPERTY OVERVIEW

Outstanding opportunity for a retail or restaurant centered in a highly populated area that is located off highly trafficked Highway 6. Situated next to multiple residential, student housing, and retail developments, including an HEB-anchored retail development.

PROPERTY HIGHLIGHTS

- Proposed retail strip with a total of ± 20,600 SF of Lease Space
- Located on Harvey Mitchell Pkwy (~33,000 VPD), just east of the Wellborn Rd [50,000 VPD] & Harvey Mitchell Pkwy intersection
- Excellent visibility and exposure to high traffic counts
- ± 345 Feet of Harvey Mitchell Pkwy frontage
- Located next to HEB anchored retail center [Jones Crossing]
- 2.8 miles from Texas A&M University

ANGELA LASELL

O: 979.431.4400 | C: 979.676.3122

angela.lasell@svn.com

JIM JONES

O: 979.431.4400

jim.jones@svn.com



Google

Imagery ©2023 , Houston-Galveston Area Council, Maxar Technologies, USDA/FPAC/GEO

ANGELA LASELL
 O: 979.431.4400 | C: 979.676.3122
 angela.lasell@svn.com

JIM JONES
 O: 979.431.4400
 jim.jones@svn.com

± 20,250 SF RETAIL CENTER | 1726 HARVEY MITCHELL PKWY 1726 Harvey Mitchell Pkwy S College Station, TX 77845





ANGELA LASELL
 O: 979.431.4400 | C: 979.676.3122
 angela.lasell@svn.com

JIM JONES
 O: 979.431.4400
 jim.jones@svn.com

± 20,250 SF RETAIL CENTER | 1726 HARVEY MITCHELL PKWY | 1726 Harvey Mitchell Pkwy S College Station, TX 77845





ANGELA LASELL

O: 979.431.4400 | C: 979.676.3122

angela.lasell@svn.com

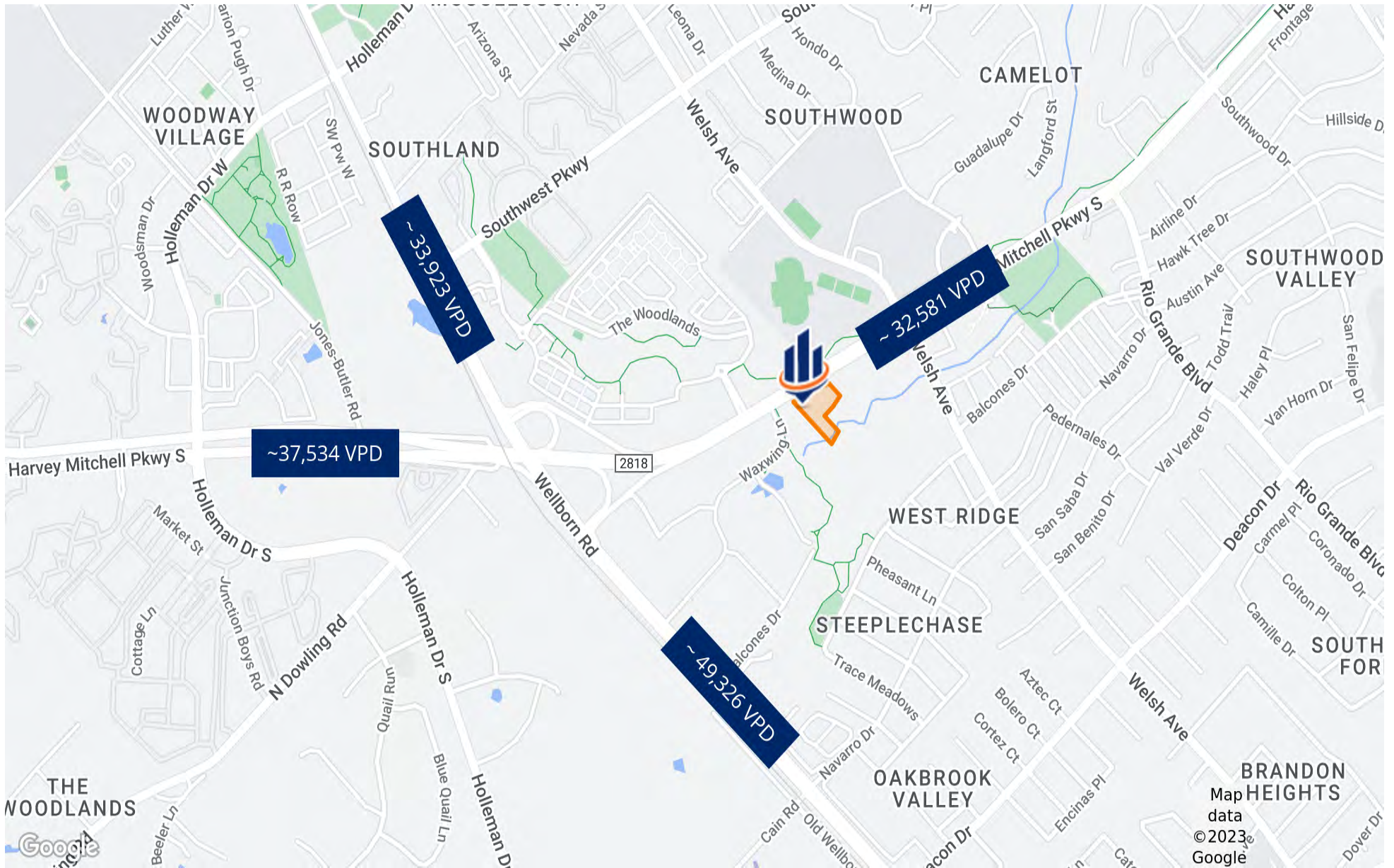
JIM JONES

O: 979.431.4400

jim.jones@svn.com

± 20,250 SF RETAIL CENTER | 1726 HARVEY MITCHELL PKWY 1726 Harvey Mitchell Pkwy S College Station, TX 77845

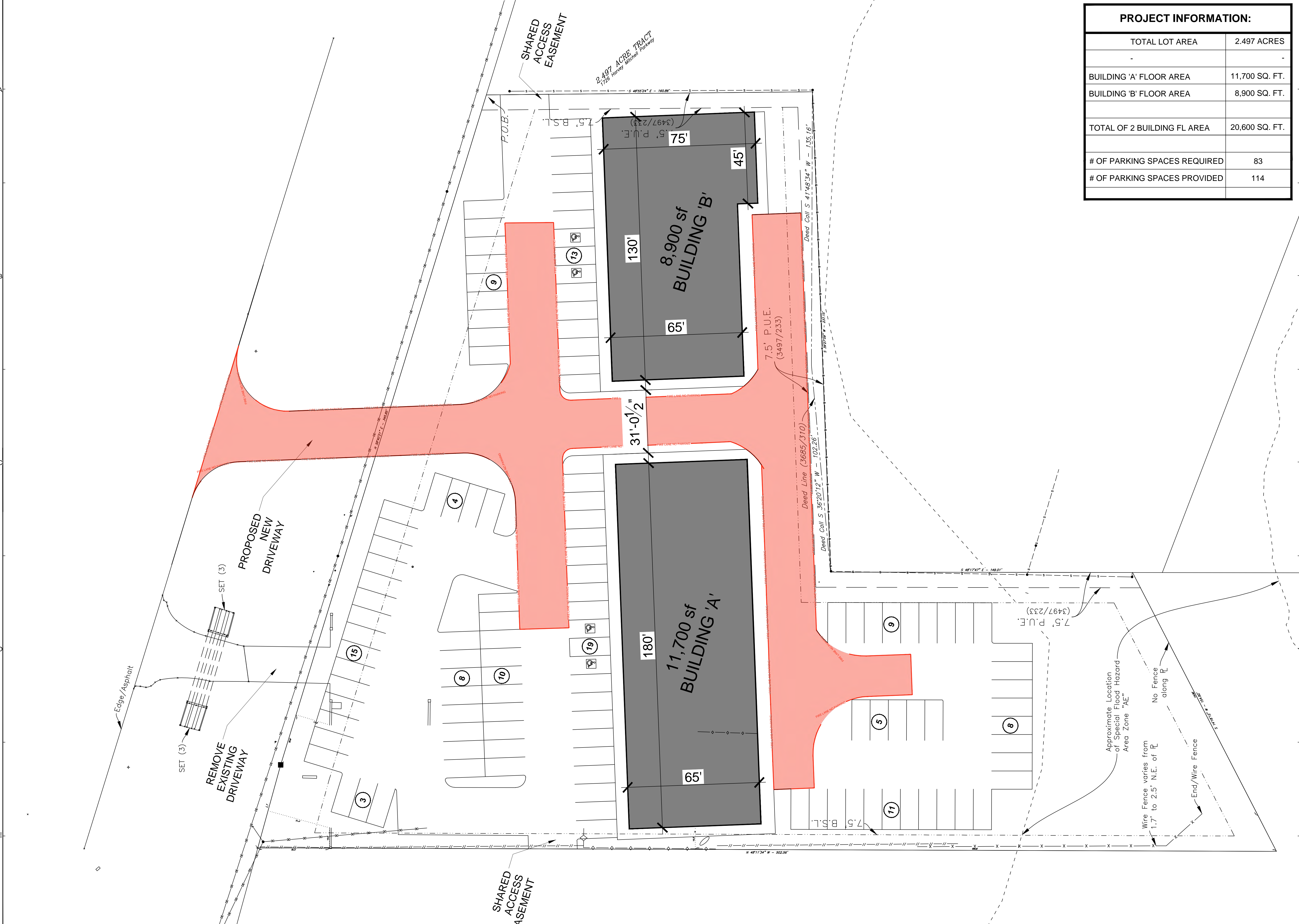




ANGELA LASELL
 O: 979.431.4400 | C: 979.676.3122
 angela.lasell@svn.com

JIM JONES
 O: 979.431.4400
 jim.jones@svn.com

ALL RIGHTS RESERVED AND SPECIFICATIONS ARE THE PROPERTY OF GANDHI DESIGNS LLC. PURCHASERS RIGHTS IS CONDITIONAL AND LIMITED TO THE USE OF THESE PLANS FOR THE CONSTRUCTION OF THE PROJECT ONLY. THE REPRODUCTION OF THESE PLANS OR ANY PART THEREOF IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GANDHI DESIGNS LLC IS STRICTLY PROHIBITED. THE REPRODUCTION OF THESE PLANS OR ANY PART THEREOF IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GANDHI DESIGNS LLC IS STRICTLY PROHIBITED. THE REPRODUCTION OF THESE PLANS OR ANY PART THEREOF IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GANDHI DESIGNS LLC IS STRICTLY PROHIBITED.



PROJECT INFORMATION:	
TOTAL LOT AREA	2.497 ACRES
BUILDING 'A' FLOOR AREA	11,700 SQ. FT.
BUILDING 'B' FLOOR AREA	8,900 SQ. FT.
TOTAL OF 2 BUILDING FL AREA	20,600 SQ. FT.
# OF PARKING SPACES REQUIRED	83
# OF PARKING SPACES PROVIDED	114


**BUILDING DESIGNS
PLANNING
CONSULTING**
 GANDHI DESIGNS LLC
10701 CORPORATE DR. #150
STAFFORD, TX 77477-2816 800-504-
NIRMAL@GANDHIDESIGNS.COM

RETAIL AT HM PKWY

CITY OF COLLEGE STATION

ISSUES
1
2
3
4
5

20200800- PROJECT NUMBER
DATE
SHEET TITLE SITE PLAN
SHEET NUMBER AC1.01

Site Demographic Summary



Ring of 5 miles

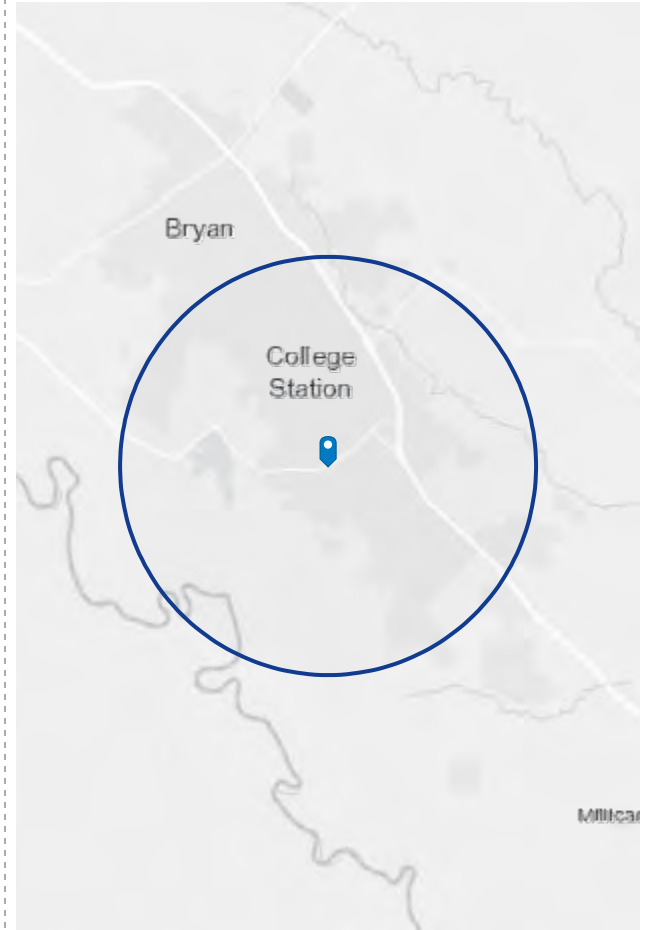
INCOME

\$81,522
Average Household Income

\$30,518
Per Capita Income

\$607,648
Average Net Worth

\$345,459
Average Home Value



KEY FACTS

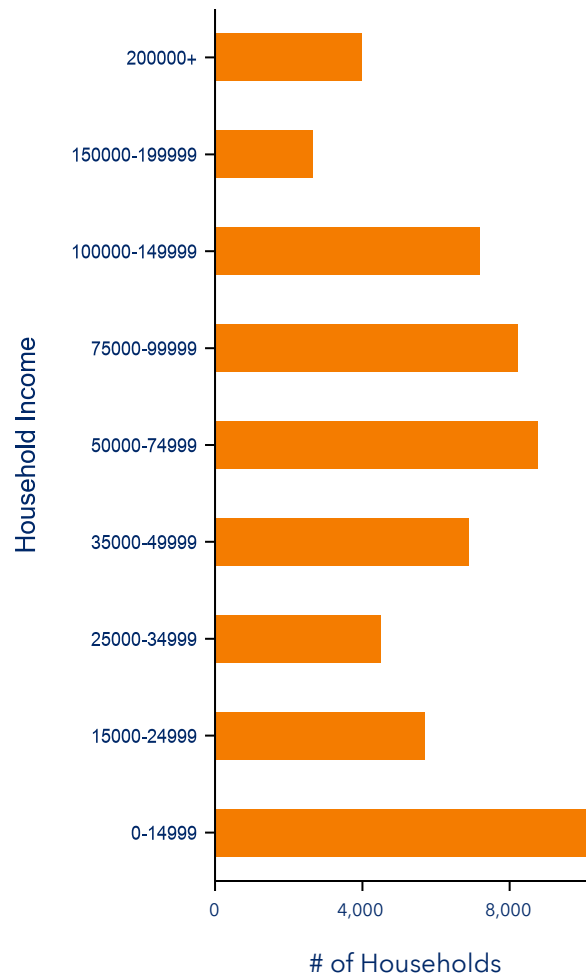
155,804
Population

24.1
Median Age



57,994
Households

\$46,903
Median Disposable Income



EDUCATION

6%

No High School Diploma



14%
High School Graduate



24%
Some College



56%
College Graduate

EMPLOYMENT

71%

White Collar



Blue Collar



Services

15%

Unemployment Rate

14%

3.9%