

±20,000 SF RETAIL SPACE FOR LEASE

2205 Longmire Drive, College Station, TX 77845



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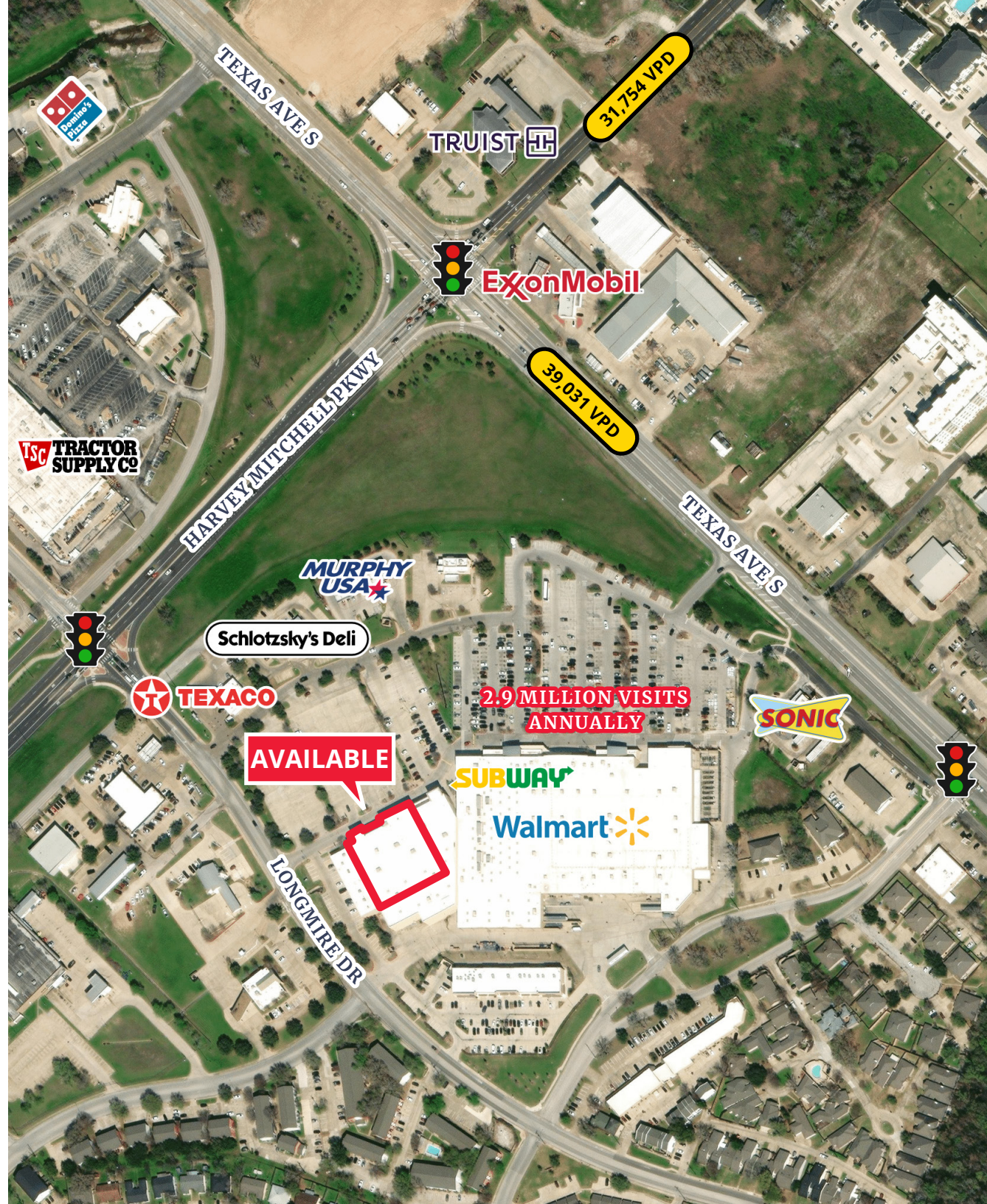
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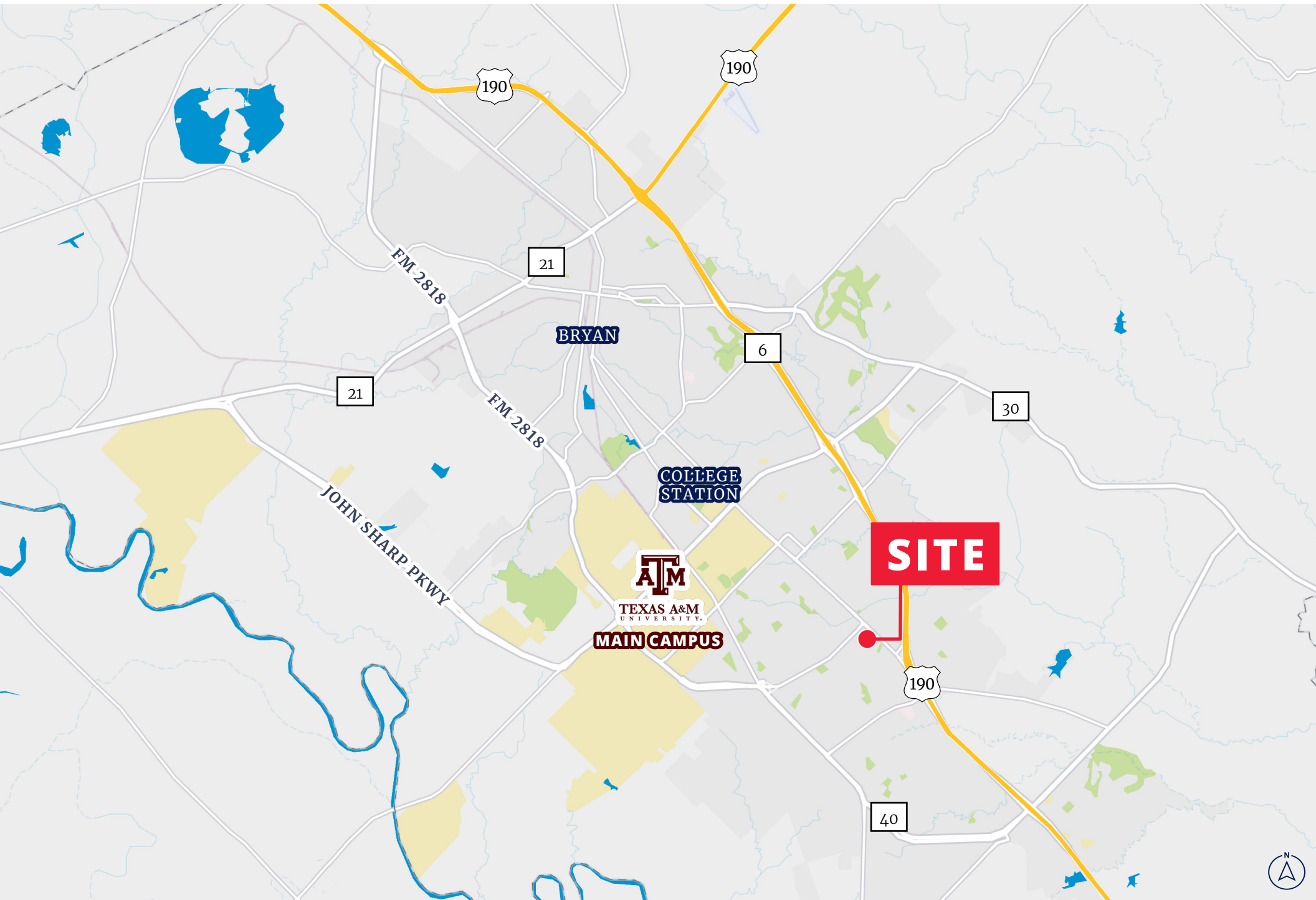
1233 West Loop South, Suite 900
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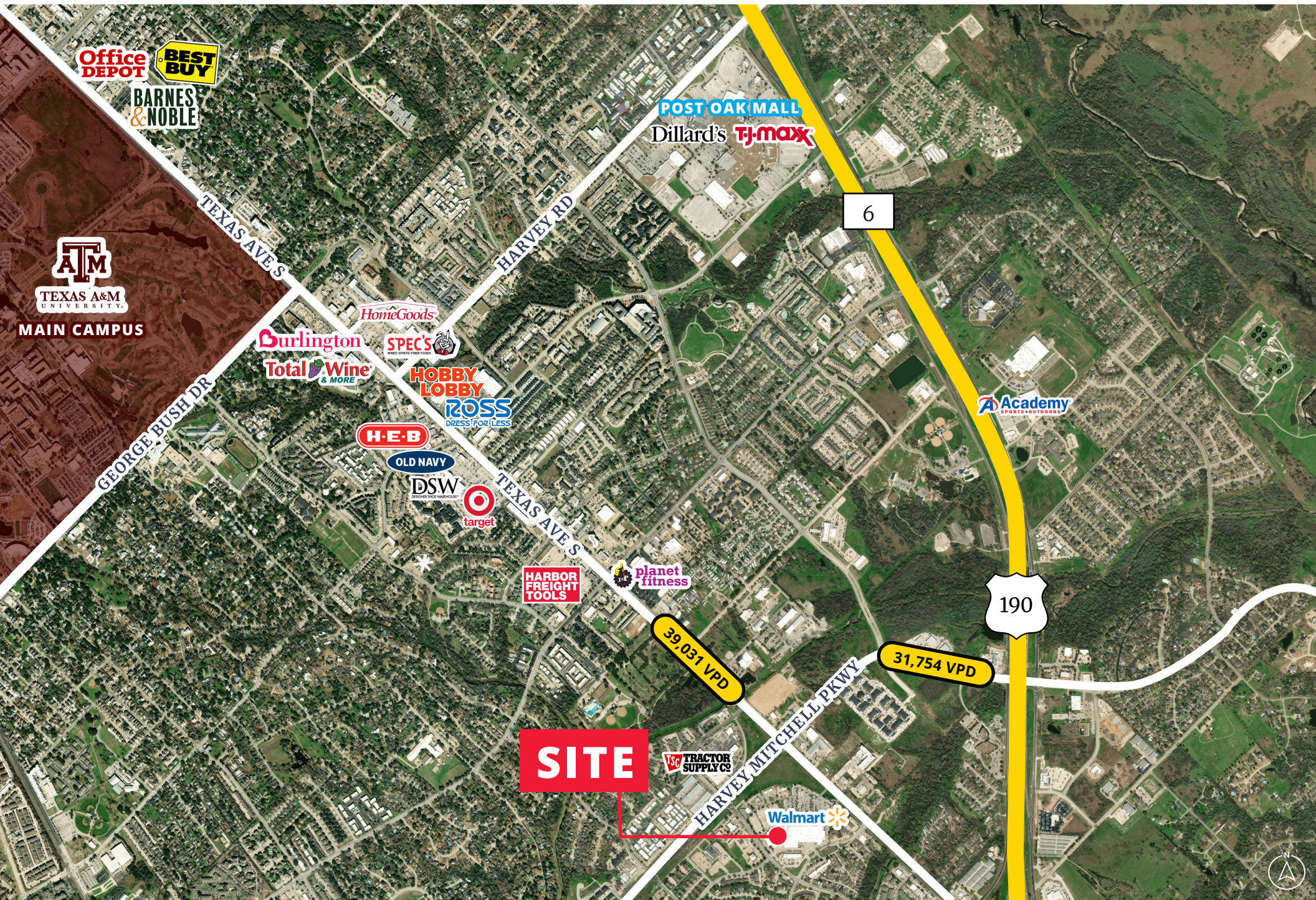
Property Overview

Address	2205 Longmire Drive College Station, TX 77845
Size	Approximately 20,000 SF
Zoning	GC, General Commercial
Clear Heights	19'
Location	Adjacent to Walmart Supercenter (#1 in the area according to Placer.ai)
Traffic	High traffic intersection with combined 70,785 vehicles per day
Nearby	3.3 miles south of Texas A&M University campus (79,114 students as of Fall 2024)
Delivery	"As-is" condition

Rate: \$12.50 NNN







Office
DEPOT

BEST
BUY

BARNES
& NOBLE

POST OAK MALL

Dillard's TJ-maxx

6

ATM

TEXAS A&M
UNIVERSITY

MAIN CAMPUS

TEXAS AVE S

HARVEY RD

HomeGoods

Burlington

Total Wine
& MORE

SPEC'S

HOBBY LOBBY

ROSS
DRESS FOR LESS

H-E-B

OLD NAVY

DSW
DISCOUNT SHOE MARKET

target

TEXAS AVE S

HARBOR
FREIGHT
TOOLS

planet
fitness

39,031 VPD

SITE

TRACTOR
SUPPLY CO

HARVEY MITCHELL PKWY

Walmart

31,754 VPD

190

Academy
SPORTS & OUTDOORS





Demographic Summary Report

2205 Longmire Dr, College Station, Texas, 77845

Prepared by Colliers
Latitude: 30.595924
Longitude: -96.301373

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	11,199	59,759	91,909
2010 Total Population	11,546	77,546	121,760
2024 Total Population	12,159	93,771	157,483
2024 Group Quarters	8	11,574	17,994
2029 Total Population	12,973	97,952	164,672
2023-2028 Annual Rate (CAGR)	1.30%	0.88%	0.90%
2000 to 2010 Population Change	3.1%	29.8%	32.5%
2000 to 2024 Population Change	8.6%	56.9%	71.3%
2010 to 2029 Population Change	12.4%	26.3%	35.2%
2024 to 2029 Population Change	6.7%	4.5%	4.6%
2024 Total Daytime Population	10,699	107,071	176,128
Workers	4,940	55,748	91,486
Residents	5,759	51,323	84,642
2024 Workers % of Daytime Population	46.2%	52.1%	51.9%
2024 Residents % of Daytime Population	53.8%	47.9%	48.1%
Household Summary			
2000 Households	4,695	22,106	34,665
2010 Households	4,865	29,645	47,097
2024 Households	5,188	33,628	59,060
2024 Average Household Size	2.34	2.44	2.36
2029 Households	5,581	35,720	62,719
2023-2028 Annual Rate	1.47%	1.21%	1.21%
2000 to 2010 Household Change	3.6%	34.1%	35.9%
2000 to 2024 Household Change	10.5%	52.1%	70.4%
2010 to 2029 Household Change	14.7%	20.5%	33.2%
2024 to 2029 Household Change	7.6%	6.2%	6.2%
2010 Families	2,441	11,856	21,067
2024 Families	2,572	14,318	26,782
2029 Families	2,724	14,955	28,065
2023-2028 Annual Rate	1.15%	0.87%	0.94%
Housing Unit Summary			
2024 Housing Units	5,881	38,861	68,263
Owner Occupied Housing Units	27.6%	28.3%	33.8%
Renter Occupied Housing Units	72.4%	71.7%	66.2%
Vacant Housing Units	11.8%	13.5%	13.5%
Owner Occupied Median Home Value			
2024 Median Home Value	\$239,675	\$276,451	\$307,394
2029 Median Home Value	\$282,393	\$338,907	\$385,411
Income			
2024 Per Capita Income	\$30,306	\$28,152	\$33,180
2024 Median Household Income	\$53,075	\$46,394	\$55,125
2024 Average Household Income	\$70,048	\$75,813	\$87,996
Household Income Base	5,188	33,628	59,059
<\$15,000	10.3%	21.3%	18.5%
\$15,000 - \$24,999	9.2%	8.6%	8.0%
\$25,000 - \$34,999	18.1%	11.3%	10.0%
\$35,000 - \$49,999	8.5%	10.9%	10.0%
\$50,000 - \$74,999	21.5%	13.4%	13.0%
\$75,000 - \$99,999	11.6%	9.8%	10.8%
\$100,000 - \$149,999	12.7%	11.9%	13.1%
\$150,000 - \$199,999	5.2%	6.5%	8.2%
\$200,000+	3.0%	6.2%	8.4%



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date