



ROCK PRAIRIE MARKETPLACE

Rock Prairie Rd at SH 6, College Station, TX

**WEINGARTEN
REALTY**

View the Drone Property Tour [here](#).

Located at a premier intersection in south College Station on the SEC of Hwy 6 and Rock Prairie Rd. Adjacent to the Baylor Scott & White medical campus, consisting of a 320,000 SF hospital building and a 120,000 SF clinic. The center benefits from excellent visibility from Hwy 6.

PROPERTY SIZE 18,163 SQ. FT.

LAT/LONG 30.58494 N, -96.28331 W

TRAFFIC COUNTS SH 6 AT ROCK PRAIRIE - 87,774

CONTACT

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TENANTS LIST

A0A	Smoothie King	1,050 SF
A0C	WGR Homes	1,630 SF
A0D	School of Rock	2,400 SF
A0F	Row House	2,000 SF
A0H	Coterie Boutique	4,900 SF
A0J	Jersey Mike's Subs	1,500 SF
B0A	Available	4,065 SF
B0E	Queen Nail Spa	1,330 SF
B0K	Available	8,045 SF
R0A	Corner Store	4,683 SF
R0B	Available	0 SF
R0C	Available	0 SF
R0D	Available	0 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,861	33,995	68,182	124,566
Average Household Income	\$94,586	\$91,978	\$80,973	\$75,340
Population Trends				
2000 Population	4,269	17,529	36,162	75,871
2010 Population	6,107	26,410	54,541	103,343
2020 Population	7,861	33,995	68,182	124,566
2025 Population	9,034	38,878	76,595	136,932
Absolute Growth 2010 to 2020'	28.71%	28.72%	25.01%	20.54%
Projected Growth 2020 to 2025'	14.92%	14.36%	12.34%	9.93%
Race & Ethnicity				
% White	73.43%	70.98%	69.21%	68.31%
% Black	4.62%	5.77%	6.66%	6.33%
% Asian	5.83%	8.48%	8.92%	9.09%
% Other	2.08%	1.92%	1.9%	2%
% Hispanic	14.05%	12.85%	13.31%	14.28%
Income & Education				
Median Household Income	77,164	71,838	57,091	49,200
Average Household Income	\$94,586	\$91,978	\$80,973	\$75,340
% College Graduates	68.91%	67.91%	65.86%	64.54%
Age				
Median Age	31.2	31.4	28.3	22.2
% Age < 18	24.48%	27%	24.99%	21.24%
% Age 65 +	11.09%	9.46%	8.14%	7.18%
Households & Housing				
Households	2,941	12,902	26,612	46,634
Average Household Size	2.67	2.62	2.55	2.45
Median Housing Value	\$241,733	\$240,402	\$246,687	\$253,956
% Owner Occupied Housing	56.37%	50.89%	42.03%	35.89%
% Renter Occupied Housing	40.16%	44.7%	52.74%	57.05%
% Vacant Housing	3.47%	4.41%	5.24%	7.07%
Workplace & Workers				
Number of Businesses	371	822	1,313	2,466
% White Collar	79.55%	79.52%	76.83%	73.82%
% Blue Collar	20.45%	20.48%	23.17%	26.18%



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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.



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 on 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 listening 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.

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.

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