

BRYAN TOWNE CENTER

Bryan, Texas • 400,000 SF

BRYAN TOWNE CENTER is a planned regional Hybrid Power/Lifestyle Center, strategically located at the intersection of Hwy 6 and Briarcrest Road in the Bryan/College Station market. Positioned at the access roads to the highest demographics in the area, Bryan Towne Center will provide both immediate access and visibility to the main highway artery from Houston. In addition to the highest incomes in the area, Bryan Towne Center will also provide a straight line access point to Texas A&M University and their 45,000 students, only 3 miles away. The first phase of this 254 acre parcel is planned to open in the Summer of 2008.

KEY FEATURES

- A regional location on Route 6 & Briarcrest Drive with daily traffic counts over 100,000
- Outparcels from 1-2 acres
- Approximately 100,000 SF of small shop space, starting at 1,600 SF
- One Anchor location and five Junior Anchor locations
- Full-access signalized entrance
- Direct access and visibility to/from Route 6



For leasing and
project information:

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Site Plan



DEMOGRAPHIC SUMMARY

	3 Miles	5 Miles	7 Miles
2006 Est. Pop	37,641	106,993	133,140
2006 Avg. HH income:	\$63,666	\$54,556	\$62,036

SOURCE: APPLIED GEOGRAPHIC SOLUTIONS, SITES USA

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