

THE JAY

313 COLLEGE AVENUE

TEXAS A&M UNIVERSITY | COLLEGE STATION, TX

NEW RETAIL AND RESTAURANT SPACE AVAILABLE

PROPERTY DETAILS

- ▶ *New Student Housing delivers Fall 2027*
- ▶ *Ground floor retail in mixed-use student housing building with 953 beds in 316 units*
- ▶ *Premier Northgate location at College Avenue and University Drive*
- ▶ *More than 16,000 student beds within one half mile of site*

TEXAS A&M FACTS

- ▶ *Undergraduate Enrollment: ±62,543*
- ▶ *Graduate Enrollment: ±18,811*
- ▶ *Faculty & Staff: ±21,000*



JOIN THESE AREA TENANTS

CAVA

CVS



Schlotsky's

**Orangetheory
FITNESS**

**STAR
CINEMAGRILL**



DEMOGRAPHICS

EST. POPULATION

1 mi 24,748

2 mi 61,776

AVG HH INCOME

1 mi \$38,584

2 mi \$49,404

DAYTIME POP (EMPLOYEES)

1 mi 37,049

2 mi 51,558

EST. MEDIAN AGE

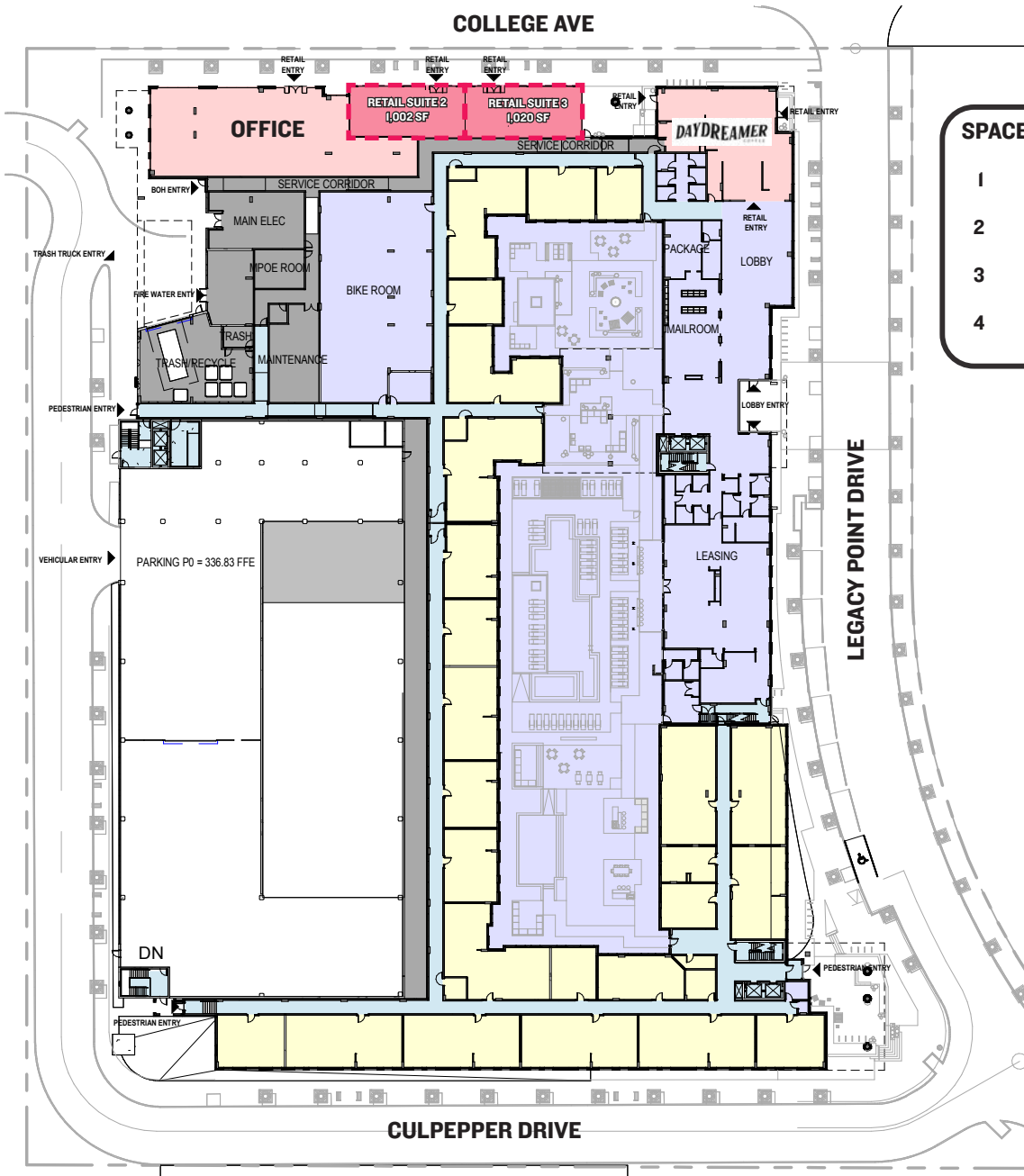
1 mi 20.3

2 mi 23.4

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

SITE PLAN

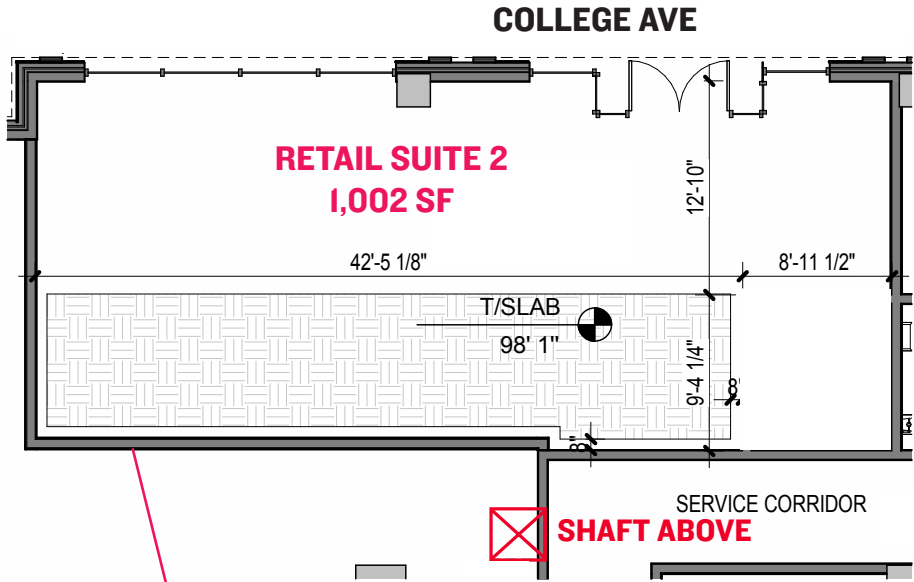


SPACE	TENANT	SIZE	FRONTAGE	VENTED?	CEILING HT.
1	OFFICE	4,038	77'	NO	16'9"
2	AVAILABLE*	1,002	51'4"	YES	15'3"
3	AVAILABLE*	1,020	50'9"	YES	15'3"
4	DAYDREAMER CAFE	2,387	53'	NO	13'4"

***CAN BE COMBINED, 2,022 SF TOTAL**

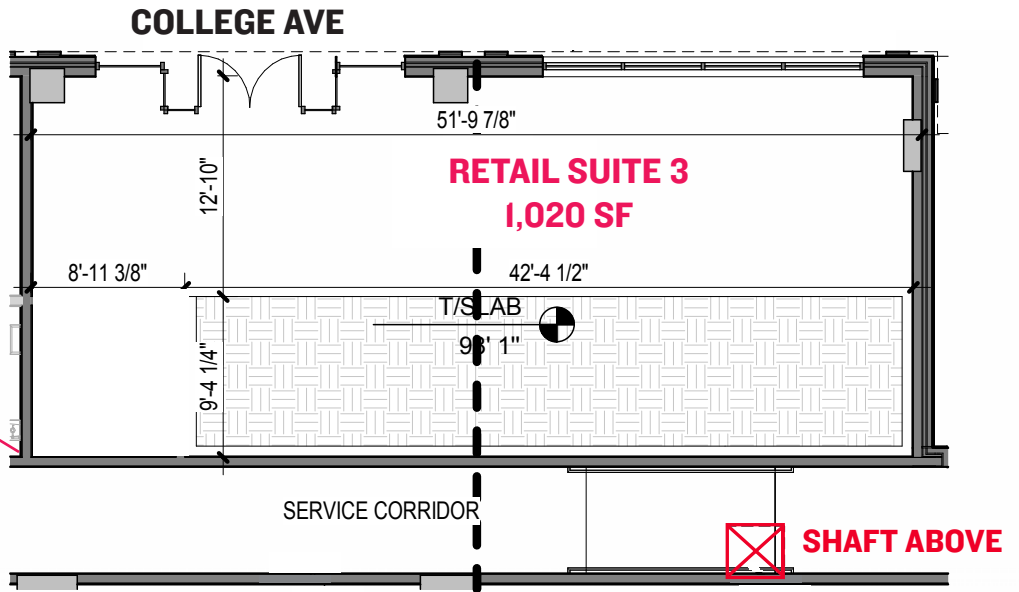
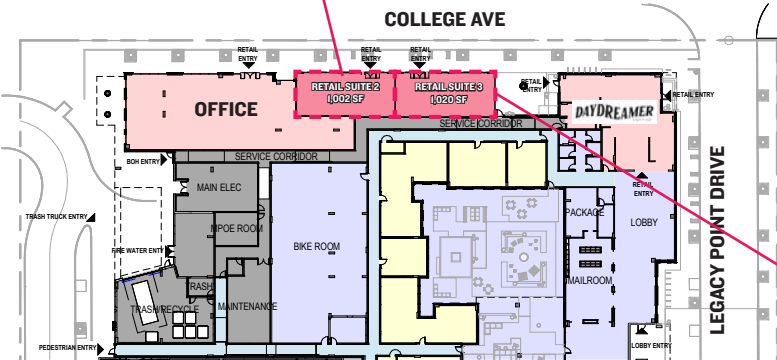
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SAMPLE DEMISING PLAN



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AREA RETAILERS

COLLEGE AVENUE VPD 12,008

CENTURY SQUARE

CAVA | hopdoddy | KING RANCH SADDLE SHOP

BLAZE | @lululemon

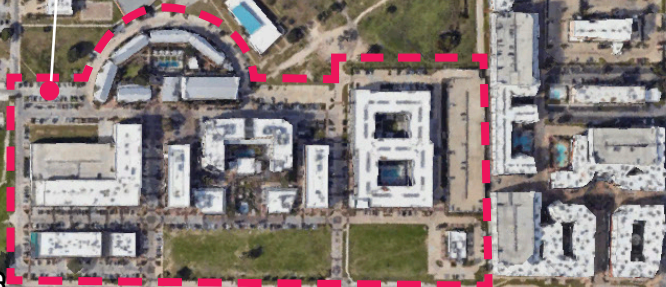
LUCCHESI | PIADA | ChopShop | R

VELVET TACO | Tiff's Treats | Orangetheory FITNESS

Duke's Donuts | CHUBBIE'S | BAD CHX

DIXIE CHICKEN | FREEBIRDS | Domino's | TXAG STORE

ROUGH DRAUGHT | BACKYARD



BOTTLE CAP ALLEY

DRY BEAN SALOON | Chime | H4 | POTBELLY | SUBWAY | Insomniac cookies | TACO BELL | Schlitzsky's | CVS | McDonald's | CHIPOTLE

UNIVERSITY DRIVE VPD 40,226

TEXAS A&M UNIVERSITY®

STUDENT HOUSING

14,000+ OFF-CAMPUS STUDENT BEDS

AGGIE STATION
450 BEDS

LARK NORTHGATE
747 BEDS

THE GEORGE HOTEL
162 KEYS

CHERRY STREET
APTS
240 BEDS

THE PENNY
414 BEDS
(2027)

U CENTRE AT NORTHGATE
780 BEDS

OTTO
745 BEDS

VERVE
1193 BEDS
(2028)

RAMBLER NORTHGATE
922 BEDS (FALL 2028)

THE GARDENS APARTMENTS
418 UNITS

YUGO APEX
938 BEDS

THE HUDSON
391 BEDS

NORTHPOINT CROSSING
1840 BEDS

DOMAIN NORTHGATE
344 BEDS

REV
802 BEDS

WAREHOUSE
AND FACTORY
260 BEDS

EVER
545 BEDS
(2027)

THE STACK
414 BEDS

ASPIRE RESERVE
873 BEDS

PARALLEL
500 BEDS
(FALL 2027)

ION
816 BEDS

RISE AT NORTHGATE
465 BEDS

CENTURY SQUARE

HULLABALOO HALL
648 BEDS

SCHUHMACHER HALL
160 BEDS

WALTON HALL
310 BEDS

HOBBY HALL
238 BEDS

HUGHES
RESIDENCE HALL
90 BEDS

HAAS HALL
270 BEDS

CLEMENTS HALL
294 BEDS

MCFADDEN/
LECHNER HALL
400 BEDS

LEGETT HALL
100 BEDS

FOWLER HALL
250 BEDS

2,700+ ON CAMPUS STUDENT BEDS

TEXAS A&M
UNIVERSITY

COLLEGE AVENUE VPD 12,098

UNIVERSITY DRIVE VPD 40,226





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