

CULPEPPER NORTH

2001 E. HIGHWAY 21, BRYAN, TEXAS

11,080 SF

AVAILABLE FOR LEASE



KEY HIGHLIGHTS

- Located on Signalized Intersection of N Texas Avenue and E State Hwy 21, right off and less than 1 Mile from N Earl Rudder Fwy
- Less than 1 Mile from Texas State Hwy 6 (N Earl Rudder Fwy).
- Excellent Access with ingress/egress on both major roads
- Left Turning Lanes on both major roads allowing motorists to make a left turn into the center
- Across street from an H-E-B Supermarket
- Less than 1 Mile from Downtown Bryan

TRAFFIC COUNTS

- 25,029 Vehicles pass the site daily on E State Hwy 21
- 18,081 Vehicles pass the site daily on N Texas Ave

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	9,068	56,703	102,988
Avg. HH Income	\$51,323	\$59,032	\$62,988

TENANT KEY & AVAILABILITIES

El Ahorro/La Michoacana Supermarket	18,774 SF
Family Dollar/Dollar Tree	22,181 SF
Cricket Wireless	1,600 SF
Available	11,080 SF



JOHN CULPEPPER

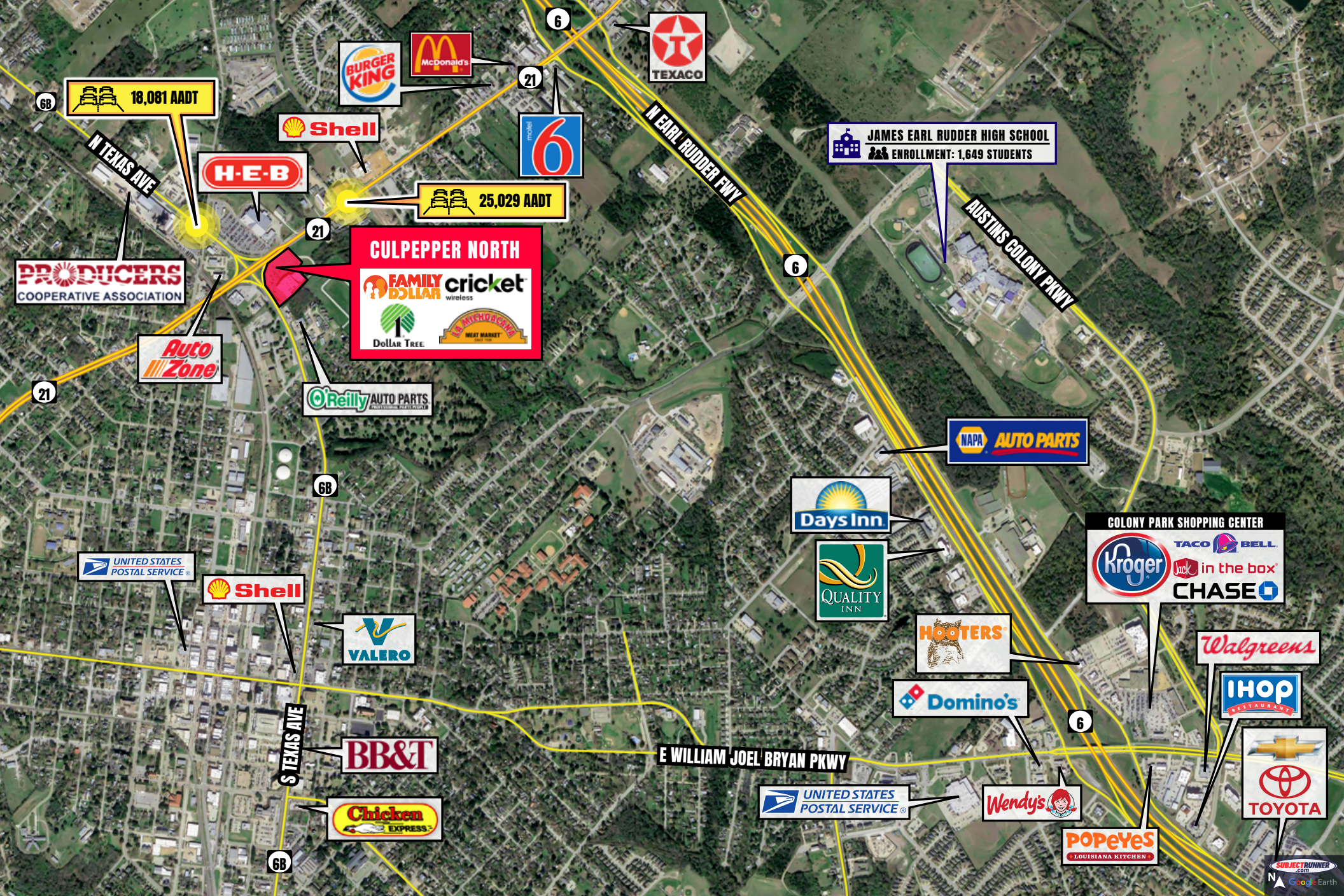
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