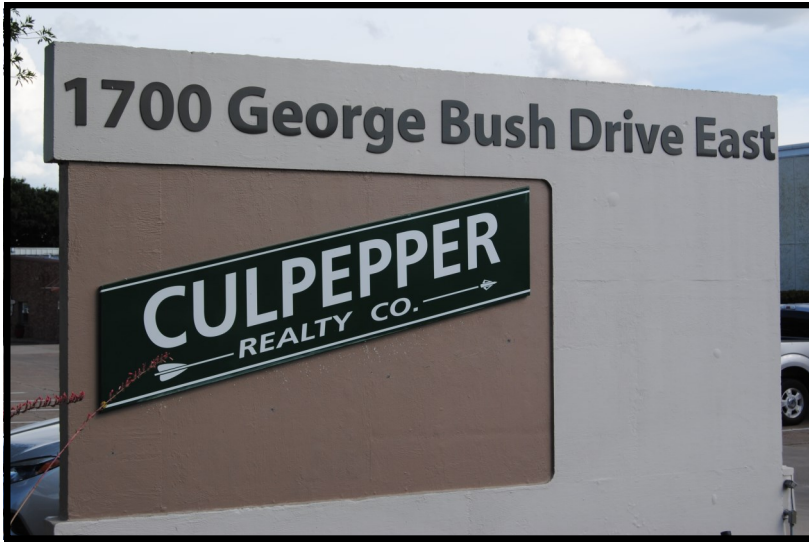


Culpepper Office Park

1700 George Bush Drive East
College Station, Texas 77840



PROPERTY DATA

25,223 square feet

Tenants: Stalworth Corporation, State of Texas

2021 POPULATION ESTIMATES

1 mile	19,861
3 mile	102,744
5 mile	171,418

2021 AVERAGE HOUSEHOLD INCOME

1 mile	\$37,257
3 mile	\$53,939
5 mile	\$63,848



Jack Culpepper

jack@culpepperrealty.com

(979) 696-1444



www.culpepperrealty.com

1700 George Bush Dr. East #240

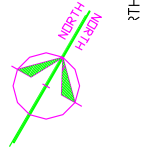
College Station, TX 77840

Frank Heifrin, CCIM

fgh@culpepperrealty.com

(979) 696-1444

Culpepper Office Park



100 Wall Distributing	960 sf
110 Scott Fennell	624 sf
130/140 Fercan Kalkan	1,750 sf
150 State of Texas	3,594 sf
160/170 Fercan Kalkan	3,060 sf
200 J&H Ad Solutions	2,000 sf
210 Passport Safety	225 sf
Warehouse 3	1,200 sf

220 Campus Crusade for Christ	680 sf
230 Eccell Enterprises	1,000 sf
240 Stalworth Real Estate Svcs	8,602 sf
240-A John C. Culpepper III	528 sf
250 Passport	1,000 sf
Warehouse 7 J&H Ad Solution	1,200 sf
Warehouse 6 Fercan Kalkan	1,200 sf

