

# Chili's Restaurant

1603 Texas Avenue  
College Station, Texas



## PROPERTY DATA

### TRAFFIC COUNTS

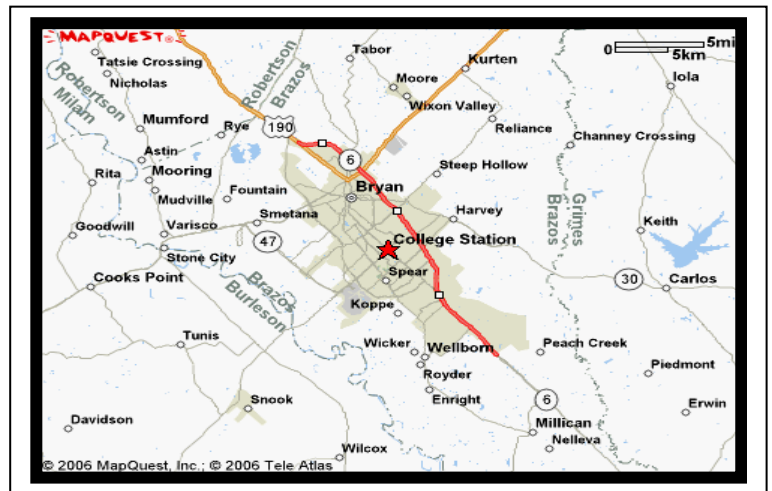
42,000 cars per day

### 2023 POPULATION ESTIMATES

1 mile	19,484
3 mile	113,884
5 mile	186,330

### AVERAGE HOUSEHOLD INCOME

1 mile	\$42,313
3 mile	\$55,662
5 mile	\$64,632



**Jack Culpepper**  
[jack@culpepperrealty.com](mailto:jack@culpepperrealty.com)  
(979) 696-1444



**Frank Heifrin, CCIM**  
[fgh@culpepperrealty.com](mailto:fgh@culpepperrealty.com)  
(979) 696-1444

www.culpepperrealty.com  
1700 George Bush Drive East #240  
College Station, TX 77840

