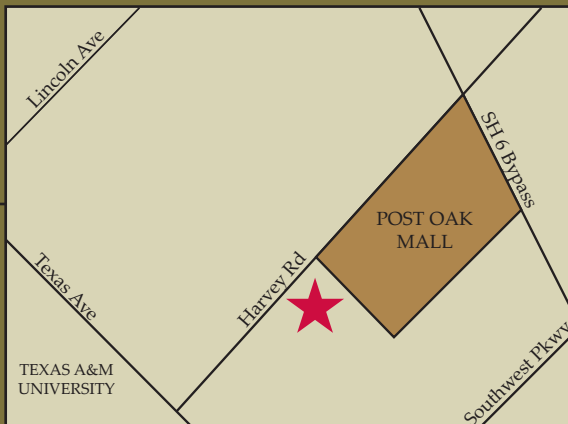


# AVAILABLE NOW

## ■ POST OAK SQUARE

SH 6 Bypass and Harvey Road  
College Station, Texas 77840



## SPACE AVAILABLE

### ■ ANCHOR TENANTS

TJ Maxx  
Toys 'R' Us

### ■ 2011 DEMOGRAPHICS

#### POPULATION ESTIMATE

|         |         |
|---------|---------|
| 1 mile  | 14,631  |
| 3 miles | 85,022  |
| 5 miles | 138,067 |

#### AVERAGE HOUSEHOLD INCOME

|         |          |
|---------|----------|
| 1 mile  | \$32,358 |
| 3 miles | \$45,084 |
| 5 miles | \$50,760 |

### ■ TRAFFIC COUNTS

Highway 6 North of Harvey  
84,000 vpd (2008)

Highway 6 South of Harvey  
82,000 vpd (2008)

Harvey West of Highway 6  
19,400 vpd (2008)

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 04/05/12



Leasing • Management

■ For More Information:  
**713.623.6800**

19 Briar Hollow Lane  
Suite 100  
Houston, Texas 77027

# POST OAK SQUARE



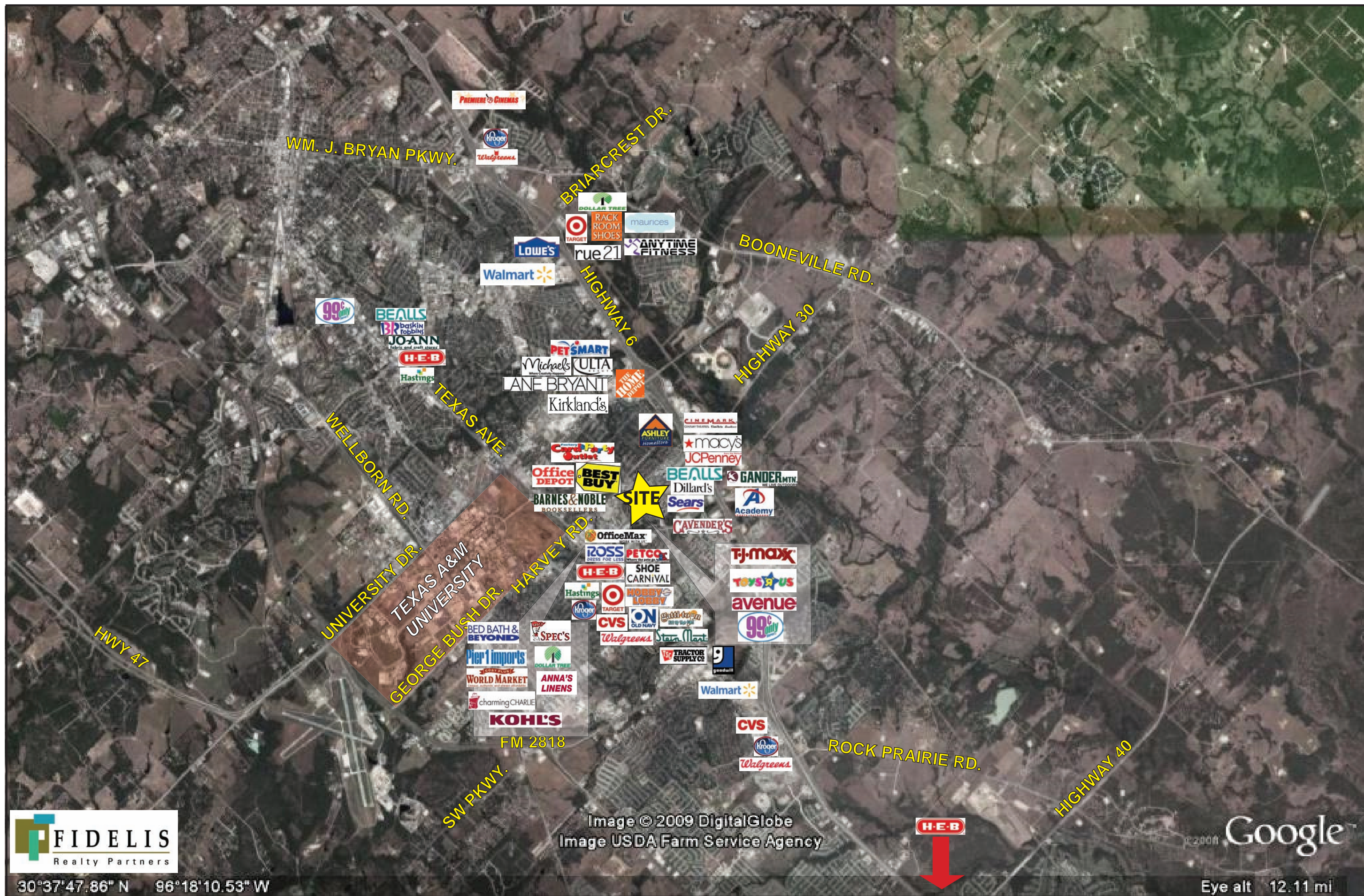
## FOR LEASING INFORMATION:

19 Briar Hollow Lane  
Suite 100  
Houston, Texas 77027  
713.623.6800  
713.623.6804 f.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property.

| ■ ADDRESS            | ■ TENANT                  | ■ SIZE            |
|----------------------|---------------------------|-------------------|
| 1. 1100 Harvey Rd.   | Al's Formal Wear          | 1,800 SF          |
| 2. 1100-B Harvey Rd. | Edward Jones              | 1,200 SF          |
| 3. 1100-C Harvey Rd. | Merge Boutique            | 1,309 SF          |
| 4. 1100-D Harvey Rd. | Merle Norman              | 1,700 SF          |
| 5. 1102 Harvey Rd.   | Wolfies                   | 5,900 SF          |
| 6. 1104-A Harvey Rd. | Plato's Closet            | 4,130 SF          |
| 7. 1104-D Harvey Rd. | <b>AVAILABLE</b>          | <b>2,100 SF</b>   |
| 8. 1106 Harvey Rd.   | Citi Financial            | 1,750 SF          |
| 9. 1108-A Harvey Rd. | Q Beauty                  | 2,700 SF          |
| 10. 1112 Harvey Rd.  | Custom Alterations by Bea | 2,100 SF          |
| 11. 1120 Harvey Rd.  | Bea's Bridal              | 2,330 SF          |
| 12. 1128 Harvey Rd.  | TJ Maxx                   | 28,500 SF         |
| 13. 1140 Harvey Rd.  | <b>AVAILABLE</b>          | <b>6,435 SF</b>   |
| 14. 1200 Harvey Rd.  | 99c Only                  | 18,655 SF         |
| 15. 1210 Harvey Rd.  | Lease Pending             | 12,636 SF         |
| 16. 1220 Harvey Rd.  | Funky Cheveux             | 1,500 SF          |
| 17. 1222 Harvey Rd.  | <b>AVAILABLE</b>          | <b>3,200 SF</b>   |
| 18. 1400 Harvey Rd.  | <b>AVAILABLE</b>          | <b>12,600 SF</b>  |
| <b>TOTAL GLA:</b>    |                           | <b>110,545 SF</b> |

Disclosure: Fidelis Realty Partners represents the landlord.



30°37'47.86" N 96°18'10.53" W

Image © 2009 DigitalGlobe  
Image USDA Farm Service Agency



Eye alt 12.11 mi

# Pop-Facts: Demographic Quick Facts 2011 Report

**Radius 1: 1100 HARVEY RD, COLLEGE STATION, TX 77840-3760, aggregate**

**Radius 2: 1100 HARVEY RD, COLLEGE STATION, TX 77840-3760, aggregate**

**Radius 3: 1100 HARVEY RD, COLLEGE STATION, TX 77840-3760, aggregate**

| Description   | 0.00 - 1.00 miles<br><i>Radius 1</i> |       | 0.00 - 3.00 miles<br><i>Radius 2</i> |       | 0.00 - 5.00 miles<br><i>Radius 3</i> |       |
|---|--------------------------------------|-------|--------------------------------------|-------|--------------------------------------|-------|
|   |                                      | %     |                                      | %     |                                      | %     |
| <b>Population</b>   |                                      |       |                                      |       |                                      |       |
| 2016 Projection   | 15,515                               |       | 90,281                               |       | 148,447                              |       |
| 2011 Estimate   | 14,631                               |       | 85,022                               |       | 138,067                              |       |
| 2000 Census   | 13,036                               |       | 74,014                               |       | 113,391                              |       |
| 1990 Census   | 9,911                                |       | 64,432                               |       | 92,919                               |       |
| Growth 1990 - 2000  | 31.53%                               |       | 14.87%                               |       | 22.03%                               |       |
| <b>Households</b>   |                                      |       |                                      |       |                                      |       |
| 2016 Projection   | 7,364                                |       | 35,759                               |       | 57,273                               |       |
| 2011 Estimate   | 6,829                                |       | 32,975                               |       | 52,565                               |       |
| 2000 Census   | 5,971                                |       | 27,807                               |       | 42,642                               |       |
| 1990 Census   | 4,433                                |       | 22,783                               |       | 34,225                               |       |
| Growth 1990 - 2000  | 34.69%                               |       | 22.05%                               |       | 24.59%                               |       |
| <b>2011 Est. Population by Single Classification Race</b> |                                      |       |                                      |       |                                      |       |
| White Alone   | 11,497                               | 78.58 | 65,566                               | 77.12 | 103,111                              | 74.68 |
| Black or African American Alone                           | 796                                  | 5.44  | 5,662                                | 6.66  | 11,561                               | 8.37  |
| American Indian and Alaska Native Alone                   | 64                                   | 0.44  | 369                                  | 0.43  | 660                                  | 0.48  |
| Asian Alone   | 835                                  | 5.71  | 5,400                                | 6.35  | 6,991                                | 5.06  |
| Native Hawaiian and Other Pacific Islander Alone          | 8                                    | 0.05  | 66                                   | 0.08  | 109                                  | 0.08  |
| Some Other Race Alone                                     | 1,044                                | 7.14  | 5,750                                | 6.76  | 12,061                               | 8.74  |
| Two or More Races   | 387                                  | 2.65  | 2,210                                | 2.60  | 3,574                                | 2.59  |
| <b>2011 Est. Population Hispanic or Latino</b>            |                                      |       |                                      |       |                                      |       |
| Hispanic or Latino  | 2,299                                | 15.71 | 12,088                               | 14.22 | 25,439                               | 18.43 |
| Not Hispanic or Latino                                    | 12,332                               | 84.29 | 72,934                               | 85.78 | 112,629                              | 81.58 |
| <b>2011 Tenure of Occupied Housing Units</b>              |                                      |       |                                      |       |                                      |       |
| Owner Occupied  | 1,163                                | 17.03 | 9,470                                | 28.72 | 19,924                               | 37.90 |
| Renter Occupied   | 5,666                                | 82.97 | 23,506                               | 71.28 | 32,642                               | 62.10 |
| <b>2011 Average Household Size</b>                        |                                      |       |                                      |       |                                      |       |
|   | 2.08                                 |       | 2.26                                 |       | 2.40                                 |       |

## Pop-Facts: Demographic Quick Facts 2011 Report

**Radius 1: 1100 HARVEY RD, COLLEGE STATION, TX 77840-3760, aggregate**

**Radius 2: 1100 HARVEY RD, COLLEGE STATION, TX 77840-3760, aggregate**

**Radius 3: 1100 HARVEY RD, COLLEGE STATION, TX 77840-3760, aggregate**

| Description                                     | 0.00 - 1.00 miles |       | 0.00 - 3.00 miles |       | 0.00 - 5.00 miles |       |
|---|-------------------|-------|-------------------|-------|-------------------|-------|
|   | Radius 1          | %     | Radius 2          | %     | Radius 3          | %     |
| <b>2011 Est. Households by Household Income</b> | 6,829             |       | 32,975            |       | 52,565            |       |
| Income Less than \$15,000                       | 3,154             | 46.19 | 11,186            | 33.92 | 14,519            | 27.62 |
| Income \$15,000 - \$24,999                      | 1,236             | 18.10 | 5,289             | 16.04 | 7,631             | 14.52 |
| Income \$25,000 - \$34,999                      | 723               | 10.59 | 3,531             | 10.71 | 5,635             | 10.72 |
| Income \$35,000 - \$49,999                      | 500               | 7.32  | 3,501             | 10.62 | 6,400             | 12.18 |
| Income \$50,000 - \$74,999                      | 536               | 7.85  | 3,820             | 11.58 | 7,199             | 13.70 |
| Income \$75,000 - \$99,999                      | 245               | 3.59  | 2,154             | 6.53  | 4,631             | 8.81  |
| Income \$100,000 - \$124,999                    | 172               | 2.52  | 1,385             | 4.20  | 2,872             | 5.46  |
| Income \$125,000 - \$149,999                    | 87                | 1.27  | 712               | 2.16  | 1,258             | 2.39  |
| Income \$150,000 - \$199,999                    | 80                | 1.17  | 603               | 1.83  | 1,144             | 2.18  |
| Income \$200,000 - \$499,999                    | 77                | 1.13  | 671               | 2.03  | 1,081             | 2.06  |
| Income \$500,000 and over                       | 17                | 0.25  | 122               | 0.37  | 196               | 0.37  |

|   |          |          |          |
|---|----------|----------|----------|
| <b>2011 Est. Average Household Income</b> | \$32,358 | \$45,084 | \$50,760 |
|---|----------|----------|----------|

|  |          |          |          |
|--|----------|----------|----------|
| <b>2011 Est. Median Household Income</b> | \$17,105 | \$25,034 | \$32,335 |
|--|----------|----------|----------|

|                                    |          |          |          |
|------------------------------------|----------|----------|----------|
| <b>2011 Est. Per Capita Income</b> | \$15,241 | \$18,046 | \$19,781 |
|------------------------------------|----------|----------|----------|

### 2011 Median HH Inc by Single Race Class or Ethn

|  |        |        |        |
|--|--------|--------|--------|
| White Alone                                      | 16,857 | 27,846 | 35,333 |
| Black or African American Alone                  | 17,526 | 17,143 | 21,485 |
| American Indian and Alaska Native Alone          | 14,999 | 31,452 | 33,847 |
| Asian Alone                                      | 20,540 | 18,679 | 21,581 |
| Native Hawaiian and Other Pacific Islander Alone | 75,448 | 49,960 | 90,921 |
| Some Other Race Alone                            | 16,462 | 22,813 | 29,480 |
| Two or More Races                                | 17,767 | 19,375 | 22,830 |
| Hispanic or Latino                               | 14,999 | 21,764 | 27,446 |
| Not Hispanic or Latino                           | 17,689 | 26,054 | 33,441 |

# Pop-Facts: Demographic Quick Facts 2011 Report

## Appendix: Area Listing

### Area Name:

Type: Radius 1                                      Reporting Detail: Aggregate                                      Reporting Level: Block Group

#### Radius Definition:

---

|                                |                    |           |            |
|--------------------------------|--------------------|-----------|------------|
| 1100 HARVEY RD                 | Latitude/Longitude | 30.623472 | -96.309127 |
| COLLEGE STATION, TX 77840-3760 | Radius             | 0.00      | - 1.00     |

### Area Name:

Type: Radius 2                                      Reporting Detail: Aggregate                                      Reporting Level: Block Group

#### Radius Definition:

---

|                                |                    |           |            |
|--------------------------------|--------------------|-----------|------------|
| 1100 HARVEY RD                 | Latitude/Longitude | 30.623472 | -96.309127 |
| COLLEGE STATION, TX 77840-3760 | Radius             | 0.00      | - 3.00     |

### Area Name:

Type: Radius 3                                      Reporting Detail: Aggregate                                      Reporting Level: Block Group

#### Radius Definition:

---

|                                |                    |           |            |
|--------------------------------|--------------------|-----------|------------|
| 1100 HARVEY RD                 | Latitude/Longitude | 30.623472 | -96.309127 |
| COLLEGE STATION, TX 77840-3760 | Radius             | 0.00      | - 5.00     |

### Project Information:

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Site: 1

Order Number: 970755679

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

