



LUKE HOLLER | **WILL PHIPPS** CCIM

960 N EARL RUDDER FWY, BRYAN, TX 77808

5,865+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Unlock the potential of this high-traffic former Hooters location - a fully built-out restaurant space perfect for your next venture! Located in a vibrant, busy area, this property features a spacious dining area with outdoor patio, full bar, and a functional kitchen with existing infrastructure, minimizing start up costs and timelines for new tenants. The C-2, retail district is established to provide locations for various types of general retail trade, businesses and service uses. The district allows shopping areas or uses which are generally compatible near or adjacent to, but not usually directly in, residential neighborhoods. With ample parking, high visibility, and strong nearby businesses, this space is ready for a fresh concept that will thrive in the neighborhood.

- High traffic interstate location with excellent visibility
- Second Generation Restaurant located nearby popular retailers
- Valuable kitchen equipment in place including walk-in refrigerators and freezers

PROPERTY HIGHLIGHTS

PROPERTY

Hooters College Station

LOCATION

960 N Earl Rudder Fwy, Bryan, TX 77808

COUNTY

Brazos

PROPERTY TYPE

Restaurant

MARKET

Bryan - College Station

ZONING

C-2

LOT SIZE

0.84 Acres

AVAILABLE SPACE

5,865+/- SF

LEASE RATE

Call for pricing



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PHOTO GALLERY



Luke Holler
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PHOTO GALLERY



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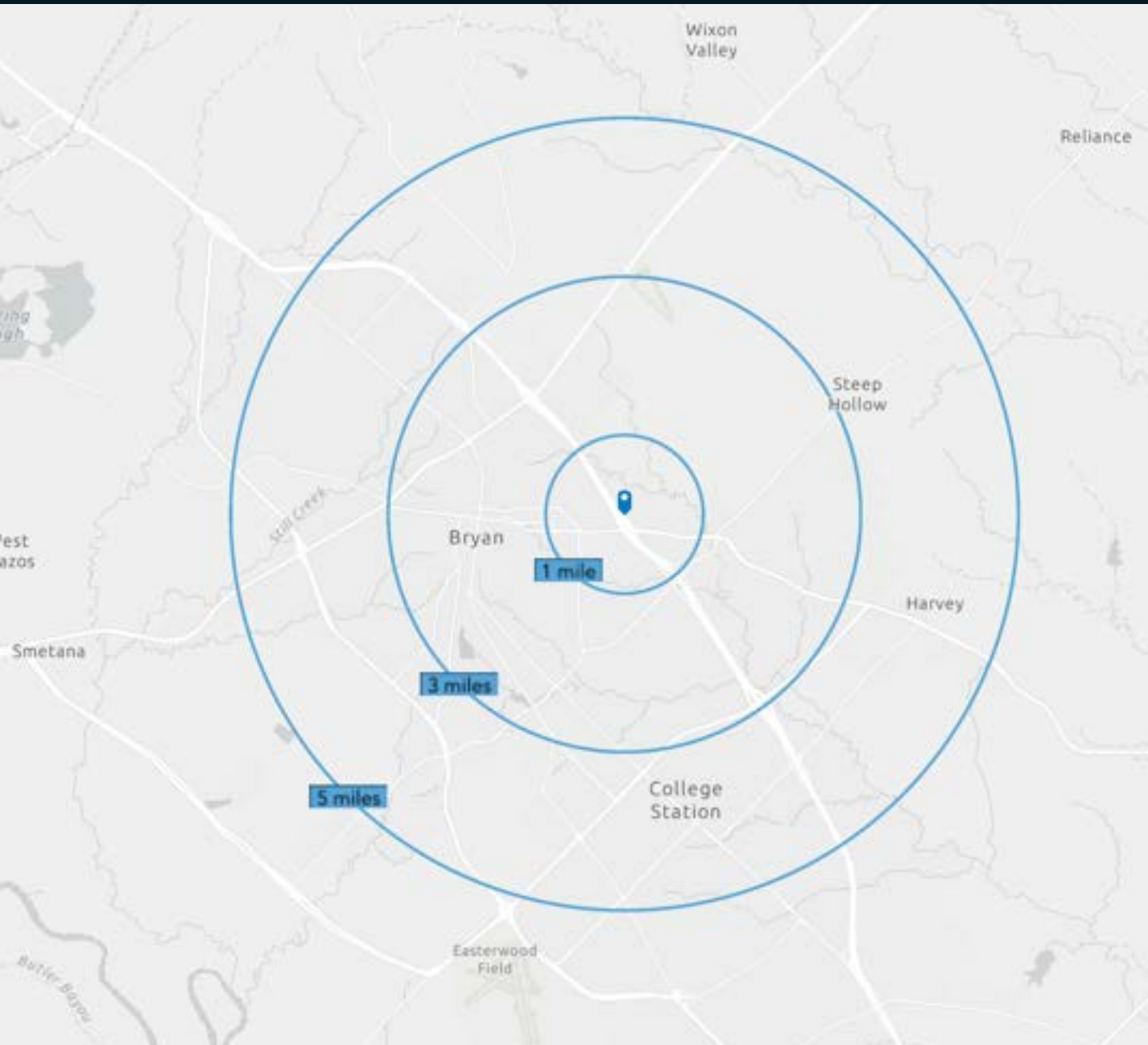
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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	6,834	50,670	117,104
2020 Population	8,456	55,019	128,482
2024 Population	8,797	57,165	135,137



Median Age
26

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	2,810	18,865	41,831
2020 Households	3,631	21,489	46,712
2024 Households	3,877	22,715	49,636

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2024 Income	\$79,141	\$67,983	\$53,668

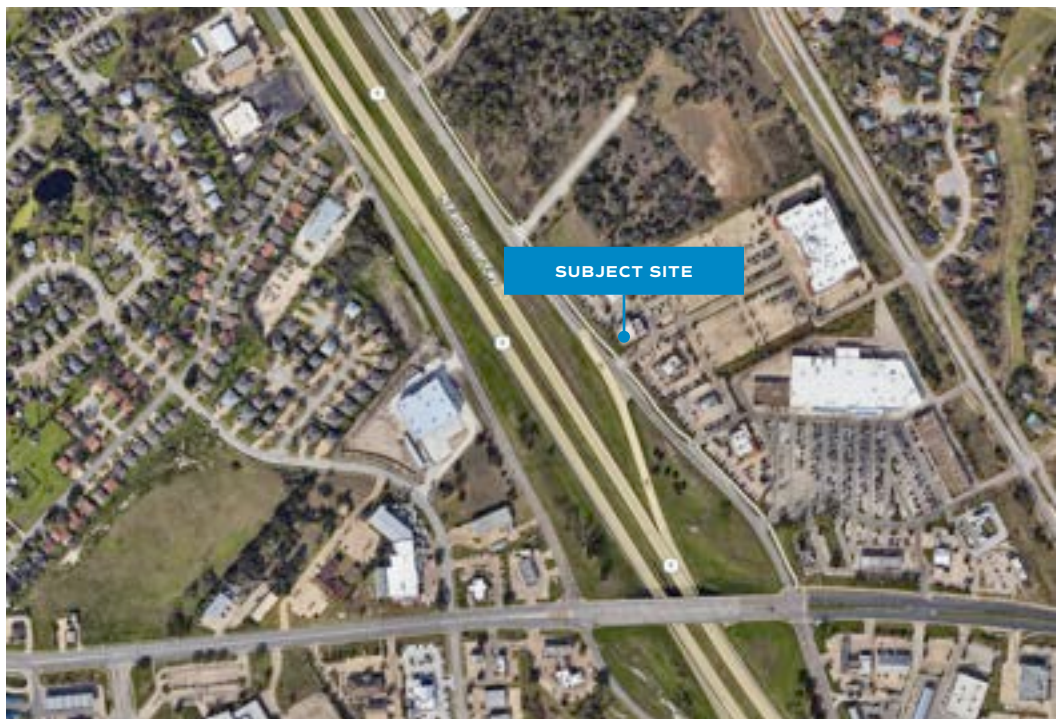
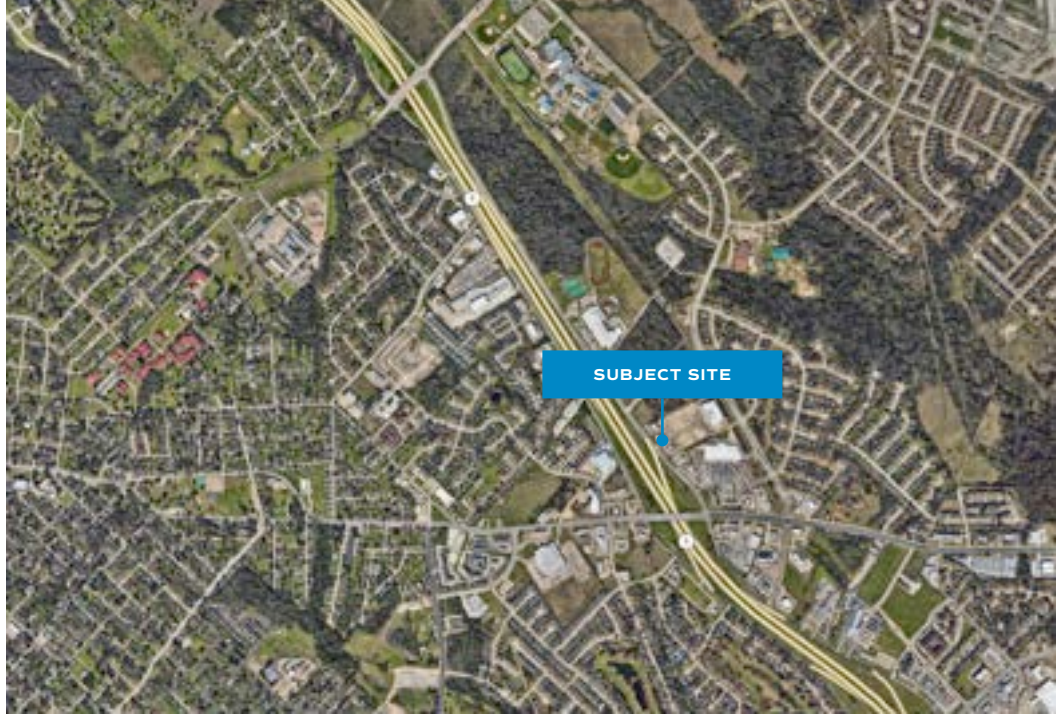
AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$102,593	\$90,109	\$77,310



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CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



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Information About Brokerage Services

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

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Holler	796185	luke@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

LABS 1-0