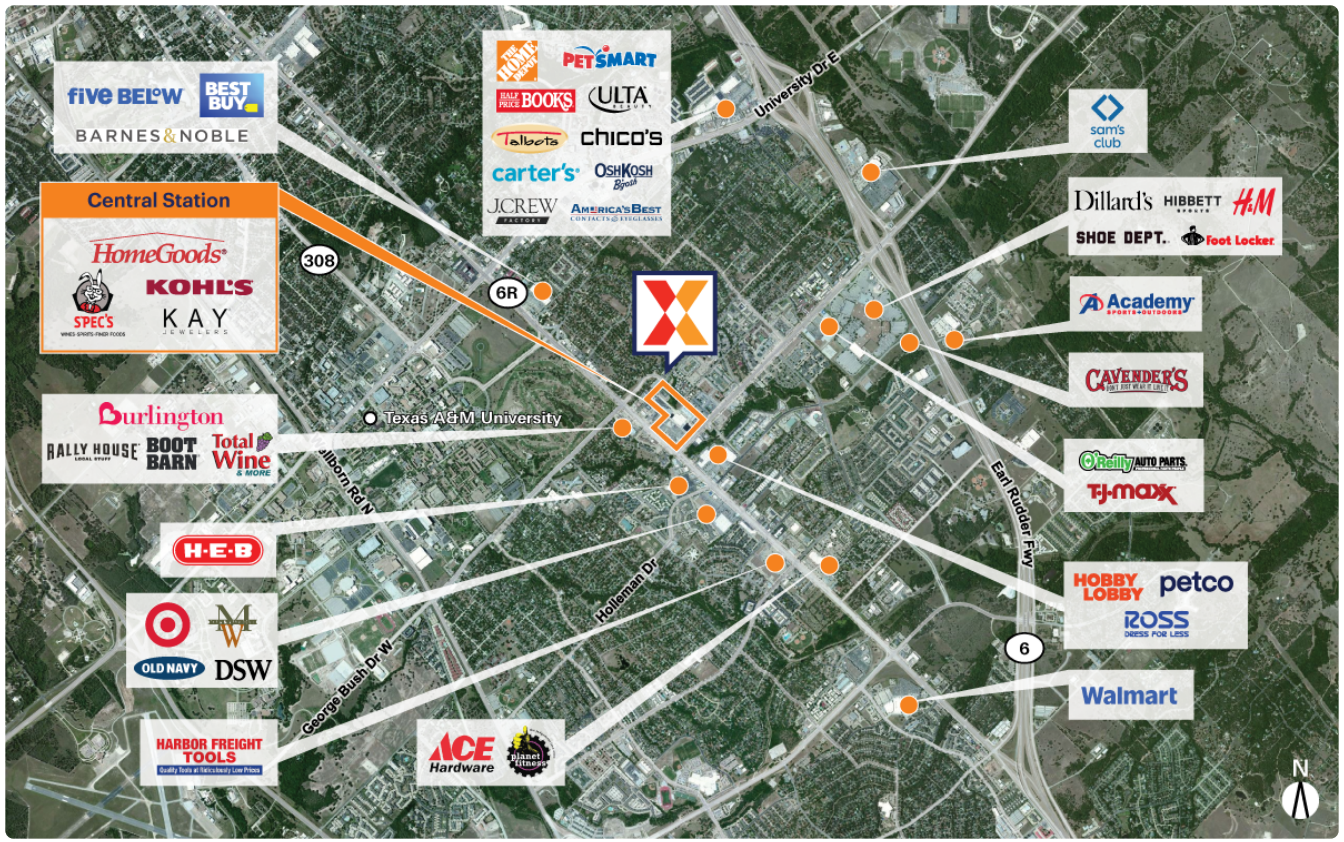
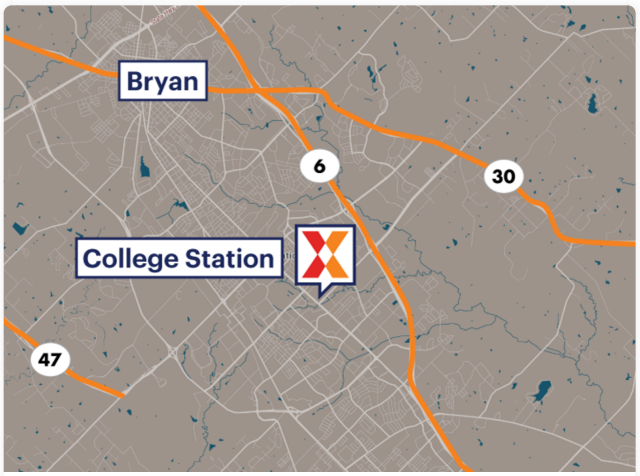
Central Station

Brazos County | College Station-Bryan, TX | 178,141 Sq Ft

1505 S Texas Ave | College Station, TX 77840

30.6171, -96.3191





Demographics	1 Mile	3 Miles	5 Miles
Population	10,160	89,367	168,530
Daytime Pop.	14,717	133,612	209,741
Households	4,454	31,210	62,457
Income	$51,083	$74,842	$91,997

Source: Synergos Technologies, Inc. 2024

Located in the heart of Aggieland, just a ¼ mile from Texas A&M University with 74K+ students (TAMU 2025) plus strong daytime population of 133K+ within 3 miles

Highly trafficked center drawing an estimated 3.9M+ annual visits (Placer.ai 2025)

High visibility at prominent intersection of Texas Ave with 40K+ vehicles daily and Harvey Rd with 19K+ vehicles daily (Kalibrate 2020)

Surrounded by a dense population of 89K+, plus 46% with a college education within a 3-mile radius

Benefit from traffic draw of strong national and regional retailers such as HomeGoods, Spec's & Los Cucos Mexican Café



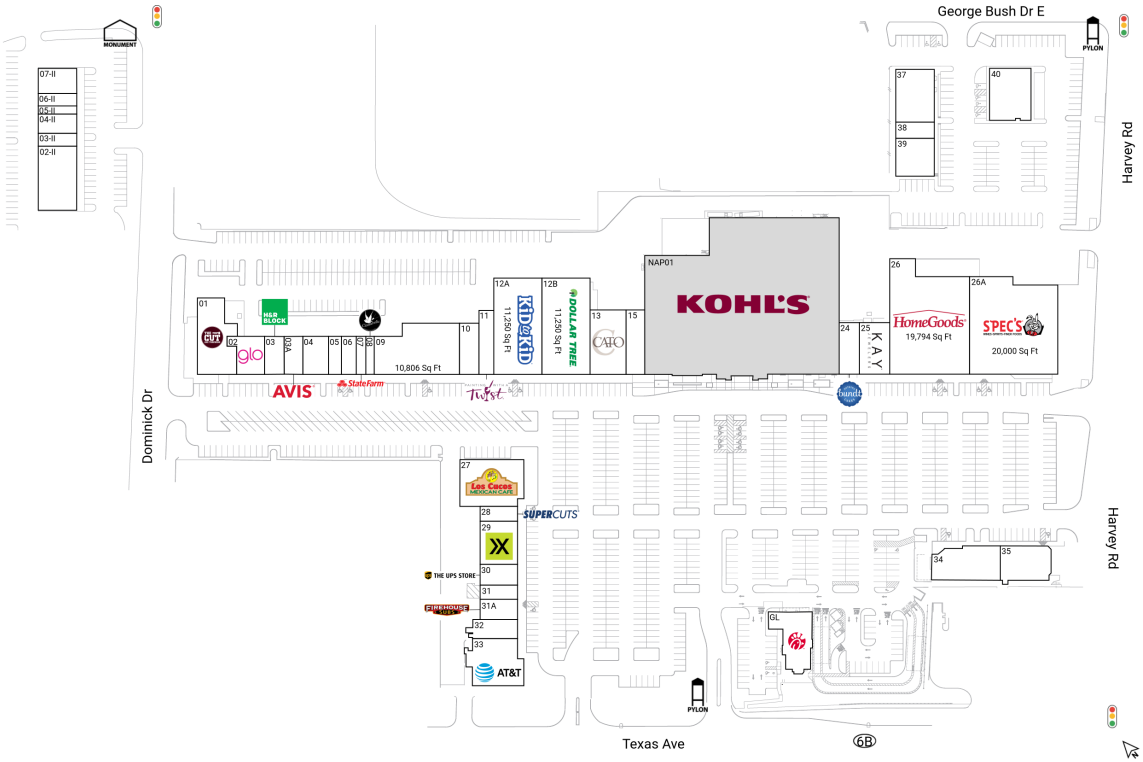
John Contes 214.618.6501 John.Contes@brixmor.com

Central Station

Brazos County | College Station-Bryan, TX | 178,141 Sq Ft

1505 S Texas Ave | College Station, TX 77840

30.6171, -96.3191



Current Tenants

Space size listed in square feet

01	The Cut Axe Throwing	6,281
02	Glo Tanning	2,689
02-II	Brazos Valley Barbell	6,000
03	H&R Block	1,200
03-II	Choi's Restaurant	1,200
03A	Avis Rent A Car	1,200
04	Good Luck Good Time Tea House	1,243
04-II	Parallel Smoke Shop	1,800
05	Tanaka Ramen	2,357
05-II	Via-Max Envios	600
06	Thousand Layers	1,200
06-II	Centro America Restaurante	1,195
07	State Farm	1,400
07-II	Shop N Go	2,335
08	Cinnaholic	900
09	Poet's Family Billiard Hall	10,806
10	Legacy Athletics	2,400
11	Painting with a Twist	2,000
12A	Kid to Kid	11,250
12B	Dollar Tree	11,250
13	Cato Fashions	5,440
15	Grand Nail Spa	3,000
24	Nothing Bundt Cakes	2,480
25	Kay Jewelers	3,120
26	HomeGoods	19,794
26A	Spec's Wine, Spirits & Finer Foods	20,000
27	Los Cucos Mexican Cafe	7,200
28	Supercuts	1,527
29	Eyemart Express	4,080
30	The UPS Store	1,920
31	Midnight Cravingz	1,286
31A	Firehouse Subs	1,884
32	Fast and Furious Japanese Gril	2,030
33	AT&T	5,000
34	Napa Flats	5,162
35	The Sleep Station	4,000
37	Sweet Eugene's House Of Java	4,900
38	Wanna Taco	1,500
39	404 Gaming Lounge	3,600
40	iWon Korean BBQ & Hot Pot	6,912
GL	Chick-fil-A	4,000
NAP01	Kohl's	70,362

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1869



John Contes 214.618.6501 John.Contes@brixmor.com

Go to Center Page