

GATEWAY STATION

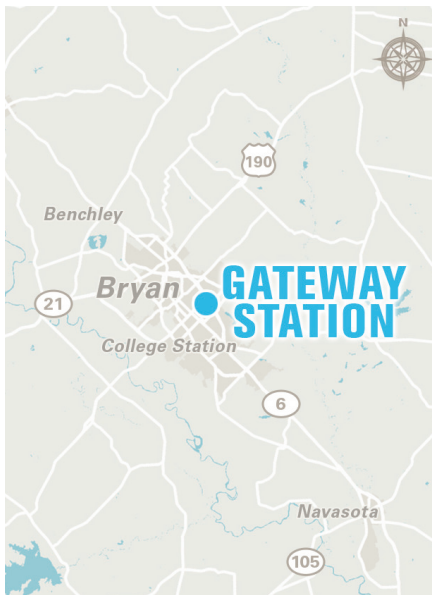
1501 University Drive E. | College Station, TX 77840



Gateway Station

MSA: College Station, TX | GLA: 125,477

High-traffic power center along busy Highway 6 and University Dr. in College Station, TX. College Station is located half way between Waco and Houston along Highway 6 in central Texas. Gateway Station is just 2.5 miles / 8 minute drive to Texas A&M University, the state's largest college, with a total enrollment of 69,598 in 2023.



3 MILE DEMOGRAPHICS



POPULATION
90,259



MED. HOME VALUE
\$283,973



AVG. HH INCOME
\$63,277



MED. HH INCOME
\$44,082



HOUSEHOLDS
33,819



BACH. DEGREE+
48.15%

**2023 Demographic Source (PopStats)*

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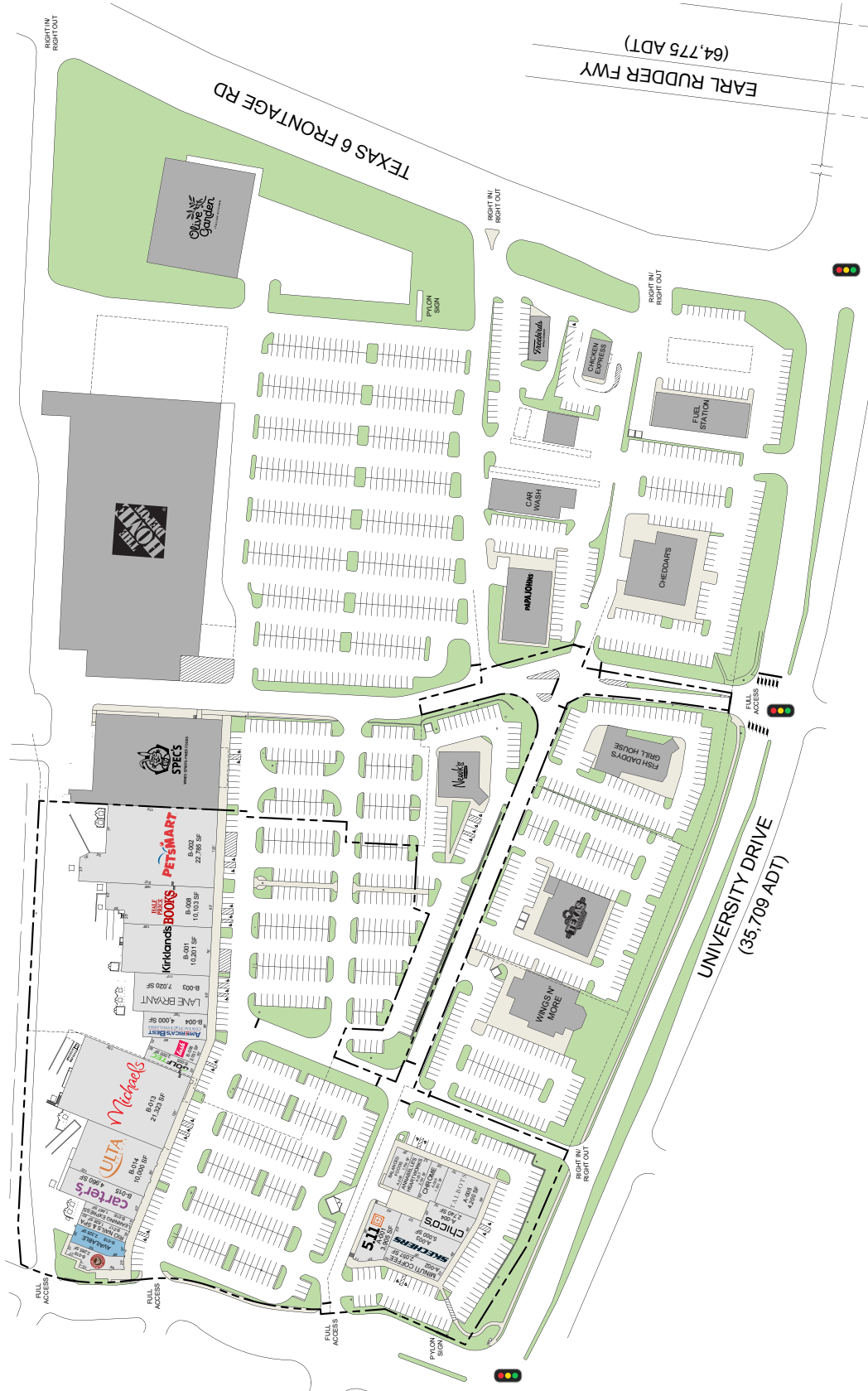


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