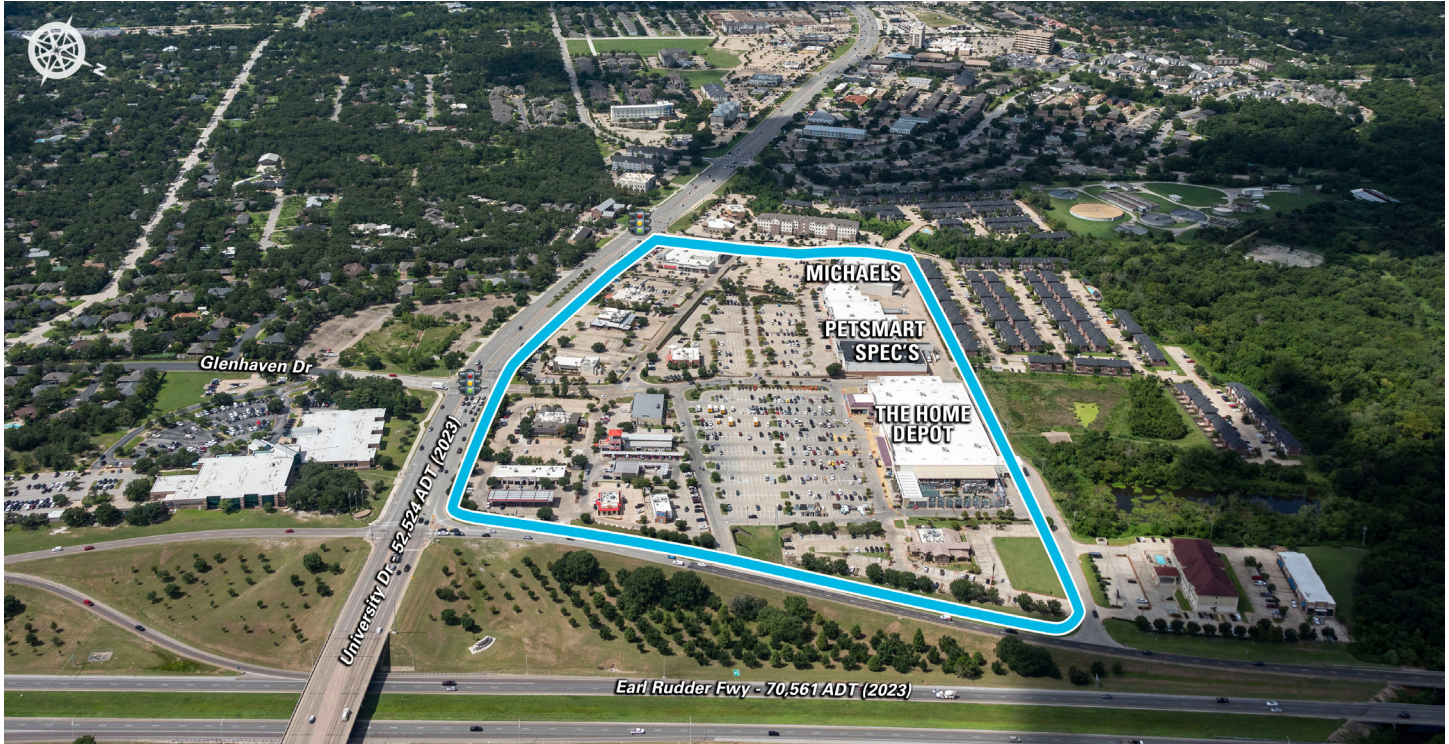


GATEWAY STATION

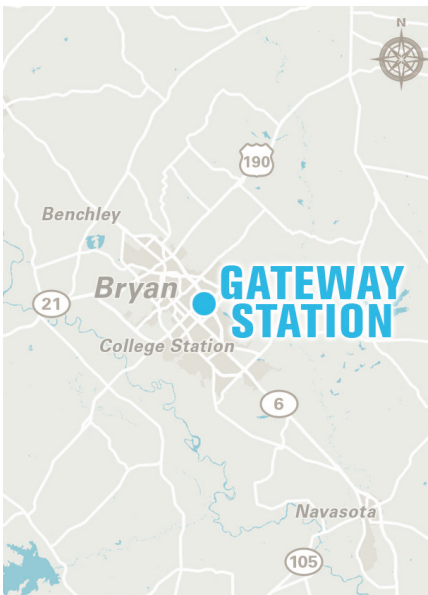
1501 University Drive E. | College Station, TX 77840



Gateway Station

MSA: College Station, TX | GLA: 125,406

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 79,114 in 2024.



3 MILE DEMOGRAPHICS



POPULATION

81,393



MED. HOME VALUE

\$294,068



AVG. HH INCOME

\$72,326



MED. HH INCOME

\$49,425



HOUSEHOLDS

29,611



BACH. DEGREE+

48.55%

**2024 Demographic Source (PopStats)*

LEASING CONTACT - Gordon Atkinson - gatkinson@kiterealty.com - 972.801.6023

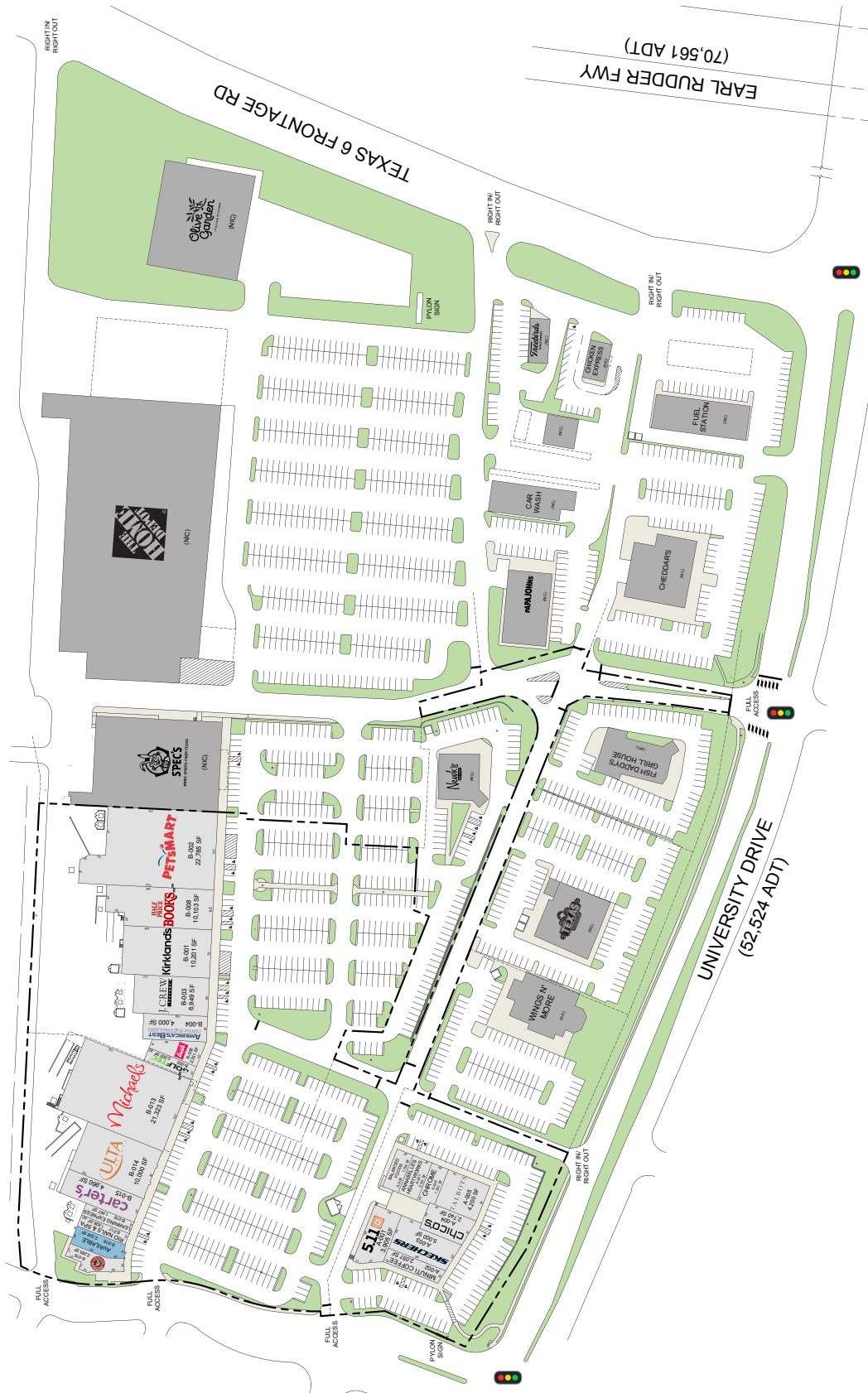


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GATEWAY STATION

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