



STAFFORD BARRETT



LAKE WALK

LIFE IS HERE™



LAKE WALK AT A GLANCE



LAKE WALK

Life is here.

Lake Walk is the premier innovation, business, and lifestyle hub of Texas. From daybreak to breathtaking sunsets, life is here at Lake Walk. Best-in-class innovation, walkable streets, and unmatched quality of life are expanding every day.

We're building the future, and your future is here.



Find Us

Lake Walk
4107 Lake Atlas Dr.
Bryan, TX



Phone

(979) 321-7497



Online

www.lakewalktx.com
[@lakewalktx](https://twitter.com/lakewalktx)

LAKE WALK AT A GLANCE

www.lakewalktx.com

Lease. Own. Invest. Live.

The sky's the limit at Lake Walk.

Expand your presence surrounded by a collection of vibrant, forward-thinking businesses in our growing community.

With acreage available for development ranging from two acres to nearly ten, establish roots by owning and developing, or leasing, your own piece of Lake Walk.

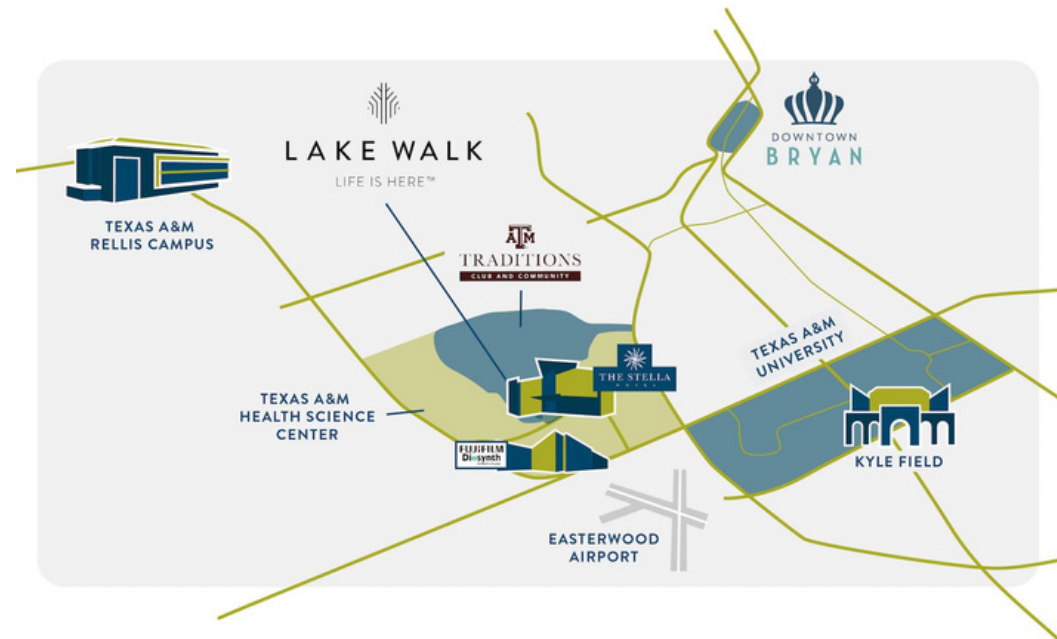


PROPERTY LOCATION

Focused on cultivating community through meaningful experiences and memorable connections, Lake Walk is a place where innovation and community intersect.

Lake Walk lies between the Texas A&M University flagship campus, the Texas A&M University Health Science Center, and the Texas A&M University System's RELLIS Campus in Bryan. Strategically located in the center of the Texas Triangle, Lake Walk allows unmatched access for global companies to recruit talent and cultivate ideas.

In addition to facilitating global tech enterprises and local startups, Lake Walk is a comfortably upscale, thoughtful but lively, collection of regional dining, hospitality, retail, residential, and wellness offerings. Lake Walk is ever growing and ever evolving - just like the remarkable community it calls home.



DEVELOPMENT HIGHLIGHTS



COMMERCIAL TRACTS FOR SALE/BUILD TO SUIT



COMMUNITY OVERVIEW



RETAIL DEVELOPMENT HIGHLIGHTS

+/- 17,500

Retail Square Footage

+/- 23,000

Medical Square Footage

+/- 72,500




Proposed Retail Square Footage

950+

Residential Units



RETAIL/OFFICE SPACES FOR LEASE

	Address	SF	Price
	4115 Lake Atlas Drive Suite 103 Bryan, Texas 77807	+/- 1,088	\$28.00 NNN
	4113 Lake Atlas Drive Bryan, Texas 77807	+/- 4,300	\$32.00 NNN
	4117 Lake Atlas Drive Bryan, Texas 77807	+/- 11,000	\$32.00 NNN

BRYAN-COLLEGE STATION AT A GLANCE

125,841 City of College Station Residents

276,205 Residents in the
Bryan-College Station MSA

127,507 Jobs in the B/CS MSA

4.42% Population Growth Since 2020

4th Best Cities to Live in Texas
(Forbes Advisor)

College Station is a city located in Brazos County, Texas. Situated in the east central part of the state (90 miles northwest of Houston and 87 miles northeast of Austin), College Station is the commercial and cultural hub of the seven-county Brazos Valley region. This area is also framed by the Texas Triangle—the emerging urban megaregion including Houston, Dallas-Fort Worth, Austin, and San Antonio. The Texas Triangle features more than 19 million residents, \$1.3 trillion of GDP (2018 estimate), and more than 50 Fortune 500 headquarters. The 2020 census recorded 120,511 residents in College Station. It and the city of Bryan constitute the Bryan-College Station MSA, the fifteenth largest metropolitan area in Texas.

College Station is home to the main campus of Texas A&M University, the flagship institution of the Texas A&M University System. The city owes its name and incorporation to the University's location along the Union Pacific railroad. Texas A&M is a public, R1 (tier-one) research institution and one of only 17 land-, sea-, and space-grant universities in the United States. It is currently the largest university in the country (by enrollment). Texas A&M brings a broad scope of research endeavors to the region with ongoing projects funded through agencies including NASA, the National Institutes of Health, the National Science Foundation, and the US Department of Energy.

**IN THE
TEXAS
TRIANGLE**



MEET THE TEAM



Barry Moore,
CCIM, SIOR

Partner

979.209.9989

BMoore@StaffordBarrett.com

Barry Moore is a founding partner at Stafford Barrett. Barry is responsible for leading the company's Commercial Property Services business. He is a recipient of the distinguished CCIM and SIOR designations, a member of the International Council of Shopping Centers (ICSC), Realtors Land Institute, and has served on the board of the Aggie Real Estate Network. In 2014, he was appointed to the City of College Station's Planning and Zoning Commission. In 2016, he was elected to the City Council for the City of College Station.





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