

# 114 KEYS | 400 YARDS FROM TEXAS A&M

+/- 49,614 SF | +/- 2.09 AC



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STAFFORD BARRETT 



## PROPERTY DETAILS

- 114 Rooms
- +/- 49,614 SF
- +/- 2.09 AC
- GC/CI Zoning

## PROPERTY HIGHLIGHTS

- 114-Room Hotel Within Walking Distance to Kyle Field
- Located near the most prominent intersection in College Station, TX
- Excellent Value-Add Opportunity with 50K Built SF on Over 2 Acres
- Large Hospitality Market with Sporting Events, Conferences, and More



104 TEXAS AVENUE, COLLEGE STATION, TEXAS 77840







# Exterior Photos





# Interior Photos







VILLA MARIA ROAD

MEADOWBROOK

Marshalls H-E-B

OAK VILLAGE

UNIVERSITY PARK

Rosa's Cafe TORTILLA FACTORY

BLUE BAKER Craft Bakery & Pizzeria

BUFFALO WILD WINGS

THE COOKSHACK

Willie's

Solt

TEXAS ROADHOUSE

WINGS 'N MORE RESTAURANTS

Cheddar's SCRATCH KITCHEN

FIRST WATCH

DUTCH BROS

MESS WAFFLES, ETC

CENTURY SQUARE

CAVA

PIADA ITALIAN STREET FOOD

HARVEST COFFEE BAR

mo's Irish pub.

lululemon

LUCCHESI BOOTMAKER

STARBUCKS COFFEE

TACO BELL

CARPORT

THE ORIGINAL FUEGO

BARNES & NOBLE

ON THE BORDER MEXICAN GRILL & CANTINA

BEST BUY

Chili's

TORCHIE'S TACOS

LAYNE'S Chicken Fingers

Raising Cane's CHICKEN FINGERS

DOLLAR TREE

Chick-fil-A

Jack in the Box

WHATABURGER

Denny's

ANTATION OAKS

WINDWOOD

Chuy's TEX-MEX

BJ's RESTAURANT BREWHOUSE

Post Oak MALL

ATM TEXAS A&M UNIVERSITY

WOODSON VILLAGE - PERSHING

ASHFORD SQUARE

FUZZY'S TACO SHOP

Wendy's

H-E-B