





- 4 minutes to Post Oak Mall
- 5 minutes to Baylor Scott & White
- 8 minutes to Texas A&M University
- 12 minutes to Easterwood Airport

**RETAIL / RESTAURANT**  
33,116 Total SF Available

541 Parking Spaces

**OFFICE / LAB**  
220,000 Total SF Available

**RESEARCH FACILITY**  
180,000 Total SF

**6**  
~77,789 VPD  
(per TXDOT)



**ABOUT PROVIDENCE PARK**

Providence Park at Research Valley is a 54-acre site in the heart of Bryan/College Station, strategically located directly off of State Highway 6, the most important regional mobility and transportation corridor in the Brazos Valley. Providence Park is perfectly positioned with the capacity and flexibility to accommodate a wide variety of users.

# PROVIDENCE PARK at Research Valley

# PAD SITES AVAILABLE

PRELIMINARY MASTER PLAN • SURROUNDING AREA MAP • OLDHAM GOODWIN CONTACT



**RISE**  
NORTHGATE

**STACK**  
RESEARCH VALLEY

**U centre**  
AT NORTHGATE

**CENTURY SQUARE**

**NORTHPOINT**  
CROSSING

**ATM** | **TEXAS A&M**  
UNIVERSITY

Jason's deli | WORLD MARKET | BED BATH & BEYOND

Pier 1 imports | charlie | DOUBLEDAVE'S

COLD STONE | Complete nutrition | [Logo]

[Logo] | [Logo]

**BEST BUY** | Office DEPOT | BARNES & NOBLE  
ON THE BORDER | TACO CABANA | Denny's

**ROSS** DRESS FOR LESS | **HOBBY LOBBY**

**PETCO** | Starbucks

**KOHL'S** | **CATO** | H&R BLOCK | Chick-fil-ee  
OfficeMax | at&t | [Logo] | ups

**the lofts**  
AT WOLF PEN CREEK

**USDA**

Post Oak Mall  
JCPenney | macy's | Dillard's | **H&M**  
SEARS | **Chucky's** | **BJ'S** | BEALLS

**Academy**  
SPORTS+OUTDOORS  
New Construction  
Opening June 2017

**Holiday Inn Express**

**COUNTRY**  
INNS & SUITES  
BY CARLSON

State Highway 6: +/- 77,000 VPD

**HONDA**

**GRAND STATION**  
ENTERTAINMENT

**amazon** | **Lynntech** | **Allied Milk**  
**exo thermix** | **bv so** | brazos valley symphony orchestra  
Safe Heating Anytime. Anywhere. | marcelo bussiki • music director  
**+/- 180,000 SF TOTAL**

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**BUILD TO SUIT**

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**PAD SITES**

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**LEASING**

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**MAIN OFFICE**

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