

TROPHY PROPERTY - 10.5 ACRES ON HWY 6. | MIN. TO ELON MUSK'S NEW TERAFAFAB CHIP FACILITY

±20 miles east of SpaceX - Tesla - Intel chip campus

10.5 GC-zoned acres, 76,000 VPD, across from Post Oak Mall, with a 55,440 SF building already in place.



Play Property Video

±10.5 AC ■ 55,440 SF SHELL ■ 76,000 VPD ■ ZONED GC ■ ACROSS FROM POST OAK MALL ■ YEAR BUILT 2001

FOR SALE

2351 EARL RUDDER FWY S
COLLEGE STATION, TX 77845

NEWAMCO.ORG

RANDALL PERRY 321-999-9225



PROPERTY OVERVIEW

Now available: prime retail location sits just minutes from TERAFAFAB — Elon Musk's SpaceX, Tesla, and Intel massive fabrication complex. This key **HIGHWAY 6** site includes a 55K sf free-standing structure on 10 acres. This Prime Location is well positioned to benefit from the multi-billion-dollar TERAFAFAB buildout, supported by 3,000 permanent, high-income jobs and a residential community. This is a rare opportunity to establish a significant presence ahead of what will be one of the country's most important new economic growth engines.

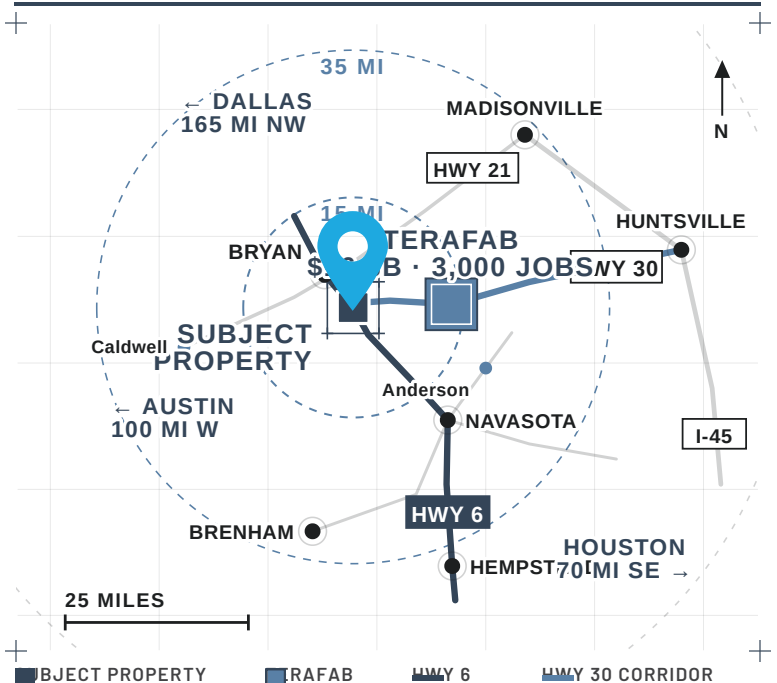
PROPERTY SNAPSHOT

ADDRESS	2351 Earl Rudder Fwy
BUILDING SF	55,440 SF
LOT SIZE	±10.5 Acres
FRONTAGE	Hwy 6 / Earl Rudder
TO TERAFAFAB	±15 Miles
SALE PRICE	Inquire for price

- Ample parking on ±10.5 acres
- Great location near Texas A&M University
- Nearby retail & restaurants at Post Oak Mall

MARKET OVERVIEW

HWY 6 / HWY 30 CORRIDOR



±15 mi
TO TERAFAFAB
VIA HWY 30

70 mi
NW OF
HOUSTON

100 mi
EAST OF
AUSTIN

50 mi
TO I-45 AT
HUNTSVILLE

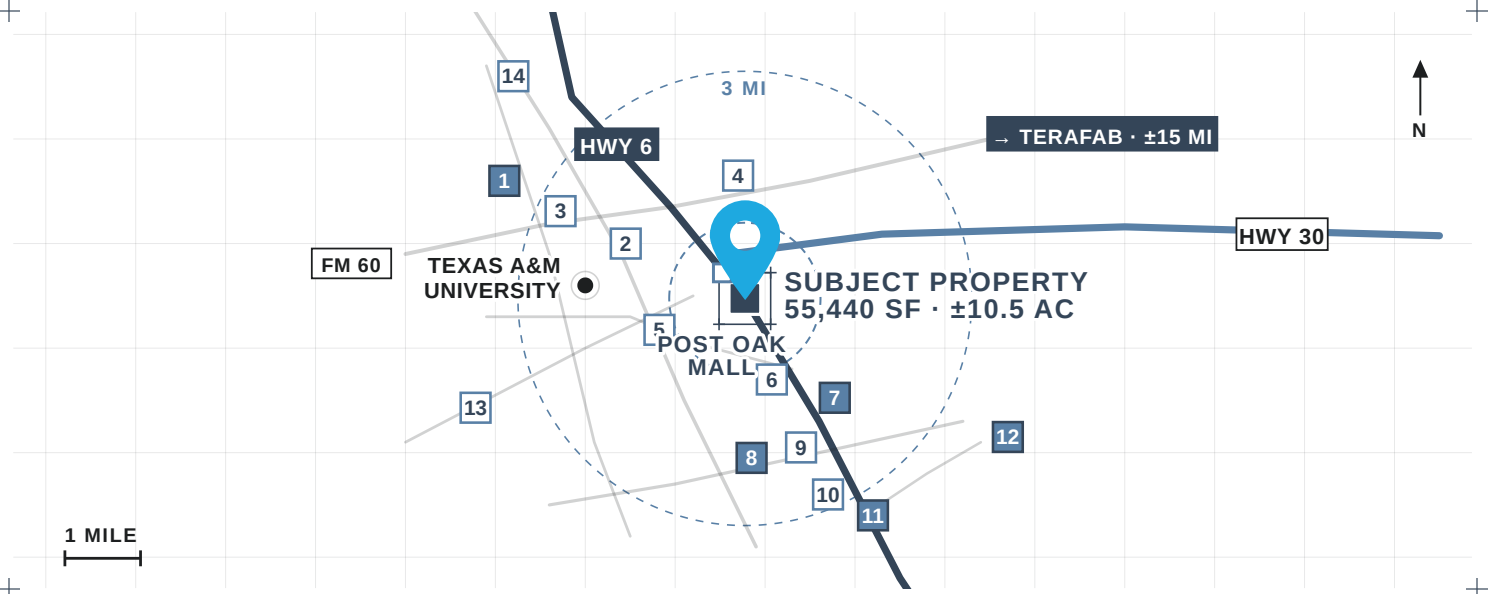
SITE AERIAL

±10.5 ACRES AT EARL RUDDER FWY



RETAIL, AMENITIES & DEVELOPMENT

1- & 3-MILE RADIUS



- 1 Rambler Northgate — \$125M, 342 units
- 4 Veterans Park & Athletic Complex
- 7 Ariza Summit Crossing — \$50M
- 10 Baylor Scott & White Medical Center
- 13 Easterwood Airport

- 2 Century Square — retail & hotel district
- 5 Wolf Pen Creek Park & Amphitheater
- 8 Midtown & Texas Independence Park
- 11 Costco & Corinth retail hub — 28 ac.
- 14 Hampton Inn — 200 Texas Ave

- 3 Northgate entertainment district
- 6 Stephen C. Beachy Central Park
- 9 CHI St. Joseph Health
- 12 US Modules solar plant — 200+ jobs

AREA OVERVIEW

College Station has spent a century as the home of Texas A&M University, one of the country's largest public institutions and a research pipeline of engineers and technicians. What is changing is the industrial base around it. SpaceX and Tesla's TERAFAFAB — a \$16.8 billion first-phase semiconductor complex on the former Gibbons Creek power plant site in Grimes County — sits roughly 15 miles east of the subject property along Highway 30, with more than 100 million square feet of manufacturing space planned and at least 3,000 permanent positions expected to draw heavily from Grimes and Brazos counties.

That project lands on a market already absorbing growth. Brazos County has added close to 20,000 residents since 2020, College Station is building out Midtown as a mixed-use sports and housing district, and a 28-acre retail and entertainment hub is under contract on the Highway 6 frontage. Highway 6 is the spine connecting all of it — and the subject property fronts it.



\$16.8B
TERAFAB PHASE ONE
INVESTMENT

3,000
PERMANENT
TERAFAB JOBS

100M SF
PLANNED TERAFAFAB
MANUFACTURING SPACE

+20K
BRAZOS COUNTY
RESIDENTS
ADDED SINCE 2020

DEVELOPMENT & ECONOMIC PIPELINE

ANNOUNCED, PERMITTED OR UNDER CONSTRUCTION

PROJECT	TYPE	SCOPE	INVESTMENT
TERAFAB GRIMES COUNTY — ±15 MI EAST	Semiconductor	SpaceX / Tesla vertically integrated fab: logic, memory, advanced packaging and test under one roof. 100M+ SF planned; 3,000 permanent jobs.	\$16.8B PHASE ONE
Midtown District COLLEGE STATION — HWY 6 SOUTH	Mixed-use	Transition from business park to mixed-use district: Texas Independence Park trails and recreation, housing and commercial.	\$20.9M PARK
Midtown Athletic Complex COLLEGE STATION	Sports tourism	Proposed 90-acre baseball and softball complex; ~30 tournaments annually projected, 60,000 hotel stays and \$28M in annual economic activity.	90 ac.
Corinth Group Retail Hub HWY 6 FRONTAGE AT CORPORATE PKWY	Retail	28-acre city-owned tract under contract for retail anchors, entertainment and dining adjacent to Costco.	28 ac.
Rambler Northgate 503 CHERRY ST, COLLEGE STATION	Mixed-use	753,612 SF, 24-story tower: ground-floor commercial, 342 for-rent residences, eight-story garage. Completion 2028.	\$125M
Ariza Summit Crossing 801 LEGACY POINT DR	Residential	324,000 SF, 12-building apartment community. Completion 2028.	\$50M
Texas A&M-RELLIS BRYAN	Energy / R&D	77 acres designated for small modular nuclear energy development on the RELLIS research campus.	77 ac.
US Modules COLLEGE STATION	Manufacturing	Solar module manufacturing facility; 200+ jobs announced.	200+ jobs

DEMOGRAPHICS

RADIUS FROM SUBJECT PROPERTY

SUMMARY	2026			2031 PROJECTED		
	1 MI	3 MI	5 MI	1 MI	3 MI	5 MI
Population	11,990	88,104	169,542	13,015	94,800	183,100
Households	5,412	34,740	67,605	5,885	37,765	73,455
Median age	23.9	24.3	24.7	24.0	24.4	24.8
Median household income	\$43,768	\$49,295	\$52,118	\$51,470	\$56,825	\$58,290
Average household income	\$58,650	\$74,681	\$75,924	\$66,510	\$83,940	\$84,930

2031 figures are projections extrapolated from the reported 2021-2026 trend, not surveyed data. Development and economic-project information is compiled from public announcements and municipal filings and is subject to change. TERAFAFAB is a project of SpaceX and Tesla; no affiliation or endorsement is implied. Site boundary shown on the aerial is approximate and for illustration only. All information is believed reliable but is not guaranteed; buyers should conduct their own due diligence.