

# Exceptional Retail Leasing Opportunity in Big Spring, Texas

College Park Shopping Center • 501 E. Birdwell Ln • Big Spring, TX, 79720



## Property Highlights

- COVID 19 Clean – Management & Maintenance actively taking necessary actions to combat the effects of COVID-19
- **Small, Medium & Large Retail Spaces available – 270 SF up to 33,416 SF**
- Grocery Anchored Shopping Center
- Great traffic counts in front of the center
- Easily accessible from Interstate 20
- Existing Tenants: Rent-a-Center, Dollar General, State of Texas Health and Human Services Department, 7-11 and Porter's Grocery

Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Avg. Household Income	\$41,489	\$34,604	\$36,225
Households	1,177	11,745	38,615
Population	5,166	16,607	29,022



**AETNA REALTY**

For Further Information, Please Contact:

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## Retail Space Available for Lease

### Existing Tenants



### Available Suites:

Space	Size	Space	Size
Suite 05	6,315 sf	Suite 24	8,478 sf
Suite 08	270 sf	Suite 26	9,808 sf
Suite 15	1,033 sf	Suite 27A	9,227 sf
Suite 16	1,033 sf	Suite 28	8,375 sf
Suite 18	2,066 sf	Suite 28A	2,500 sf
Suite 23	938 sf	Suite 30	33,416 sf



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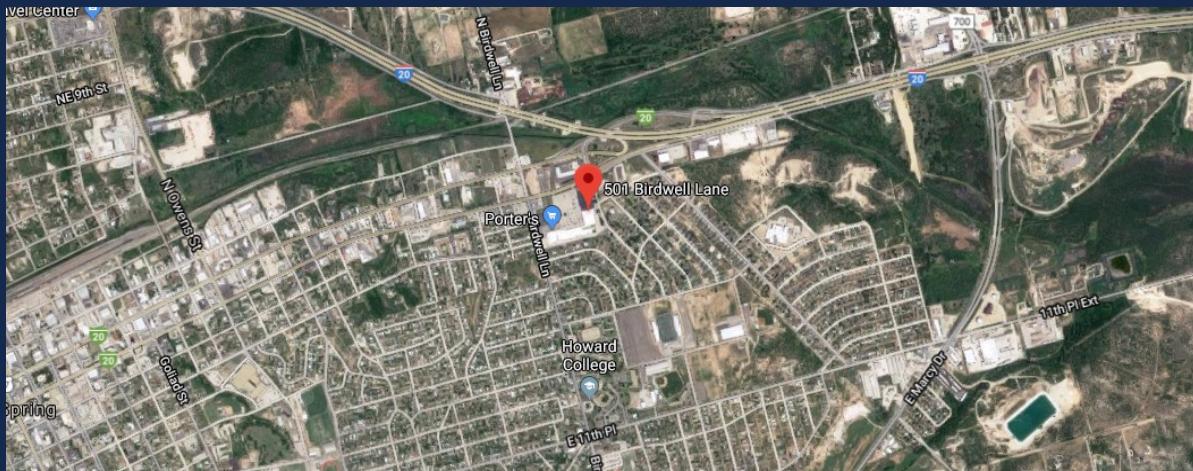
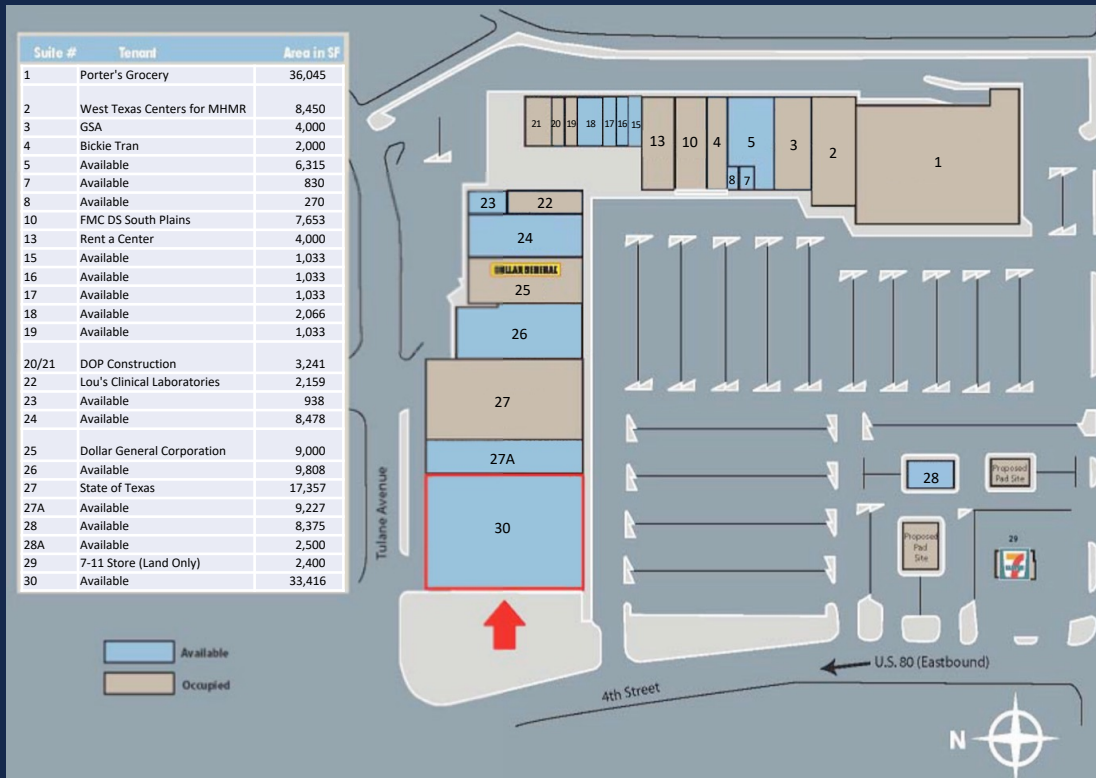




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### Site Plan & Aerial Map



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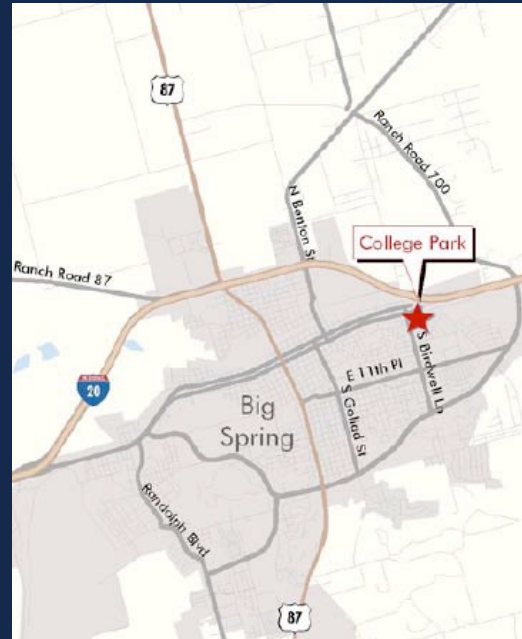


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### Demographics

Between the 1990 and 2000 census counts, the Howard County region had an increase in population from 32,343 to 33,627 (4% change), while Big Spring's population increased from 23,093 to 25,233 (8.5% change). The 2003 Census estimate for Howard County is 33,934, and Big Spring's is 25,541. The median home cost in Big Spring is \$84,900. Home appreciation the last year has been 6.26 percent. Compared to the rest of the country, Big Spring's cost of living is 29.05% lower than the U.S. average.



### Howard College

College Park is located near Howard College which has over 1,200 students of which 230 live on campus. The spacious campus is located at 1001 Birdwell Lane in Big Spring, Texas and offers a wide variety of associate degree plans and certificate programs spanning areas of study such as agriculture, business, cosmetology, criminal justice, dental hygiene, general studies, information technology and nursing. For students wishing to transfer to a four year university after completion at Howard College, course offerings are abundant and include areas of study like Biology, Chemistry, Drama/Theater, Economics, Education, Foreign Language, History, Mathematics, Music, Psychology and Sociology, just to name a few. Laboratory facilities are located on and off campus and offer the students opportunities to work in various learning environments.



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### Market Overview



The city of Big Spring is in west Texas, at the crossroads of Interstate Highway 20, U.S. Highway 87, State Highway 350, Farm Road 700 and the Missouri Pacific line. Big Spring is located 272 miles southwest of Fort Worth, 105 miles south of Lubbock, 86 miles northwest of San Angelo and 40 miles northeast of Midland. Big Spring is the county seat of Howard County, and its population of 25,233 (2000 census) makes it the largest city in the county. The city got its name from the single large spring that issued into a small gorge between the base of Scenic Mountain and a neighboring hill in the southwestern part of the city limits. The spring, now dry, was of major importance to all life in the surrounding area in the early 1840s. Big Spring was incorporated in 1907 and currently encompasses 18.89 square miles of territory within its corporate city limits.



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