



LAKE WALK

LIFE IS HERE™

BRYAN - COLLEGE STATION, TEXAS



LAKE WALK

Rebel
RETAIL
ADVISORS

William Cole
COMPANIES

Retail & Restaurant
Opportunities Available



Lake Walk Today

The District at a Glance

As Bryan-College Station's emerging hub for technology and innovation, Lake Walk delivers a built-in customer base of educated professionals, residents, and visitors, creating a dynamic environment where retail thrives. Positioned just 3 miles from Texas A&M University—home to over 80,000 students and faculty—Lake Walk benefits from a steady stream of educated consumers seeking quality retail and dining experiences. Designed to engage and inspire, Lake Walk cultivates community through meaningful experiences and memorable connections, within a vibrant live, work, play environment.



350+ ACRES

MIXED-USE DEVELOPMENT



3 ACRE

LAKE ATLAS



1,000+

MULTIFAMILY UNITS



3.5 MILE

TRAIL SYSTEM



100+

COMMUNITY EVENTS
A YEAR



1,100+

CORPORATE
EMPLOYEES



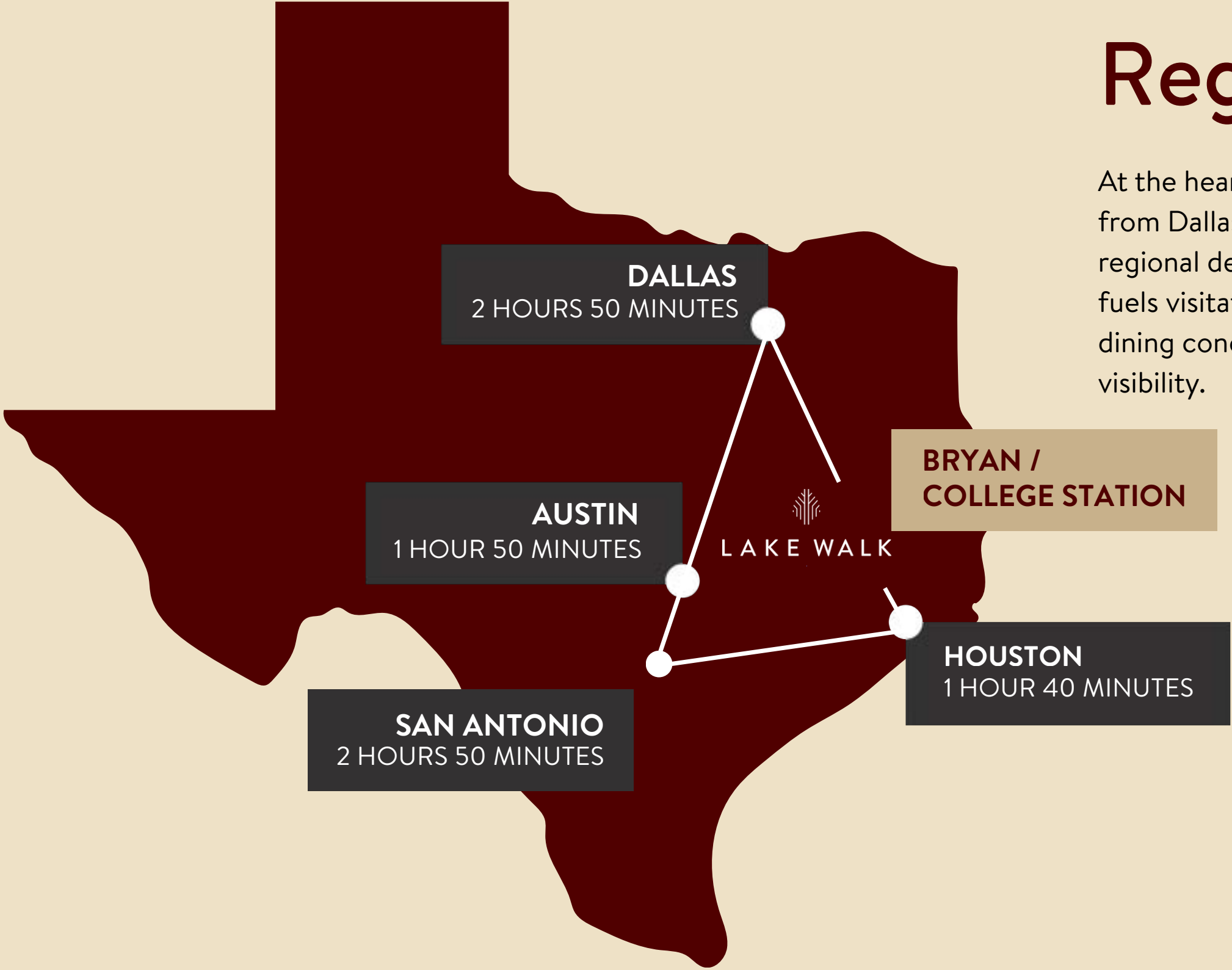
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RETAIL AND RESTAURANT
DESTINATIONS



176 KEYS

STELLA HOTEL



Regional Destination

At the heart of the Texas Triangle, Lake Walk is easily accessible from Dallas, Austin, Houston, and San Antonio—positioning it as a regional destination, not just a local center. This central location fuels visitation, events, and repeat traffic, supporting retail and dining concepts that thrive on experience, convenience, and visibility.



DRIVE TIMES

RELLIS CAMPUS – 10 MIN

TEXAS A&M – 8 MIN

KYLE FIELD – 10 MIN

DOWNTOWN BRYAN – 15 MIN



ON SITE EMPLOYERS:



KANJI SUSHI
MODERN JAPANESE

HERSHEL'S

POV

6
WHISKEY
CO.

WOODHOUSE™
— SPA —

CAMPFIRE



THE NEXT PHASE OF THE DISTRICT:



- RETAIL / RESTAURANT
- HOTEL / LODGING
- PHASE TWO
- OFFICE
- EVENT VENUE / ENTERTAINMENT



 FUTURE RETAIL  EXISTING RETAIL













College Station #3 Boomtown in America

College Station and Bryan are experiencing explosive growth, with College Station ranked #3 Boomtown in America and a combined metro population at 289,000 residents. The region is projected to grow 70% over the next 25 years, driven by Texas A&M University's \$20.8 billion dollar statewide economic impact.



289K Residents

Texas A&M employs over 15,000 faculty and staff, enrolls 80,000+ students, and attracts hundreds of thousands of visitors annually.



Economic Growth of 70% in the next 25 Years

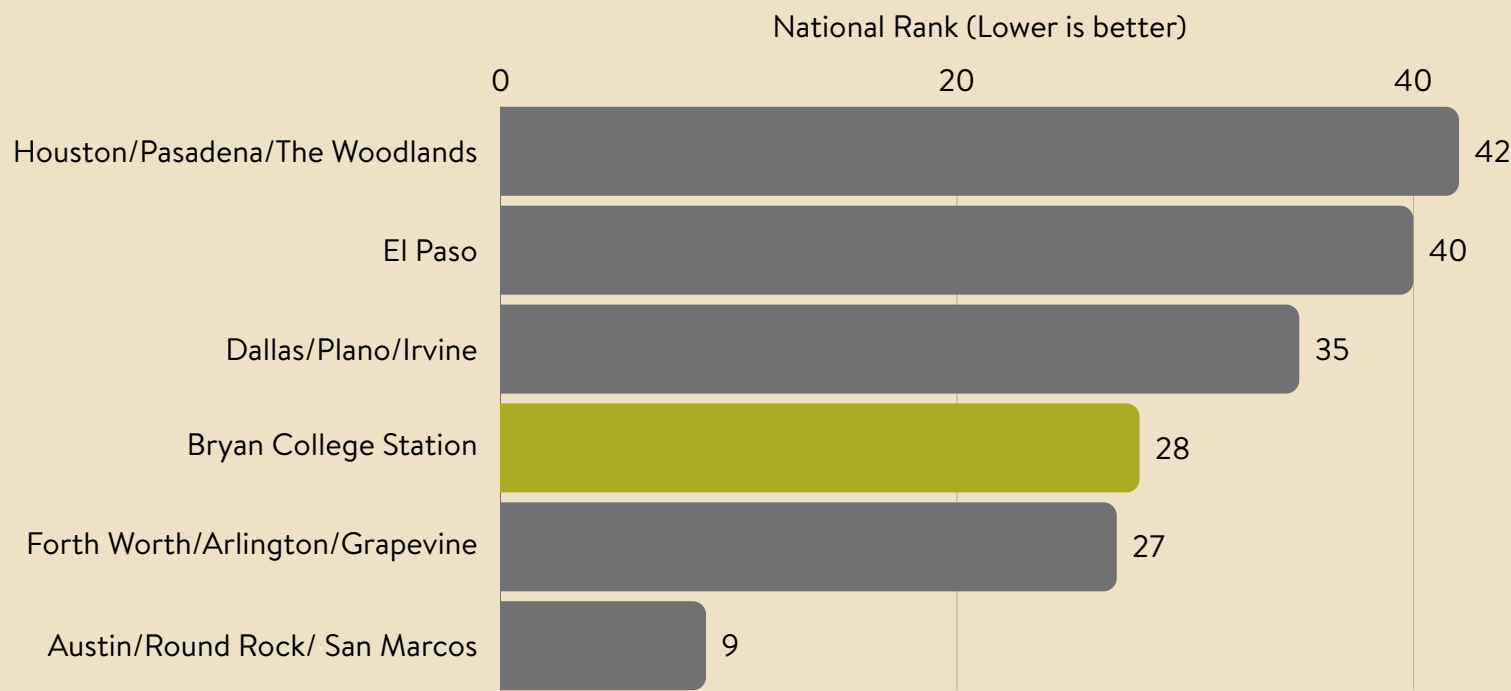


15,000 faculty and staff, enrolls 80,000+ Students

BRYAN-COLLEGE STATION OUTRANKS THREE OF THE STATE'S FIVE BIGGEST METROS

The Milken Institute uses data from the U.S. Census Bureau, Bureau of Labor Statistics and Bureau of Economic Analysis to evaluate 206 large metro areas (population 275,000+) across 13 indicators grouped into three categories: labor market conditions, high-tech impact, and access to economic opportunities.

2026 TEXAS LARGE-METRO RANKINGS



Source: City of Bryan/ City of College Station, citing Milken Institute Best-Performing Cities Index, Jan. 2026



William Cole

COMPANIES

We Create Meaningful Places

William Cole Companies is a Texas-based, privately held real estate developer specializing in mixed-use developments, boutique hotels, and master-planned communities. Founded in 1996, the firm is recognized for creating high-quality properties across hospitality, commercial, and residential sectors, including Traditions Club and Community and Lake Walk in Bryan-College Station.



lakewalktx.com



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