

# THE URBAN AT COLLEGE STATION



A Luxury  
Townhome Community

New Construction  
Excellent Location

4 Bdrms, 4.5 Bths  
Oversized Garage



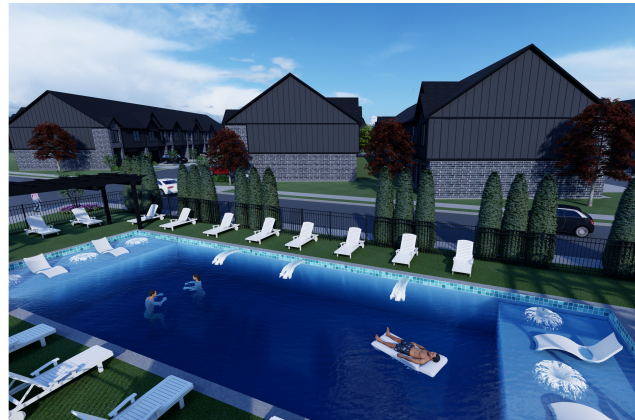
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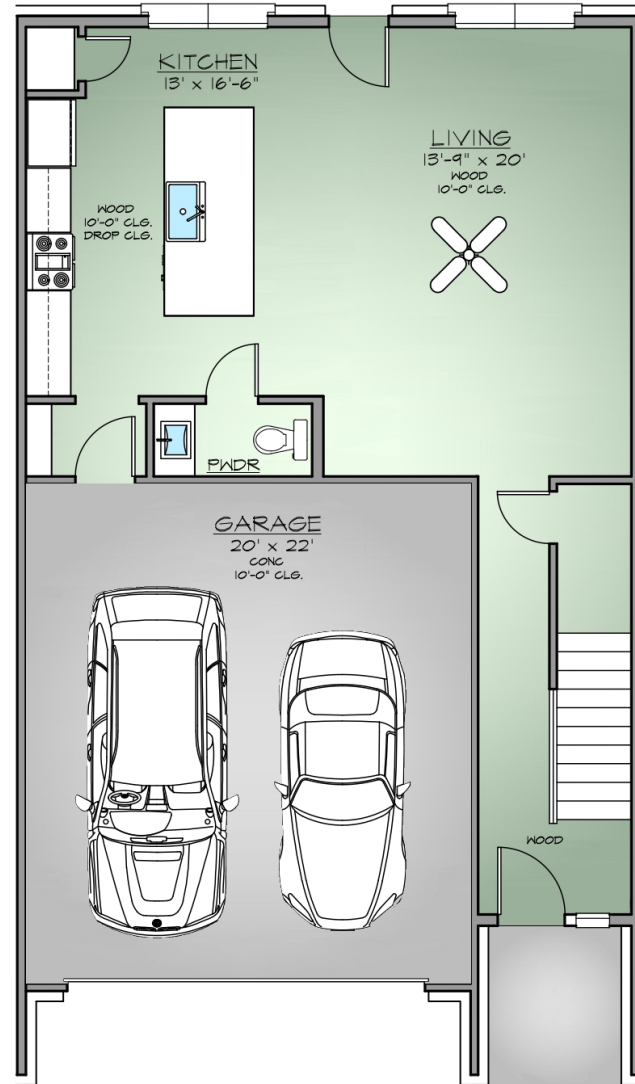
A Luxury  
Townhome Community

Under Construction  
Now Selling!

For Sales Info:  
Call/Text  
(979) 777- 7135



# THE URBAN AT COLLEGE STATION



FIRST FLOOR



A Luxury  
Townhome Community

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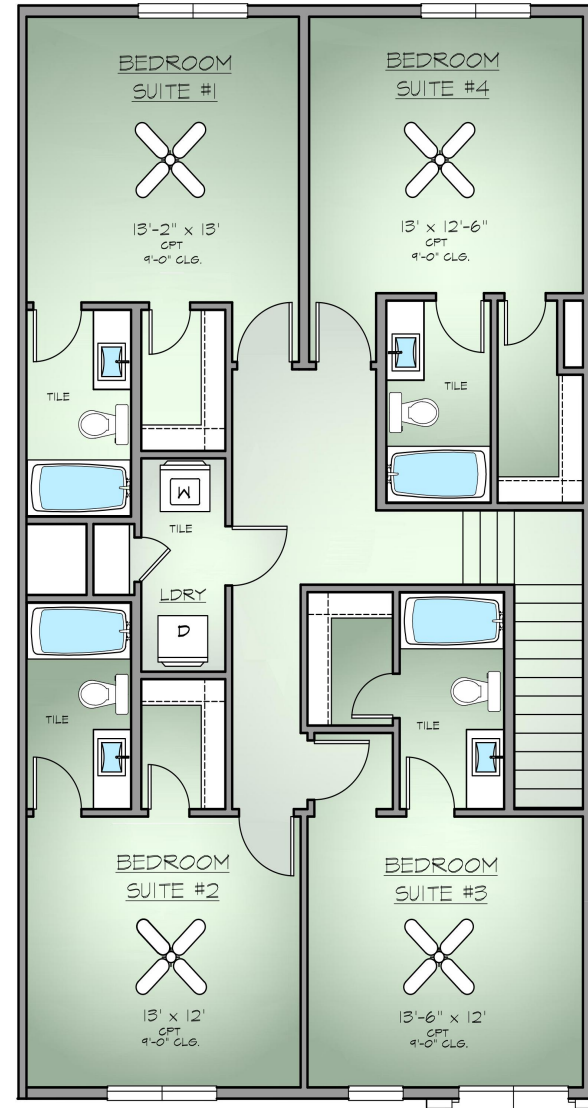


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# THE URBAN AT COLLEGE STATION



SECOND FLOOR



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# THE URBAN AT COLLEGE STATION

## Townhome Specs & Features

- 2-Story 2060+ SQFT Townhomes
- 4 Private Bedrooms with Walk-In Closets
- 4 En-Suite Bathrooms for Individual Privacy
- Half Bath Downstairs for Convenience and Guests
- Includes All Kitchen Appliances, Including Refrigerator
- Thoughtfully Positioned Laundry Room upstairs, with Appliances Included
- Oversized 2-car Attached Garage (+21' Long) and Driveway Parking
- Individual Framing for Each Unit (No Shared Walls)
- Spray Foam Insulation in Walls and Attic for Energy Efficiency
- Additional Insulation between Units to Prevent Sound Transfer
- 2-Stage, Zoned 18-SEER HVAC System for Efficiency
- 8' Solid Core Doors Throughout
- 8' Garage Door to Comfortably Fit Larger Vehicles
- 10' Ceilings On First Floor
- Hotel-Like Bathrooms with Mirrors and Tile Surrounds to the Ceiling
- Tub and Shower Niche in Each Upstairs Bathroom
- Quality Cabinets with Self-Close/Soft-Close Doors & Drawers
- Quartz Countertops in Kitchen and All Bathrooms
- Hardwood Floors on First Floor for a High End Feel

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Site Map of  
Phase 1 Opportunities

Reserve your  
Unit Today!

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# THE URBAN AT COLLEGE STATION

NEW CONSTRUCTION, EXCELLENT LOCATION!

- Just Over 2 Miles to Texas A&M Campus
- Less than 10 Minute Drive to Kyle Field
- TAMU Shuttle Bus Access (Route #40)
- 5 Minute Drive to H-E-B at Jones Crossing Development
- 5 Minute Drive to Jones Crossing Development
  - Chick-fil-A, Orange Theory, MOD Pizza, Other Restaurants & Retail
- 4 Minute Drive to Brookshire Brothers Development
  - Grocery, Fuel, Deli, Lounge & Event Venue

