



ATLAS
WWW.ATLASTX.COM





MatureWell Lifestyle Center



ATLAS

- Corporate campus featuring **200 acres** of entitled real estate opportunities along the Bryan-College Station city limits line
- Within a **1,000 acre** master planned community featuring residential, commercial, hospitality, retail, restaurant, office, and wellness opportunities
- Home to best-in-class companies in biologics and vaccine manufacturing, as well as managed wireless services
- Adjacent to the Texas A&M Health Science Center, providing unparalleled access and proximity to world-class researchers and students
- Less than two miles from Texas A&M University main campus and Easterwood Airport
- Within three miles of the Texas A&M College of Veterinary Medicine, Mays Business School, the Texas Equine Initiative and the Texas A&M Research Park
- Ten minute drive to RELLIS, an extension of the Texas A&M University System focused on transformative research and education

Lake Walk

- Lake Walk is the hub of regional dining, innovation, hospitality, and wellness offerings
- Regular events and programming promote a community-focused and active lifestyle
- Features **200,000 square feet** of office space, **128,000 square feet** of retail/restaurant, **25,000 square feet** of grocery, and **20,000 square feet** of entertainment space
- The Stella, a 176-key boutique hotel, anchors Lake Walk
- Dining and beverage options include Campfire Restaurant, Hershel's Bar, and POV Coffeehouse



Parc at Traditions

Situated on a 14-acre wooded site in the heart of Traditions, Parc provides exceptional senior living. The community features apartment homes, full-service dining, wellness amenities, a salon, library, and lounge.



iBio

iBio, the world's largest plant-based vaccine manufacturing facility, develops and offers pharmaceutical product applications.



FUJIFILM Diosynth Biotechnologies (CIADM)

FUJIFILM Diosynth Biotechnologies sits on 12.5 acres and houses the \$100 million dollar pandemic influenza facility.



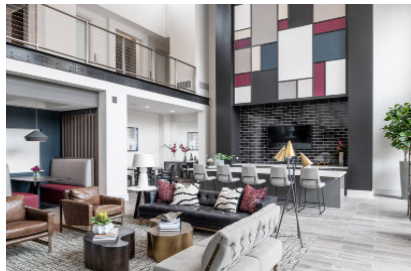
Traditions Club and Community

Traditions Club and Community features a Jack Nicklaus championship golf course, fine dining offerings, and luxurious home sites for an upscale lifestyle at a relaxed pace.



CHI St. Joseph Health MatureWell Lifestyle Center

An innovation in senior wellness, CHI St. Joseph Health MatureWell Lifestyle Center serves as a single destination for adults 55 and older to access a variety of healthcare offerings.



8085 at Traditions

8085 is a multi-family community catering to professionals. The one- to three-bedroom apartment homes are complete with upgraded interiors and include exceptional amenities.



Lake Walk

Lake Walk is the lively town center component of ATLAS and features walkable shops, restaurants, and health and wellness focused happenings.



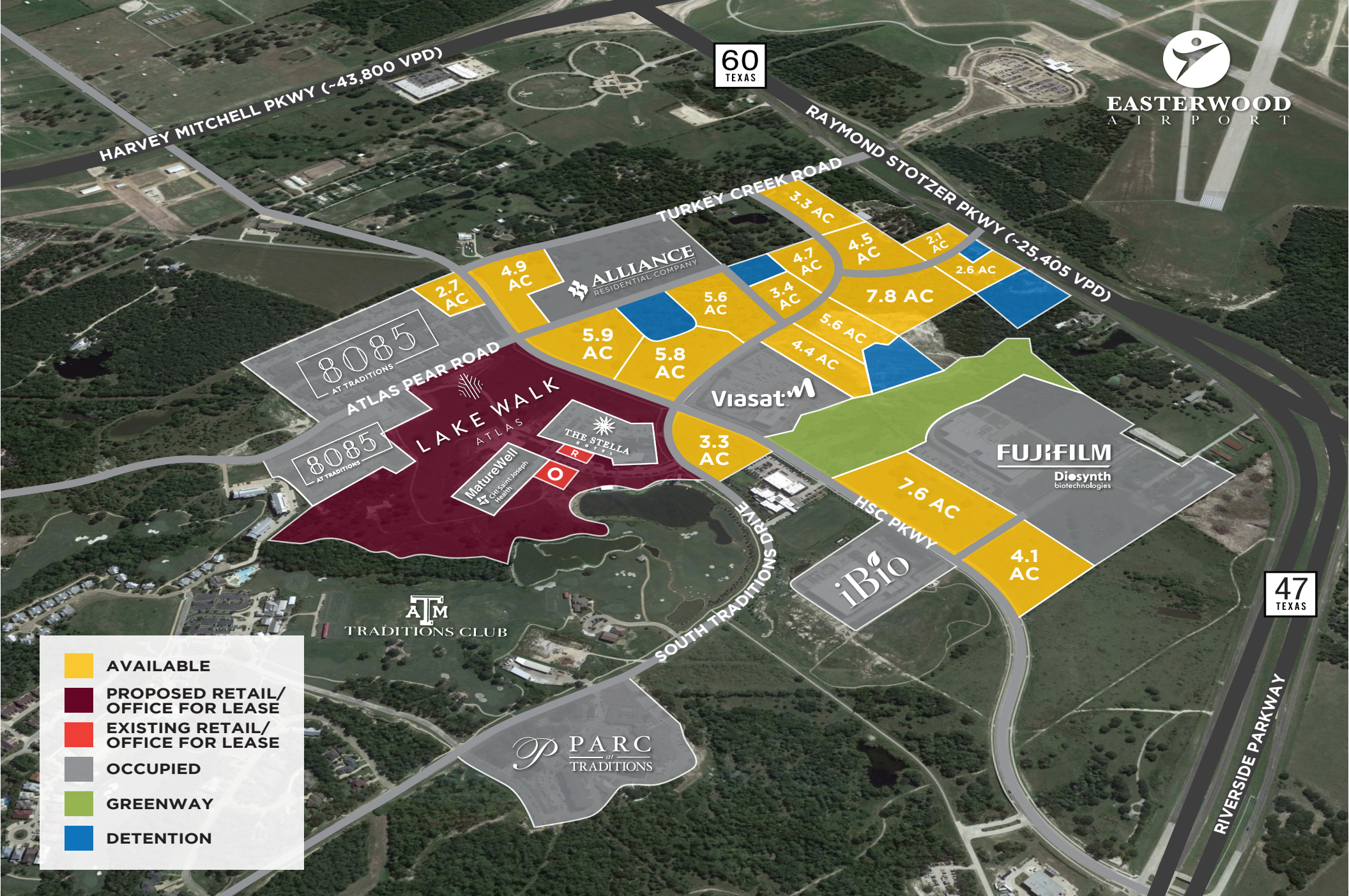
ViaSat Texas Campus

ViaSat is a communications company connecting consumers, businesses, government, and military worldwide. The ViaSat team in ATLAS focuses on Wi-Fi services that extend the reach of broadband internet connections.



The Stella Hotel

The Stella Hotel anchors Lake Walk and provides a full service hospitality experience to ATLAS, including a destination restaurant, crafted cocktail bar, and indoor and outdoor meeting spaces.

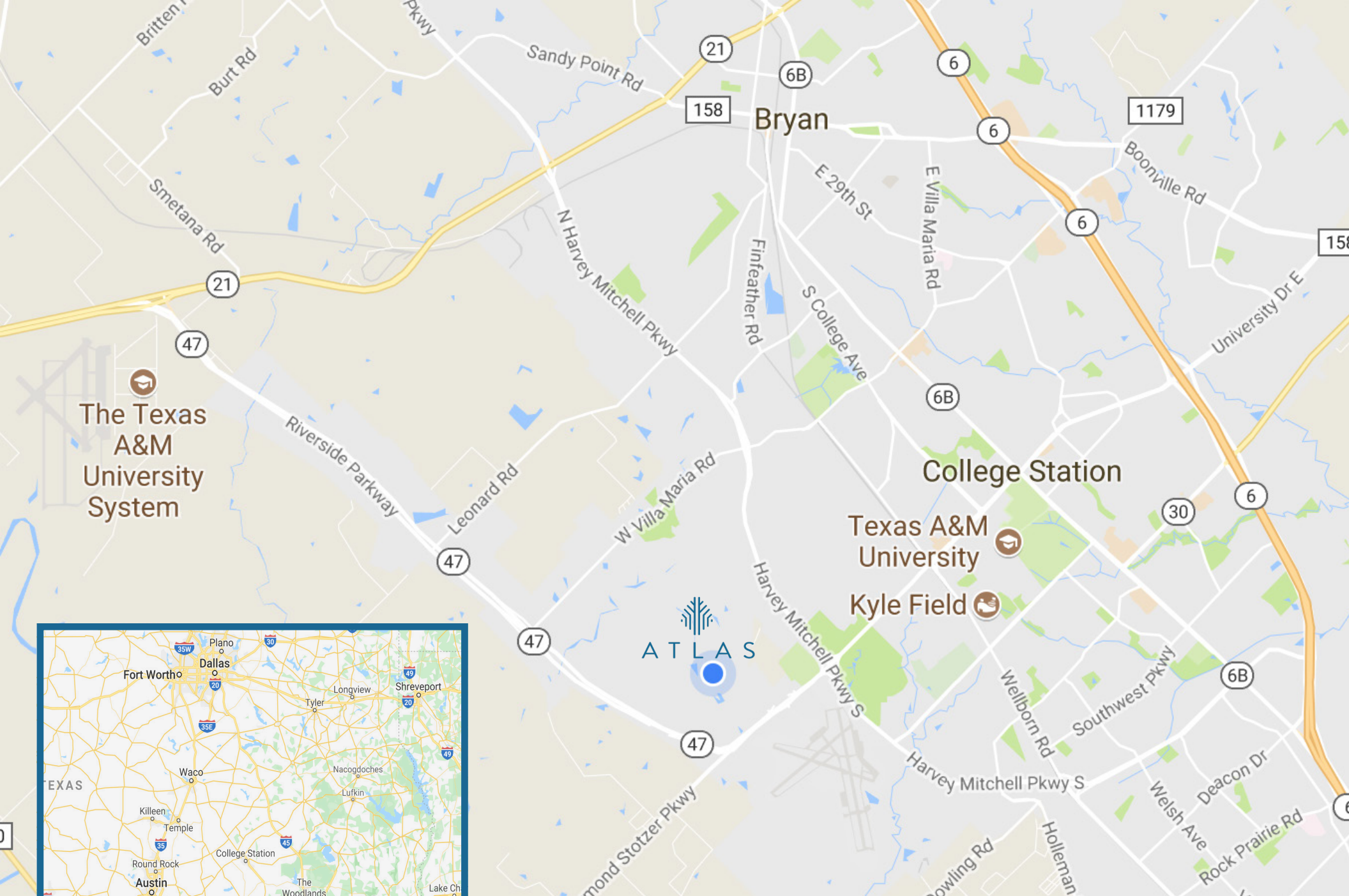


EASTERWOOD
AIRPORT



ATLAS

Creating a culture of innovative and best-in-class companies



Creating a culture of innovative and best-in-class companies



ATLAS Land Information

Barry Moore, CCIM, SIOR

Partner

O: 979.260.5000 x102

C: 979.209.9989

bmoore@staffordbarrett.com

Ken Belden

Associate - Brokerage Services

O: 979.260.5000 x109

C: 979.446.2924

kbelden@staffordbarrett.com



STAFFORD BARRETT
COMMERCIAL BROKERAGE