

± 73,745 SF OFFICE/WAREHOUSE ON ±11.2 ACRES
FOR SALE

1300 N TEXAS AVENUE
BRYAN, TEXAS 77801

COMMERCIAL BUILDING AND LAND | Development Opportunity



Size :	±11.2 Acres
Frontage :	±950 ' on N Texas Avenue
Traffic Counts :	±15,131 vpd on N Texas Avenue & Highway 21
Zoning :	Commercial
Utilities :	Available
Price :	Available upon request

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Estimated Population	8,370	49,390	90,528
Estimated Avg Household Income	\$50,673	\$57,316	\$56,610

FOR MORE INFORMATION PLEASE CONTACT:

James M. Stark
Senior Vice President
713.577.1776
Jim.stark@cbre.com



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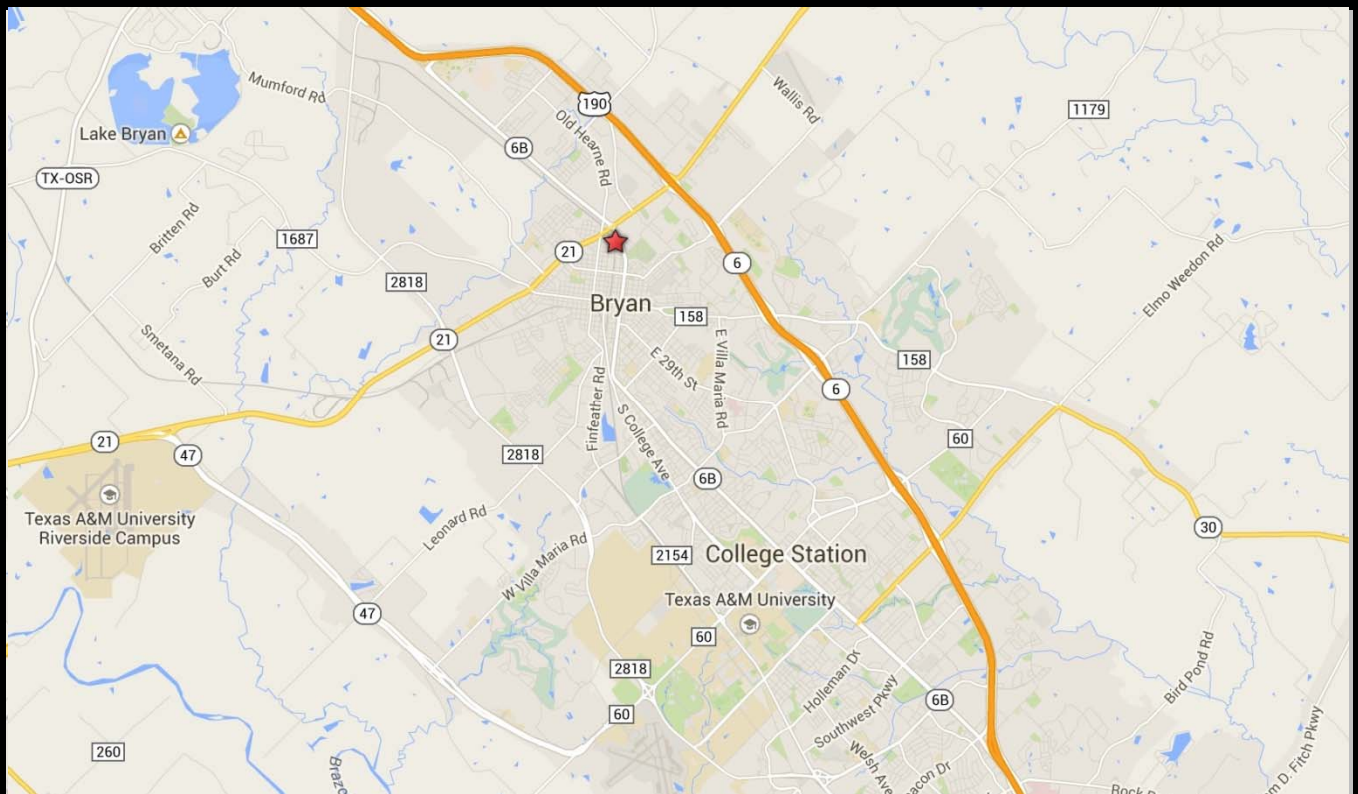
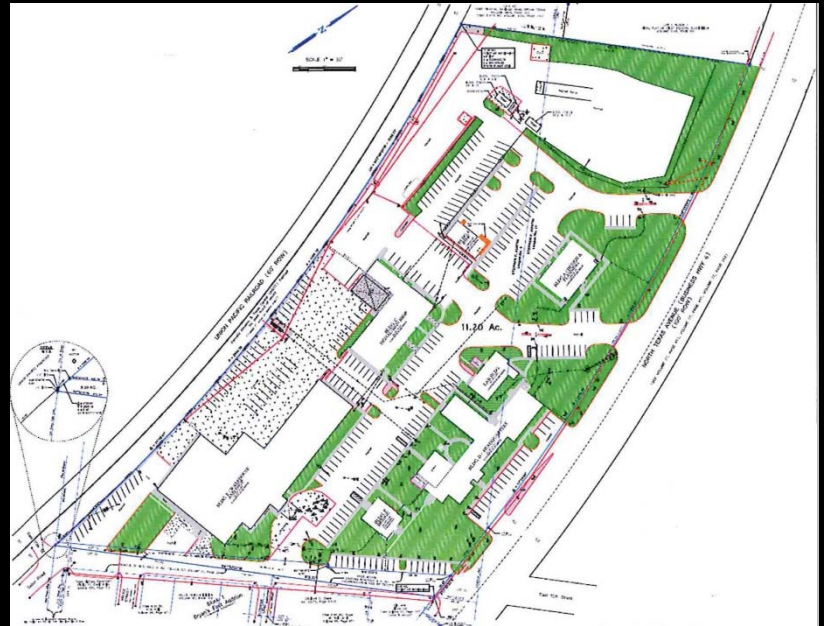
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THE OFFERING ::

This ±11.2-acre parcel of land is located near the commercial intersection of Highway 21 and North Texas Avenue in Bryan, Texas. Featuring access from both N Texas Avenue and W 15th Street, this property is divisible to allow end users a convenient land configuration. The surrounding area includes numerous residential neighborhoods, restaurants, churches, and schools. Texas A & M University is less than 10 miles from this property.



FOR MORE INFORMATION PLEASE CONTACT:

CBRE, Inc. | 2800 Post Oak Boulevard | Suite 2300 | Houston, TX 77056 | www.cbre.com

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