

BCS **COMMERCIAL** **12/17/2024 3:19 PM**



ML #: **24012586** Status: **Active**
 Address: **3200 S Texas** Sale/Lease: **For Lease**
 City/State/Zip: **Bryan, TX 77802-3125** List Price: **\$4**
 County: **Brazos** Original Price: **\$4**
 CADR #: **32935** Net Rentable Area: **17860**
 Type: **Land** Gross Building Area: **4,690 (CAD)**
 Year Built: **1947** Lot Size Area: **17,860 (CAD)**
 Virtual Tour:
 3D Virtual Tour:

General Information

Subd/Legal: **MIDWAY PLACE, BLOCK 12, LOT 7R** School District: **Bryan**

Zone: **B01** Foreclosure/REO: Ceiling Height
 Current Zoning - Bryan: **C-2** Short Sale: Walls:
 Current Zoning - CS: Auction: **No** Floors:
 Current Usage: **Vacant** Deed Restricted: **No** Roof:
 Tenancy: Mineral Convey: Exterior Const:
 \$/SQFT Month: **0.35** Surface Waiver: Utilities:
 \$/SQFT Annual: **4.20** Parking Total:
 Type of Lease: **NNN** Parking Ratio:

Directions / Remarks

Directions: **From Texas A&M University, head North on Texas Ave for 2.4 Miles. 3200 Texas Ave will be on your left.**

Remarks: **3200 Texas Ave S is a prime corner lot on Texas Avenue with additional access from Elm Street. Situated centrally near HEB, CVS, and more with an abundance of daily traffic.**

Priv Rmks: **Owner willing to ground lease or lease the building.**

Office Information

LA: **Alvin Carlile (CARLIALV122)** LA Phone: **(979) 277-5439** **jake@aretepropertymanagement.com**
 LO: **eXp Realty, LLC (4248)** LO Phone: **(888) 519-7431** LO Fax:
 Team Leader:
 Show Instr: **Appt/Agent** Des. Broker: **Karen Richards (Lic#0508111)**
 Lockbox Type: **Combo** Owner: **AMBEMA P&S LLC**
 Lockbox Loc: **Front Door** Owner Lic RE: **No** DOM: **125**
 Lockbox #: Occupied: **Unoccupied** CDOM: **125**
 Sign: **Yes** Occup Ph2:
 Seller Concessions YN: Cur Lease Rnt Amt:
 Seller Contribution: Lse Exp Date:
 Closing Concessions: List Date: **08/09/2024**
 Possession: **Closing, Closing/Funding** Exp Date: **02/12/2025**
 Terms: Stat Chg Date: **08/16/2024**
 OnMarket Date: **08/14/2024**
 Prc Chg Date:
 Opt Exp Date:
 Cont Date: