

# 200 East 24th Street

Bryan, Texas | 77802



**Downtown Office Space  
For Sale 13,635 SF**

## *Property Highlights*

- Located In The Revitalized Historic Downtown District of Bryan, Texas
- Central Location With Easy Access To Several Major Thoroughfares
- Close Proximity To Many Retailers, Brazos County Courthouse & Restaurants
- Abundant of Private Surface Parking
- Highly Visible Location On the Corner of 24th Street & North Tabor Avenue

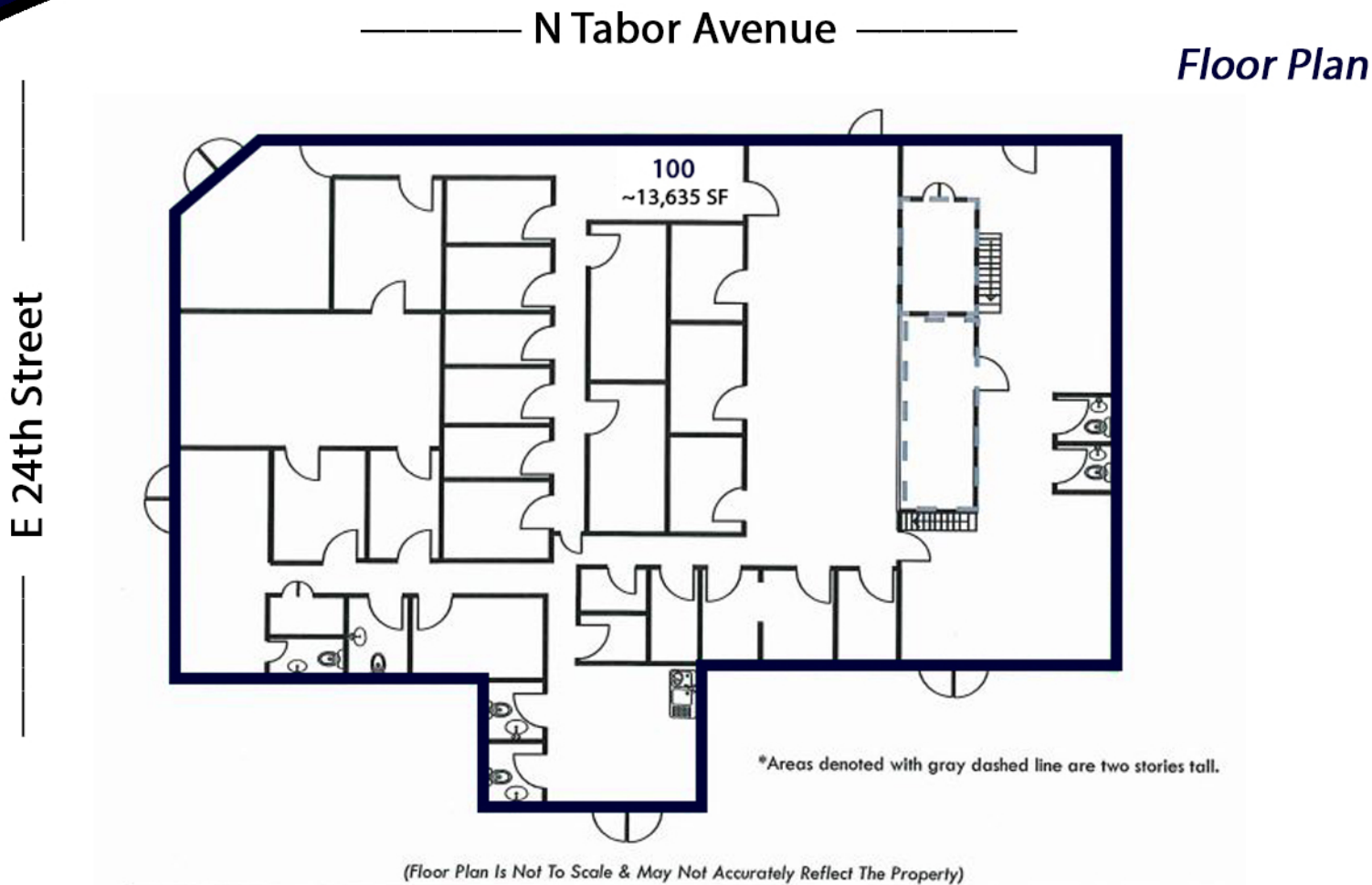


**Jan Batchelor**  
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Suite	Suite Description & Availability	RSF
100	Available- Office Space	~ 13,635 SF

The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

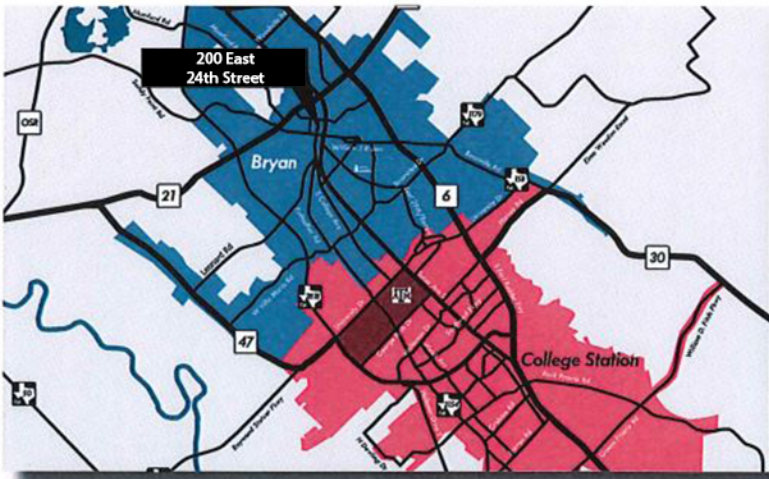
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## Property Attributes

Gross Leasable Area:	~13,635 SF
Site Size:	~0.92 AC
Year Built:	1949
Zoning:	C-1, Office
Parking:	75 Parking Spaces

(Most Information From Brazos CAD, GIS & ESRI)



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## Property Aerial



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