

Executive Summary

COTTONWOOD ON MAIN | 307 SOUTH MAIN, BRYAN, TX 77803



OFFERING SUMMARY

Available SF: 100 – 400 SF

Lease Rate: \$500 – 760 per month
(Gross)

Building Size: 15,440

PROPERTY OVERVIEW

Hard to find Downtown Bryan Office Space. This recently renovated building (formerly known as the Anderson Schafer building) blends classic charm with modern updates. Choose from a range of updated suites designed to accommodate your work needs. Spaces range from 100 SF to 400 SF, catering to professional offices. The lease rate includes utilities. Schedule a tour now to find the perfect space for your business.

PROPERTY HIGHLIGHTS

- Located on the Southern Entrance to Downtown Bryan
- Professional Offices Available
- 24 hour keyed access
- Flexible Floorplans to fit your needs

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Office Building For Lease

Additional Photos

COTTONWOOD ON MAIN | 307 SOUTH MAIN, BRYAN, TX 77803



RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



Office Building For Lease

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

Lease Spaces

COTTONWOOD ON MAIN | 307 SOUTH MAIN, BRYAN, TX 77803



LEASE INFORMATION

Lease Type:	Gross
Total Space:	100 - 400 SF

Lease Term:	Negotiable
Lease Rate:	\$500 - \$760 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
307 S Main #103	Available	100 SF	Gross	\$500 per month
307 S Main #109	Available	400 SF	Gross	\$750 per month
307 S Main #203B	Available	390 SF	Gross	\$760 per month

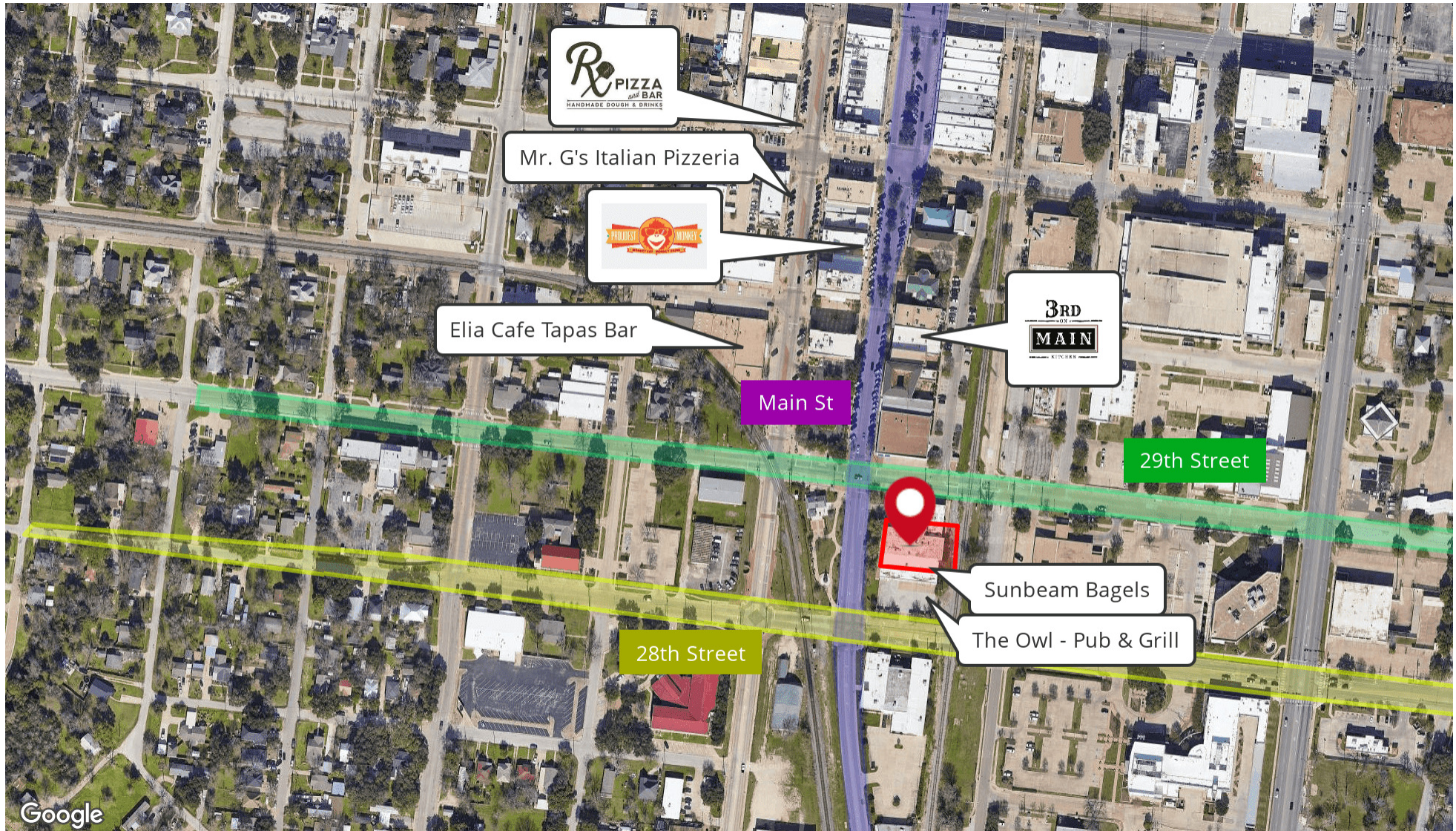
RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



Office Building For Lease

Location Map

COTTONWOOD ON MAIN | 307 SOUTH MAIN, BRYAN, TX 77803



RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



Office Building For Lease

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

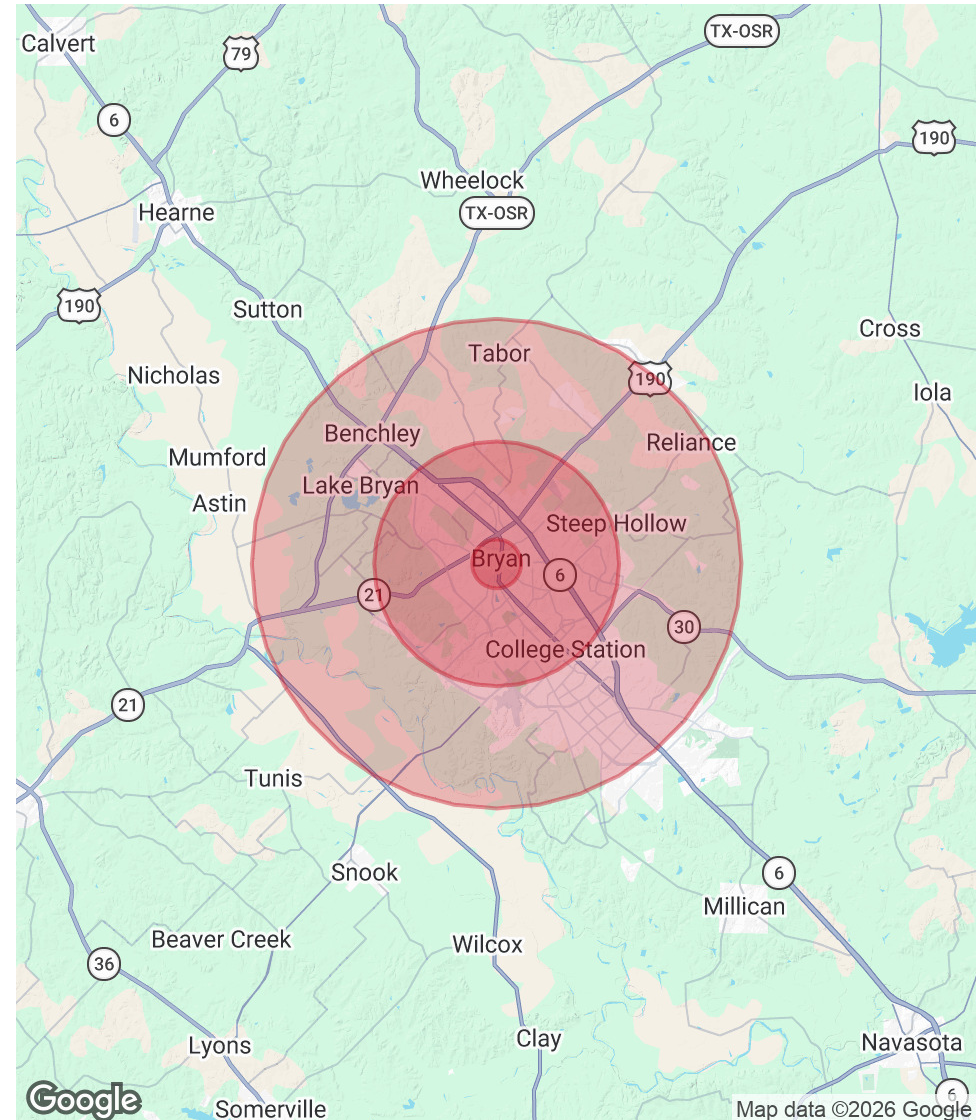
Demographics Map & Report

COTTONWOOD ON MAIN | 307 SOUTH MAIN, BRYAN, TX 77803

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,252	110,540	201,263
Average Age	31.0	30.0	30.0
Average Age (Male)	28.0	29.6	29.4
Average Age (Female)	32.6	30.8	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,241	41,571	82,888
# of Persons per HH	3.1	2.7	2.4
Average HH Income	\$53,064	\$53,581	\$59,103
Average House Value	\$88,285	\$119,460	\$148,643

2020 American Community Survey (ACS)



RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Office Building For Lease

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>



Bryan - College Station

LKG Realty Advisors

Demographics of the Brazos Valley

Population: 249,088 (2025)

■ Median Property Value:
\$296,000

■ Median Household Income:
\$58, 553

■ Population Growth Rate:
1.7%

Education

TEXAS A&M UNIVERSITY

- Founded in 1876
- Enrollment of over 70,000
- Known for its strong academic programs & rich traditions

BLINN COLLEGE

- Founded in 1883
- Enrollment of over 18,000
- Offers certificates and two-year degrees in various academic and technical areas

RELLIS CAMPUS

- Home to several Texas A&M System state agencies
- Enrollment of over 3,000
- Research & development focused

Rankings & Recognition

Forbes **Best** 25 Places to Retire

#3 Best-Performing City in Texas

#4 Best Small College Town in America

The BCS Area

Located inside the Texas Triangle, BCS is a dynamic, fast-growing area in east-central Texas, located halfway between Houston and Austin

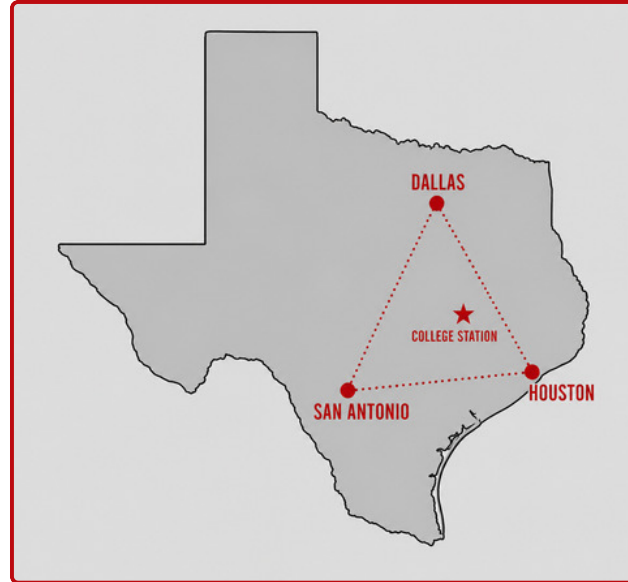


Primary Trade Area:

Brazos County

Secondary Trade Area:

Robertson, Leon, Madison, Burleson, Grimes, Washington Counties



The Texas Triangle

Developing Commercial & Recreational Areas in BCS

CENTURY SQUARE

- 60-acre walkable, mixed-use destination featuring retail, restaurants, etc.
- Located adjacent to Texas A&M University

DOWNTOWN BRYAN

- A nationally designated Texas Cultural Arts District
- Features locally owned restaurants, shops, galleries, and live music venues

MIDTOWN PARK

- 150-acre world-class recreational destination in Bryan
- Features outdoor athletic fields, the Legends Event Center, Top Golf, etc.