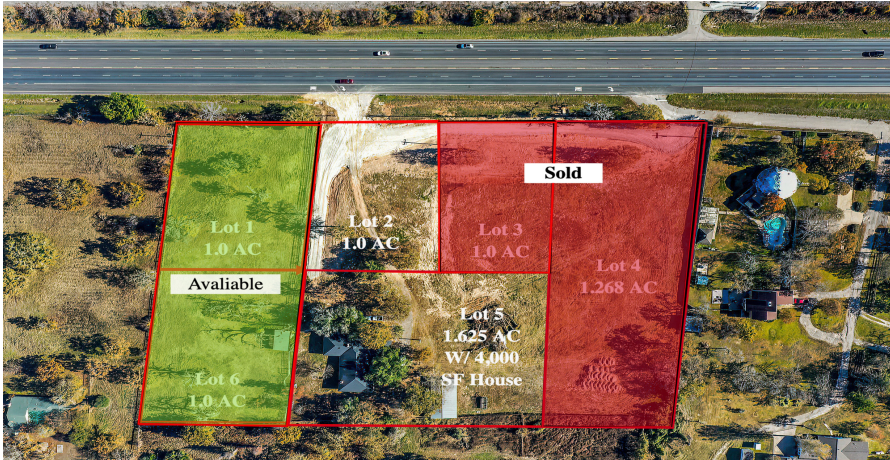


5000 S HWY 6 Hearne

5000 S STATE HIGHWAY 6 | HEARNE, TX 77859



OFFERING SUMMARY

Available SF: 3,589 SF

Lease Rate: Inquire for Pricing

Lot Size: 1.0-2.0 AC

PROPERTY OVERVIEW

1.0-2.0 AC of Commercial property with extensive Hwy 6 frontage. Less than 20 min. drive from Hwy 6 & University Dr. Outside of the City Limits & ETJ - no zoning restrictions. Existing drive from Hwy 6 and secondary access off of Hummingbird Ln.

LOCATION OVERVIEW

5 minutes South of Hearne, 27 Minutes to Texas A&M Campus. Headed North on HWY 6, located on the left immediately after Hummingbird Ln

PROPERTY HIGHLIGHTS

- 1.0- 2.0 acres
- Pole Barn, Septic
- Deceleration lane off HWY 6 left and right turns for easy access
- Ground Lease, Build To Suit, or Trailer Parking

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Land For Lease

Additional Photos

5000 S STATE HIGHWAY 6 | HEARNE, TX 77859



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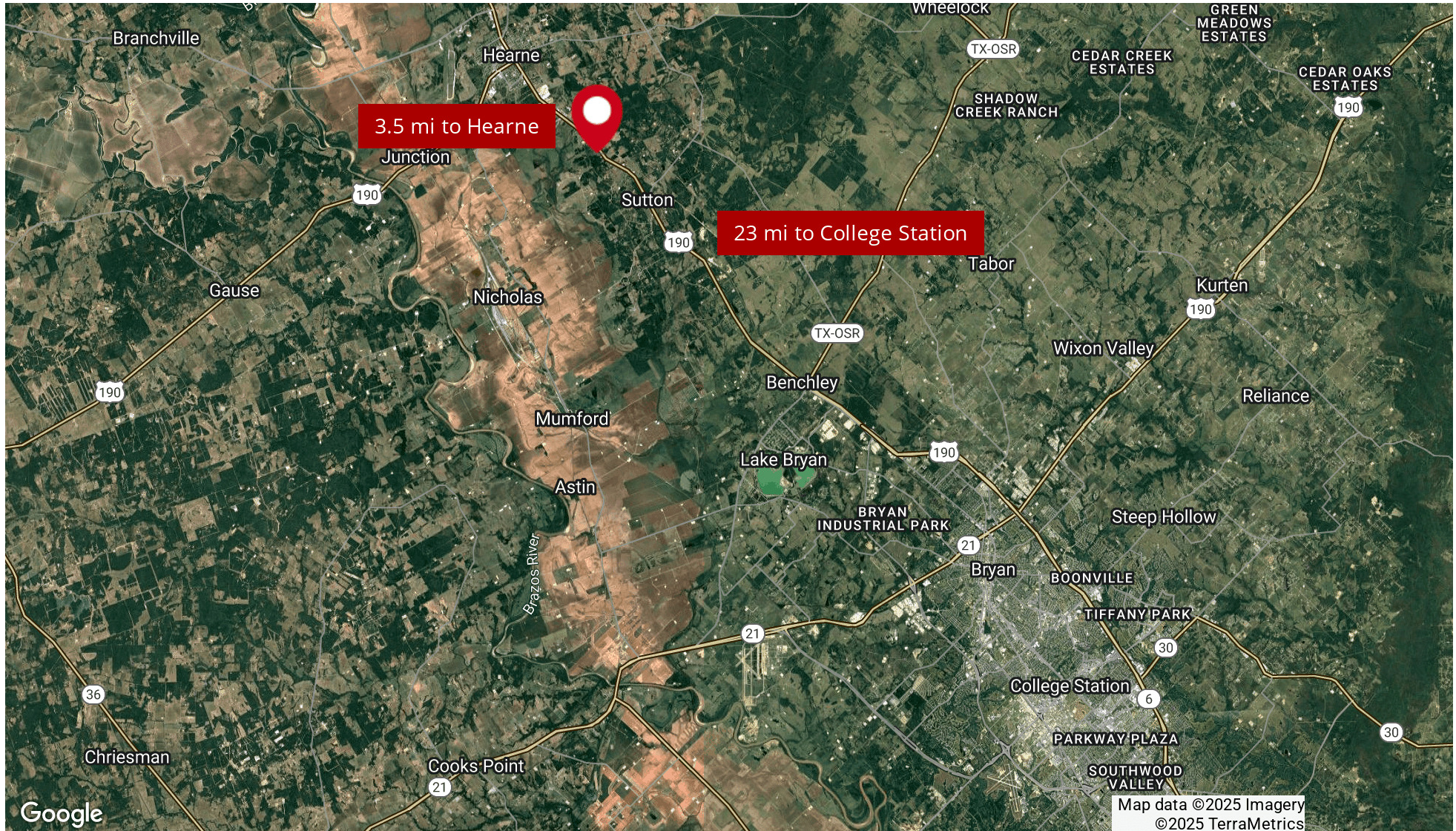
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Location Map

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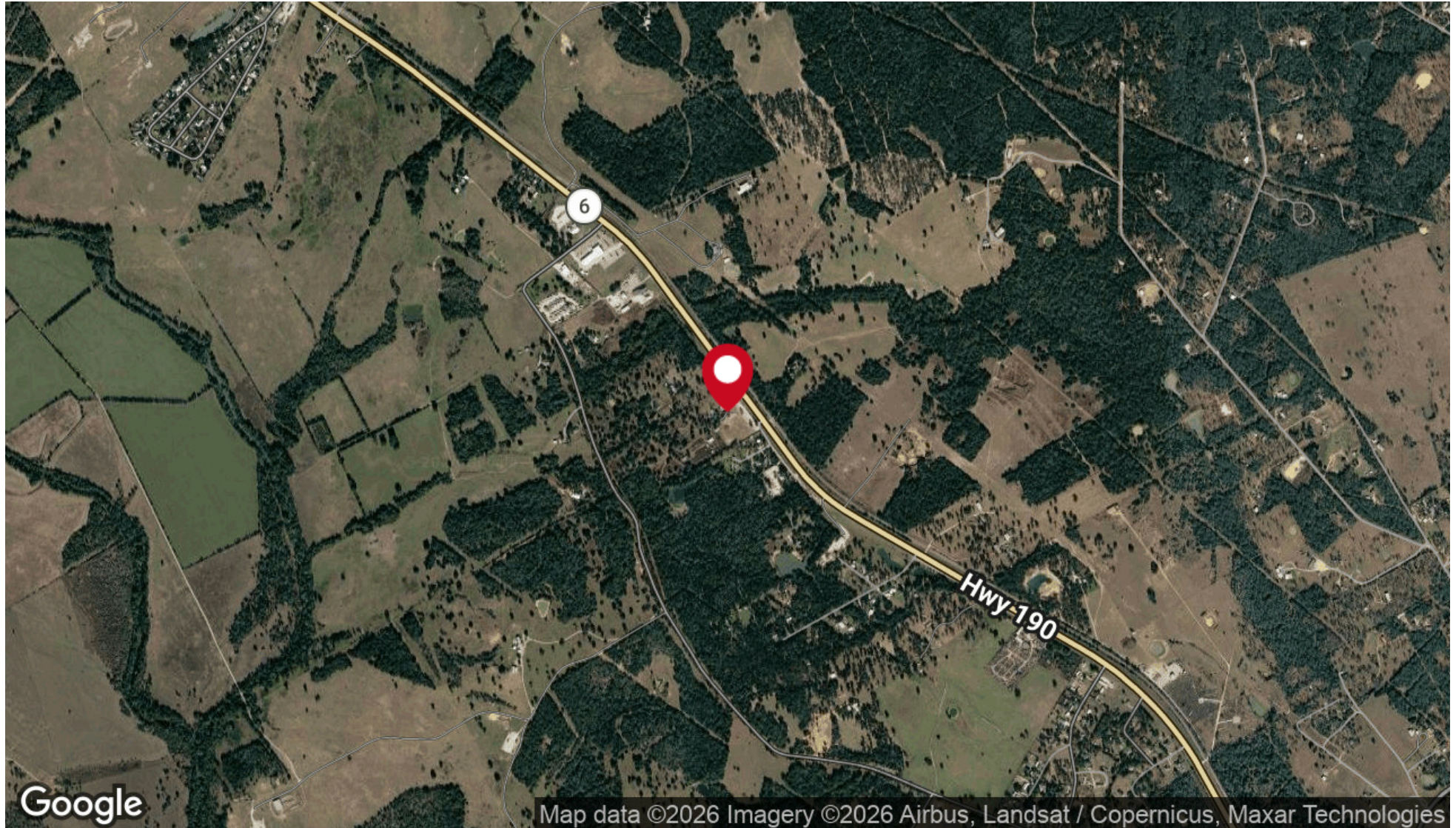
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Aerial Map

5000 S STATE HIGHWAY 6 | HEARNE, TX 77859



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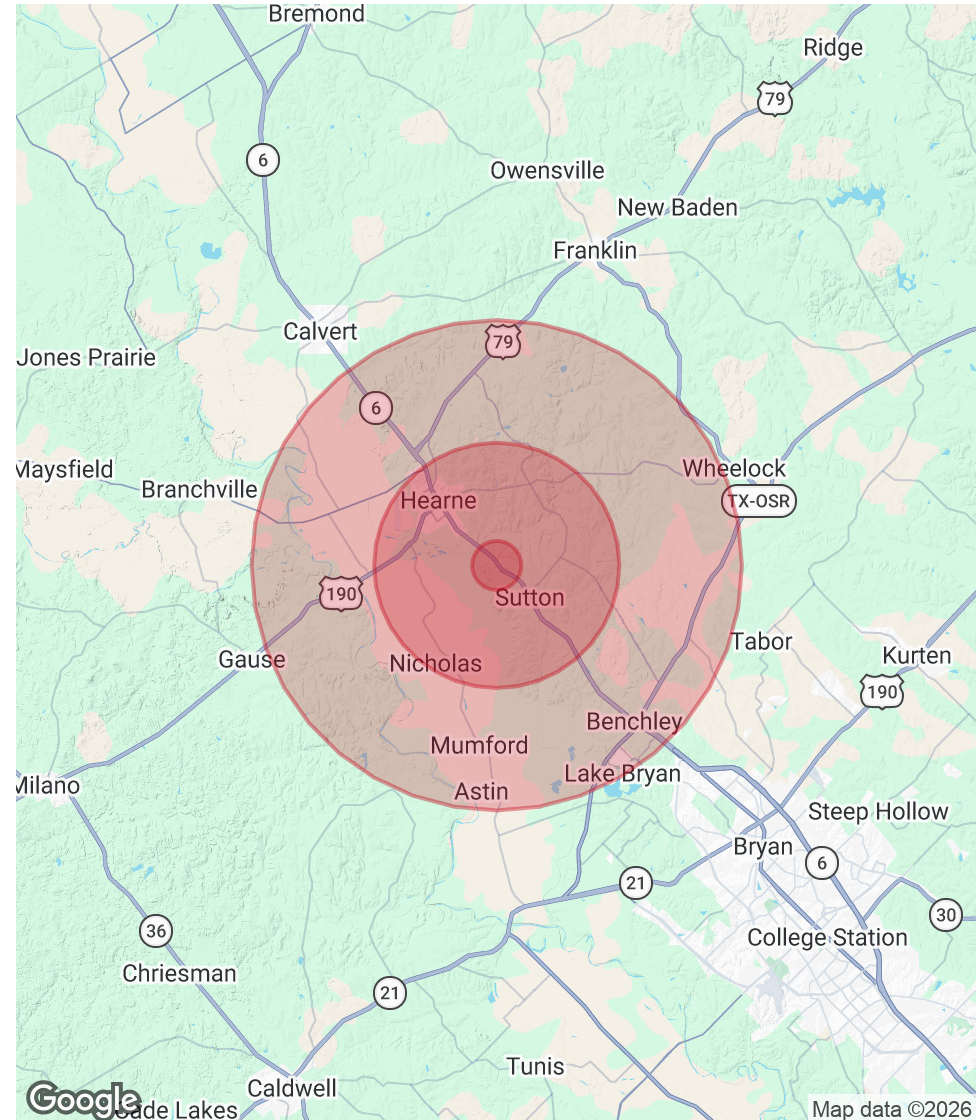
Demographics Map & Report

5000 S STATE HIGHWAY 6 | HEARNE, TX 77859

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	92	4,047	10,121
Average Age	47.1	45.9	41.6
Average Age (Male)	43.0	48.7	42.0
Average Age (Female)	48.1	45.9	41.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	34	1,906	4,523
# of Persons per HH	2.7	2.1	2.2
Average HH Income	\$75,048	\$60,235	\$60,204
Average House Value	\$117,525	\$93,280	\$126,618

2020 American Community Survey (ACS)



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Land For Lease



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

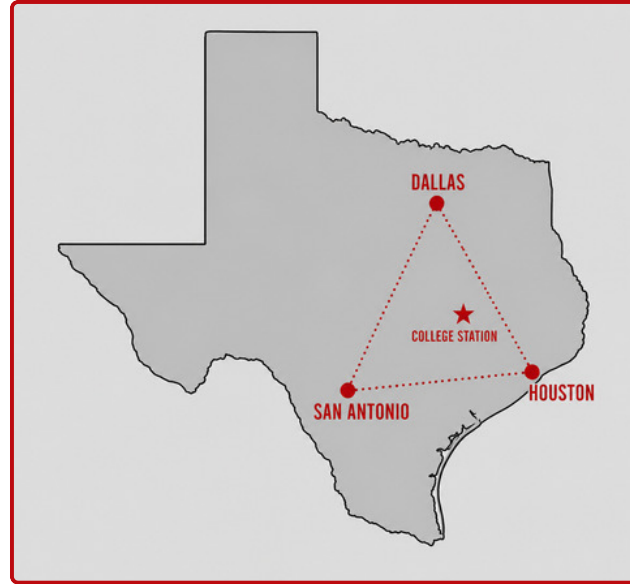


Primary Trade Area:

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.