

Executive Summary

113 EAST WILLIAM JOEL BRYAN PARKWAY | BRYAN, TX 77803



OFFERING SUMMARY

Available SF: 4,000 - 8,000 SF

Lease Rate: \$12 SF/yr (NNN)

Lot Size: 0.11 Acres

Building Size: 8,000

Zoning: DT-C

Market: Downtown Bryan

PROPERTY OVERVIEW

Inquire for Information. 4000-8000 SF Shell space

PROPERTY HIGHLIGHTS

- Located in Downtown Bryan
- 2 Roll up Doors, 10' and 12'
- Front and Rear Entrance
- William J Bryan Frontage
- Exterior Stairs for private access to upstairs
- Previously Bryan Motor Car Company
- Shell Space

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Office Building For Lease

Additional Photos

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Office Building For Lease

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Historical Photo

PHOTO COURTESY OF CITY OF BRYAN | PHOTO TAKEN ~ 1901



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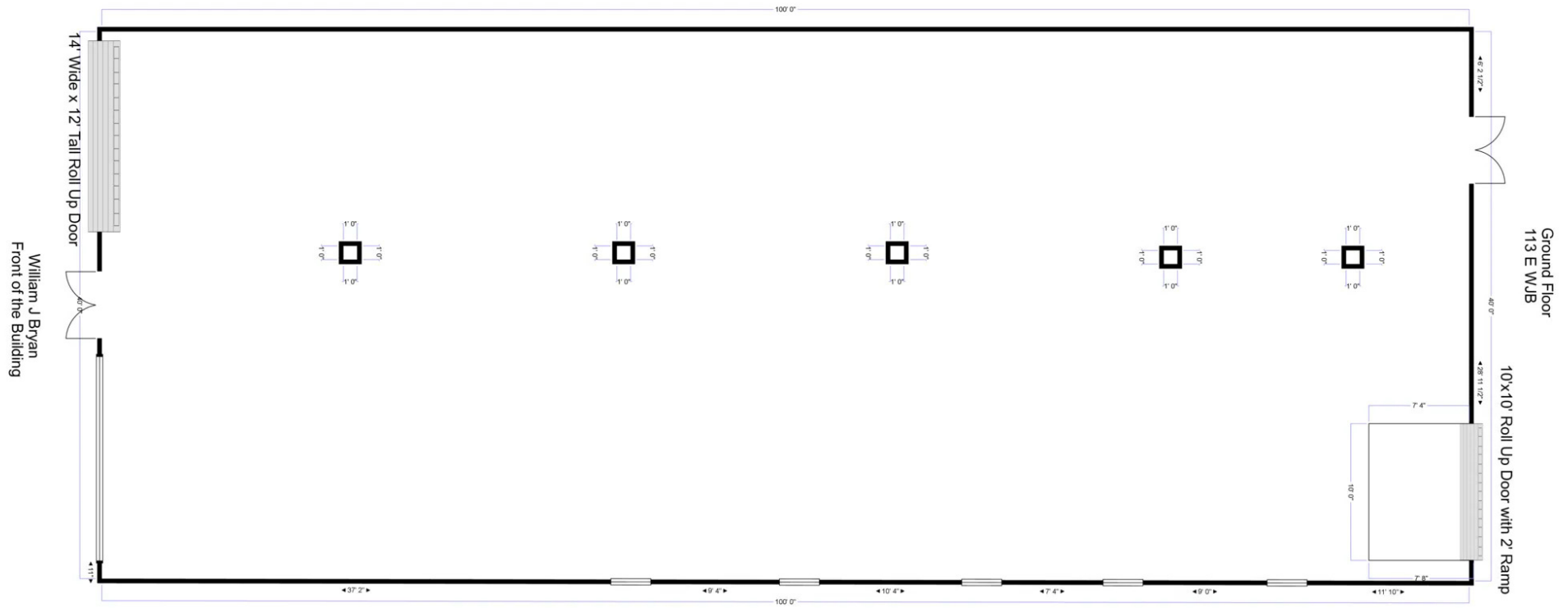


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Ground Floor - Floor Plan

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Retailer Map

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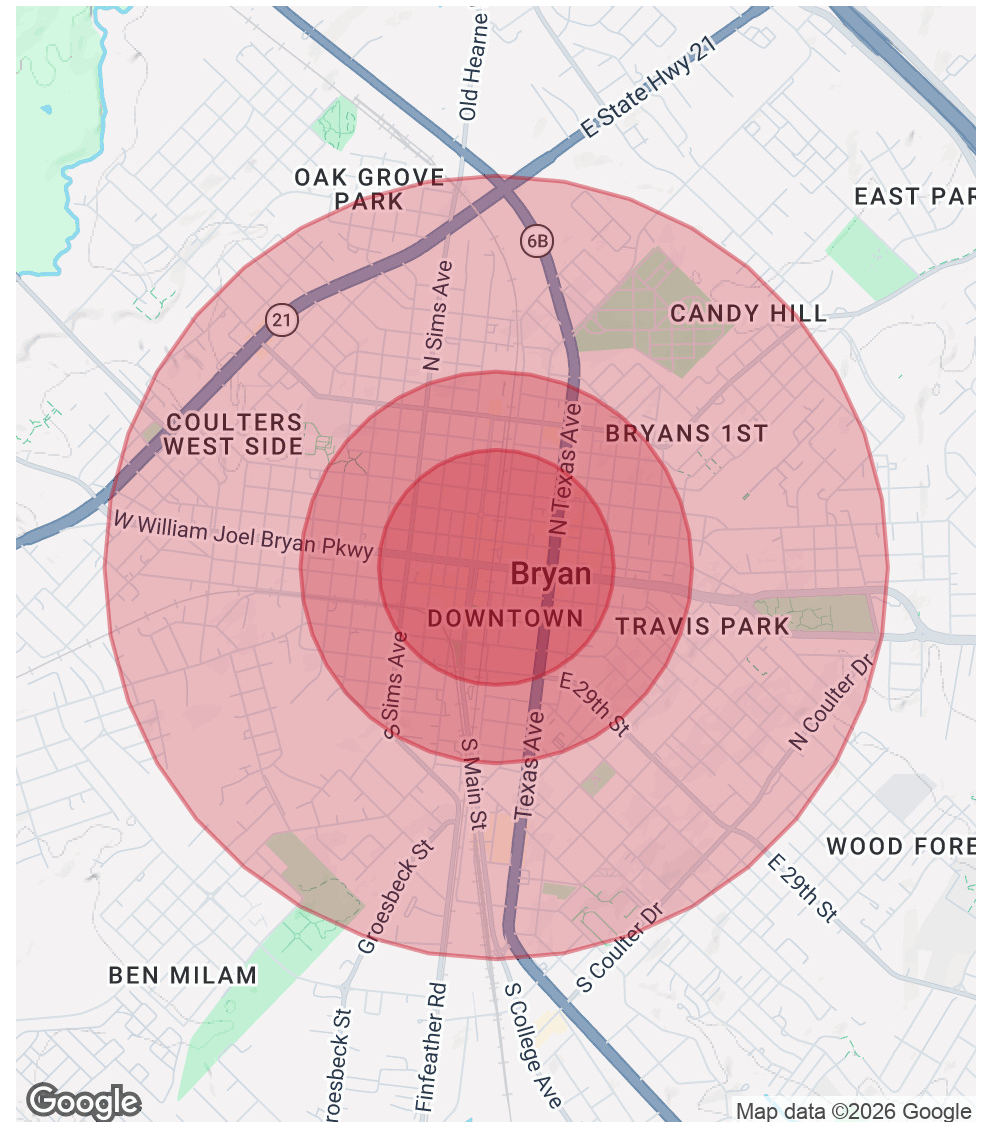
Demographics Map & Report

113 EAST WILLIAM JOEL BRYAN PARKWAY | BRYAN, TX 77803

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	293	2,204	11,032
Average Age	38	37	36
Average Age (Male)	37	36	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	90	730	3,458
# of Persons per HH	3.3	3	3.2
Average HH Income	\$60,958	\$58,034	\$60,693
Average House Value	\$159,094	\$174,008	\$213,013

2020 American Community Survey (ACS)



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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

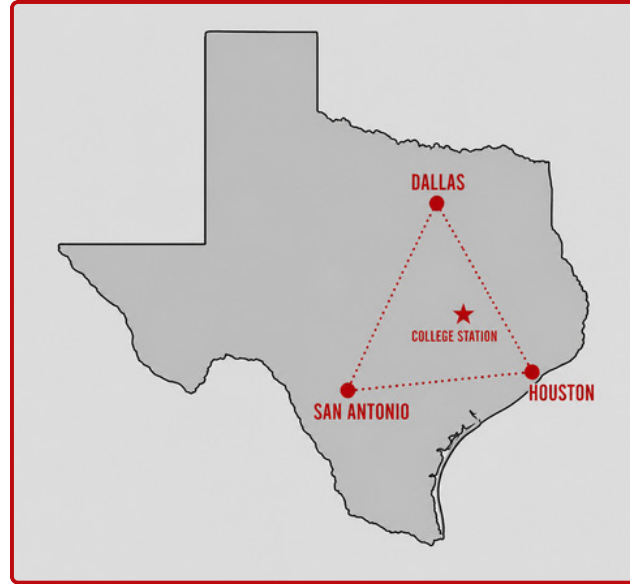


Primary Trade Area:

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.