

Executive Summary

220 ROCK PRAIRIE | COLLEGE STATION, TX 77840



OFFERING SUMMARY

Sale Price / SF : \$12/sf

Lot Size: +-2 Acres

Traffic Count On Rock Prairie: 14,728 VPD

Traffic Count On FM 2154 28,460 VPD

Edelweiss Frontage 400 ft

Rock Prairie Frontage 200 ft

PROPERTY OVERVIEW

This Property is approximately 2 AC, located on the corner of Edelweiss Ave and Rock Prairie Rd, just a block from FM 2154 and Rock Prairie intersection

PROPERTY HIGHLIGHTS

- Easy Access from FM 2154
- Developer Ready
- Possible Detention in Place
- 3 Miles to Texas A&M Main Campus
- Located in Stable residential neighborhood
- Directly Adjacent to Neighborhood Commercial Development
- Office/ General Suburban Zoning (O/GS)
- Near Large Student Housing Development

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Land For Sale

Additional Photos

220 ROCK PRAIRIE | COLLEGE STATION, TX 77840



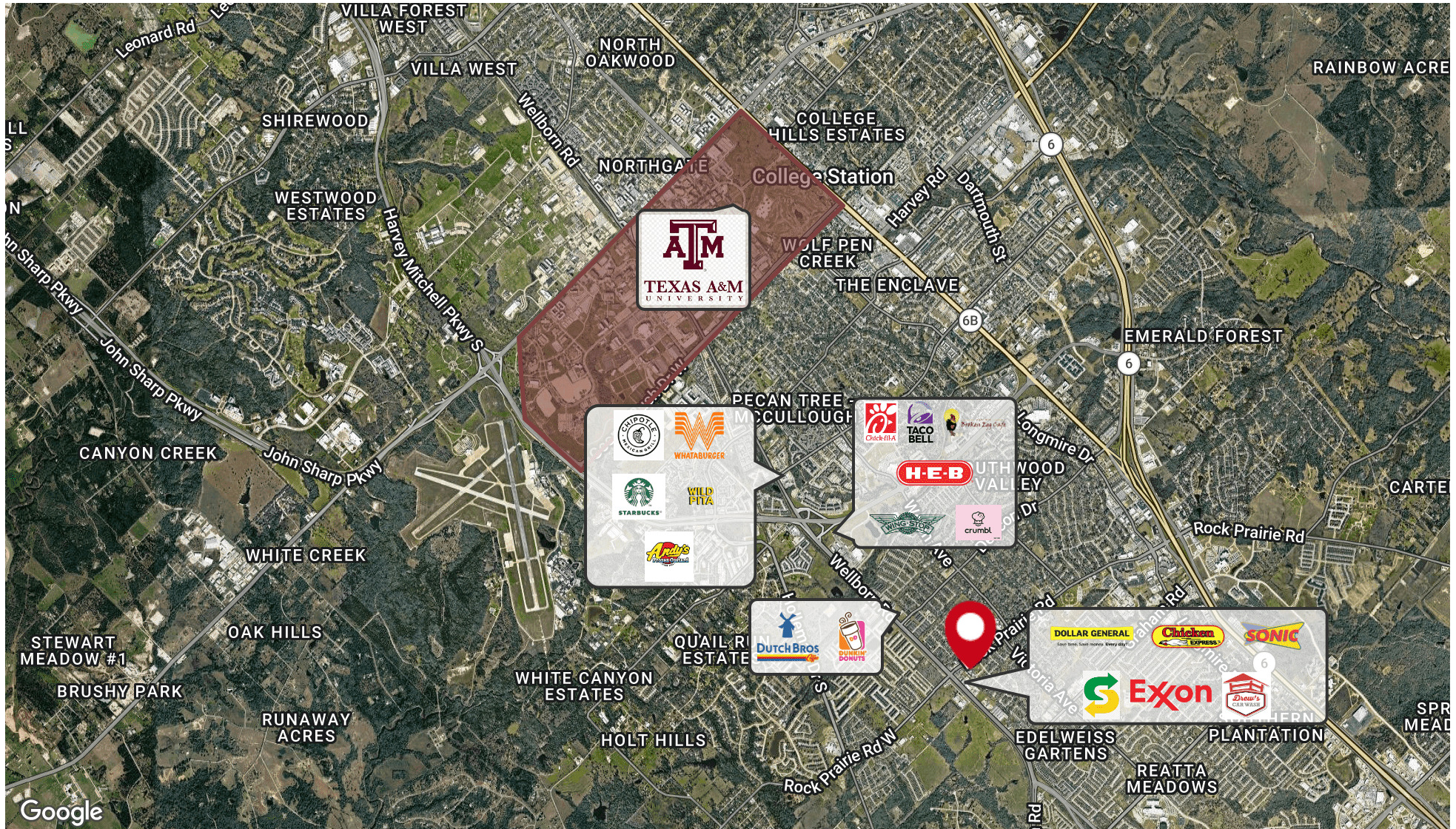
RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



Land For Sale

Retailer Map

220 ROCK PRAIRIE | COLLEGE STATION, TX 77840



RICK LEMONS, CCIM

Broker

979.221.2929

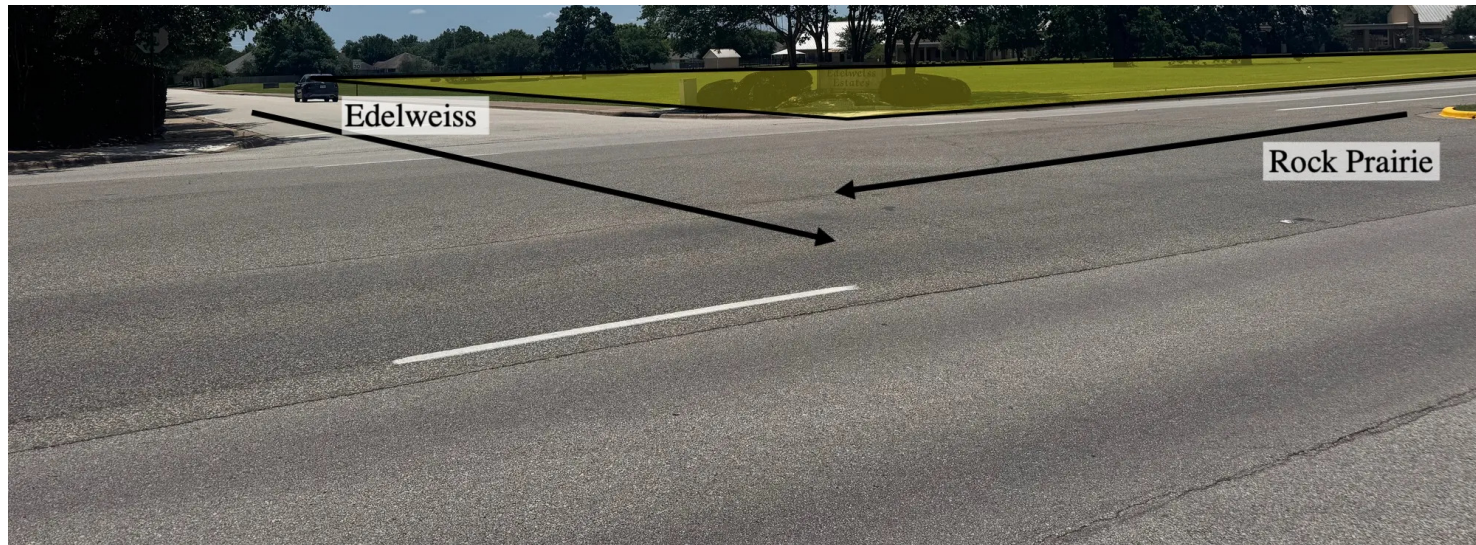
rlemons@lkgra.com



Land For Sale

Additional Photos

220 ROCK PRAIRIE | COLLEGE STATION, TX 77840



RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



Land For Sale

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

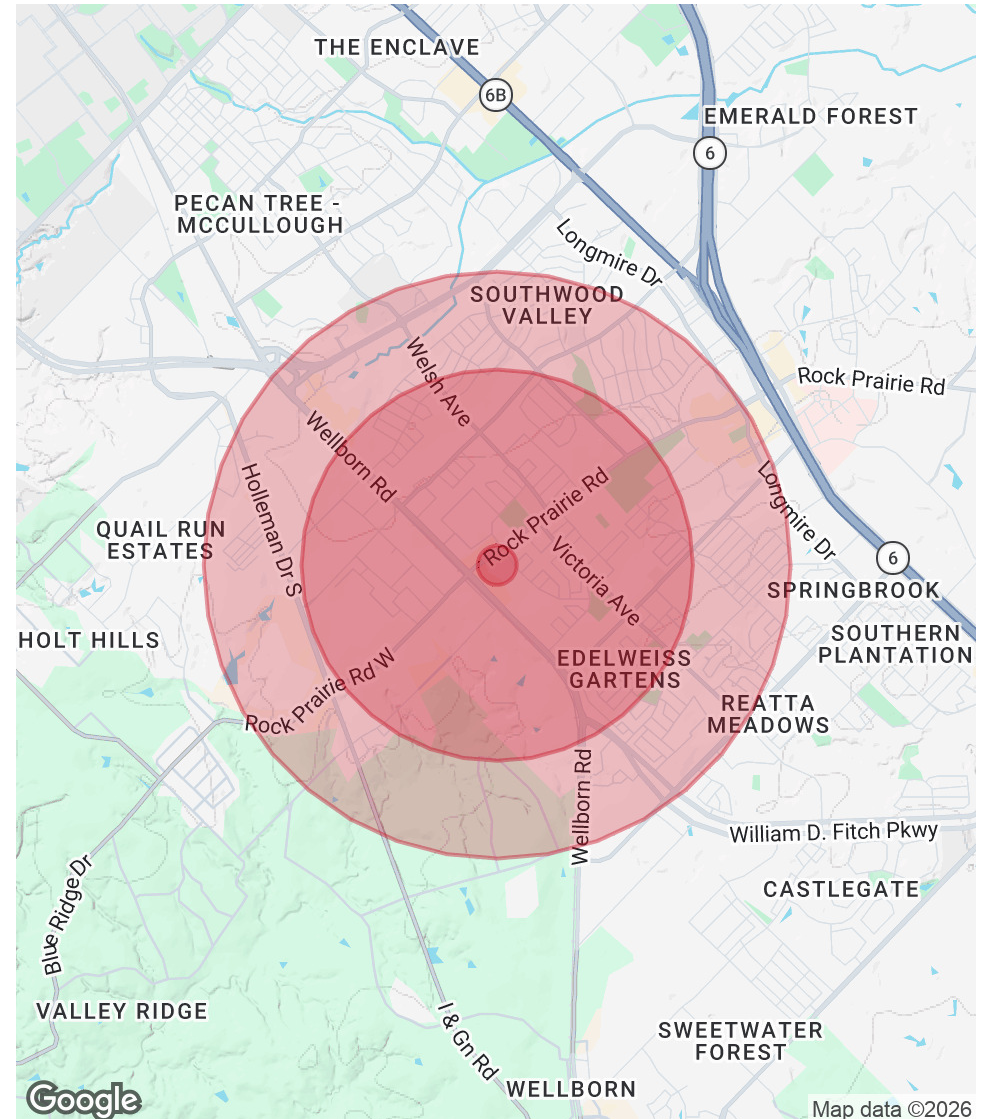
Demographics Map & Report

220 ROCK PRAIRIE | COLLEGE STATION, TX 77840

POPULATION	0.1 MILES	1 MILE	1.5 MILES
Total Population	97	9,686	23,004
Average Age	41.3	31.9	30.3
Average Age (Male)	44.9	32.1	28.5
Average Age (Female)	41.0	32.1	31.0

HOUSEHOLDS & INCOME	0.1 MILES	1 MILE	1.5 MILES
Total Households	44	3,928	9,220
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$118,629	\$93,858	\$85,785
Average House Value	\$318,925	\$241,688	\$250,806

2023 American Community Survey (ACS)



RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



Land For Sale



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

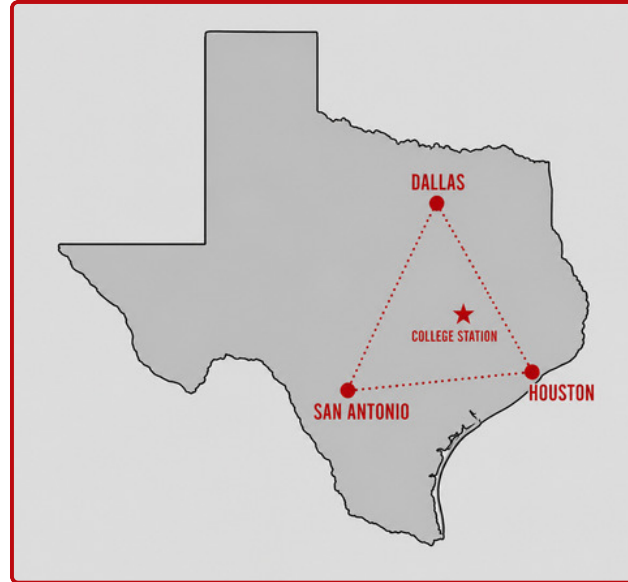


Primary Trade Area:

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.