

McDougal & Moore

13.5 ACRES

\$1,330,000

**1794 N EARL RUDDER FRWY
BRYAN, TX 77808**



PROPERTY DESCRIPTION

**INDUSTRIAL TRACT WITH EXCELLENT LOCATION ON MAJOR
NORTH-SOUTH HIGHWAY THROUGH BRYAN-COLLEGE STATION.
BEING SOLD “AS IS-WHERE IS”.**

LOCATION DESCRIPTION

**LOCATED ON EAST SIDE OF NORTH EARL RUDDER FREEWAY, BETWEEN
US 190/SH 21 AND TABOR ROAD.**

**BRYAN, TX IS CENTRALLY LOCATED IN TRIANGULAR AREA BOUNDED BY HOUSTON, DALLAS
FORT WORTH, AND AUSTIN/SAN ANTONIO; 75% OF TEXAS POPULATION RESIDES IN THIS AREA.**

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANT OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, 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 TO YOU 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.

**FAIN MCDUGAL
979-229-3991**

fain@mcdougalco.com

mcdougalandmoore.com

**MICHAEL MOORE
936-870-6036**

rmmoore@embarqmail.com