

1072 & 1114 INNOVATION DRIVE

LAND FOR SALE | 9.23 ACRES AVAILABLE



STAFFORD BARRETT
COMMERCIAL BROKERAGE

Property Details & Highlights

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	9.23 Acres
Price / SF:	\$0.81

PROPERTY HIGHLIGHTS

- +/- 9.23 Acres for Sale
- Industrial Land in Kurten Business Park
- Excellent Access to HWY 21
- Minutes from Bryan/College Station



JACK PARKER
979.260.5000 x109
jparker@staffordbarrett.com

BARRY MOORE, CCIM
979.260.5000 x102
bmoore@staffordbarrett.com

STAFFORD BARRETT COMMERCIAL BROKERAGE
1716 Briarcrest Drive Bryan, TX 77802
979.260.5000

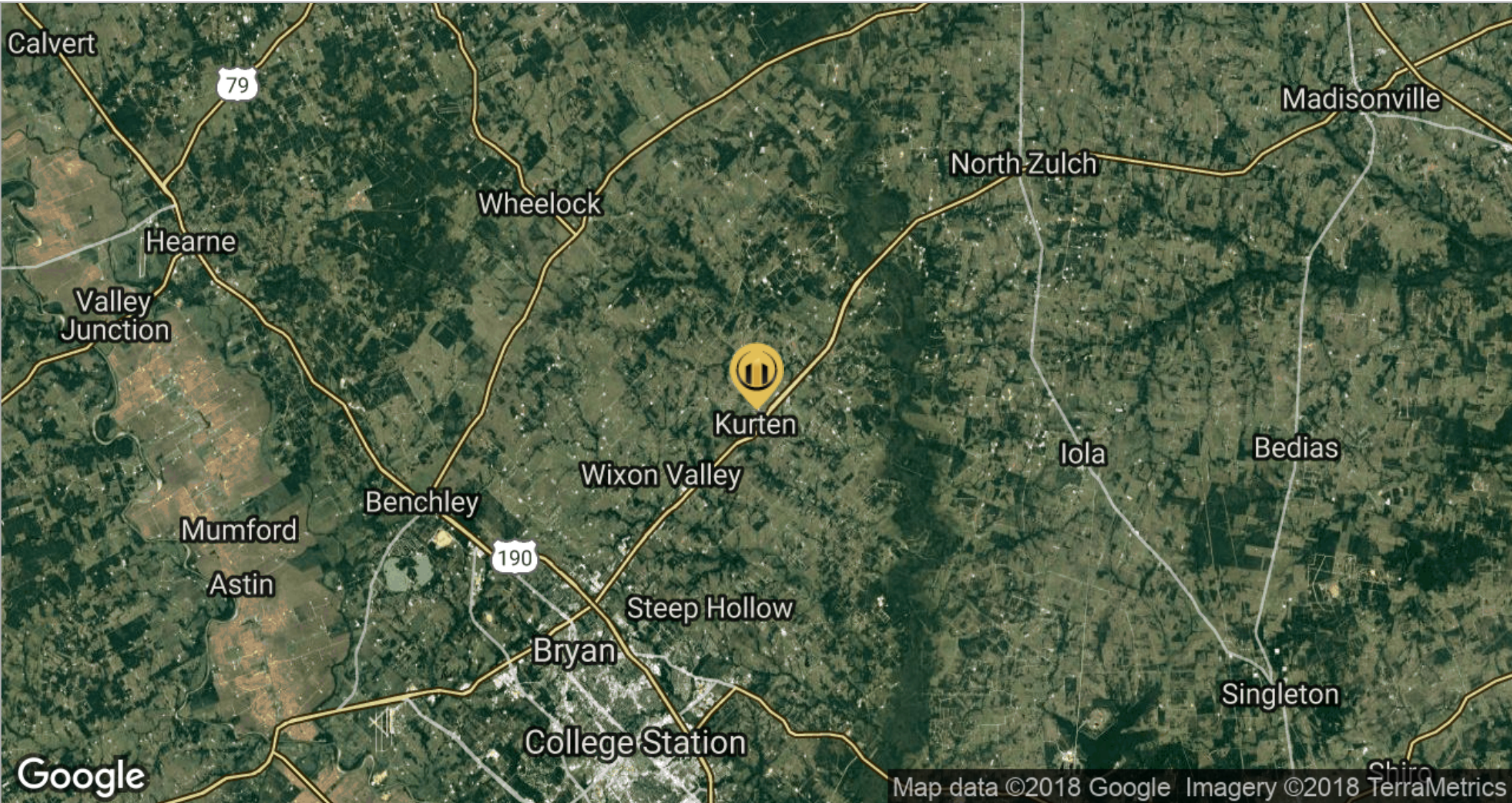
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Location Map



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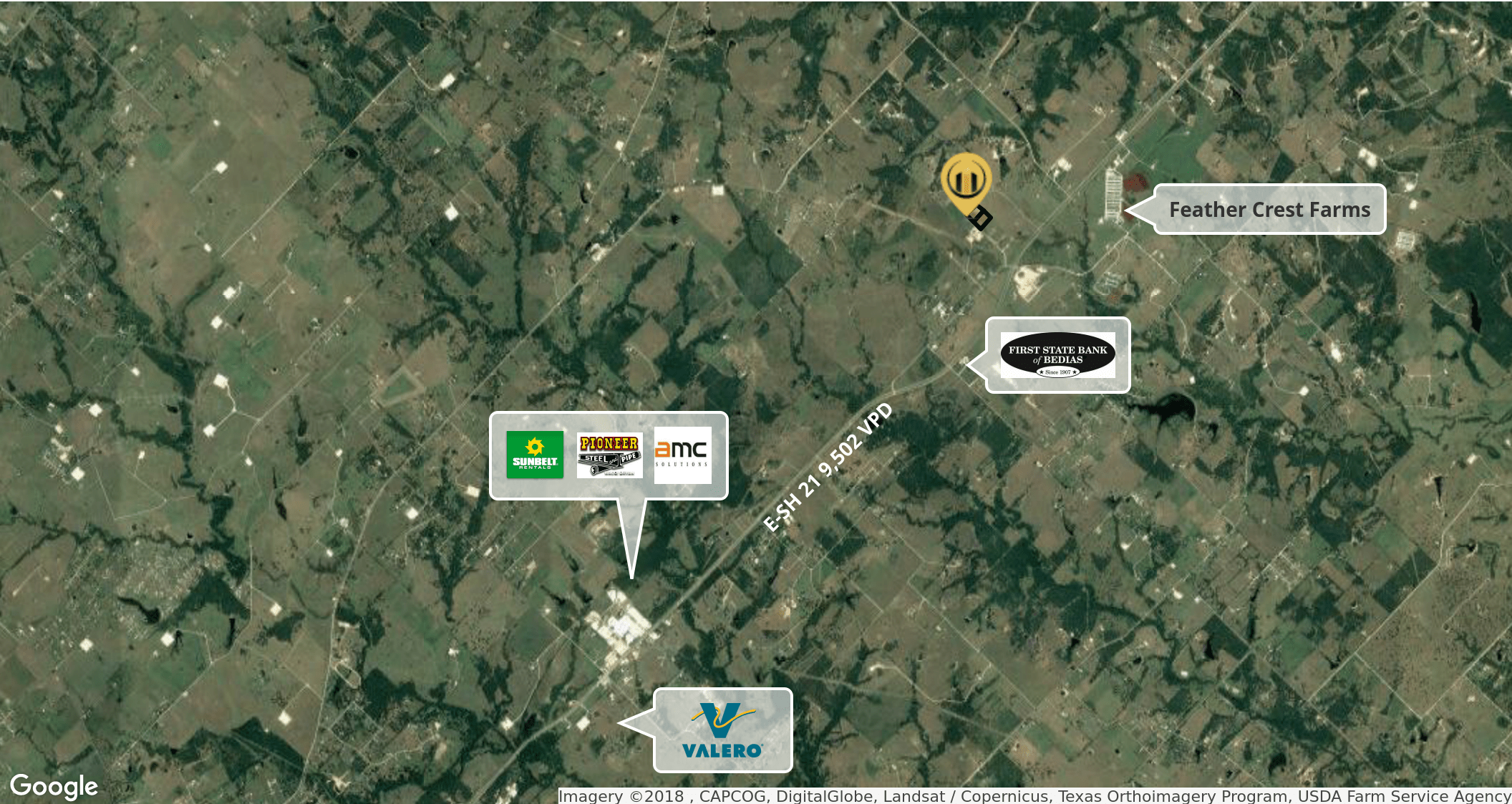
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Retailer Map



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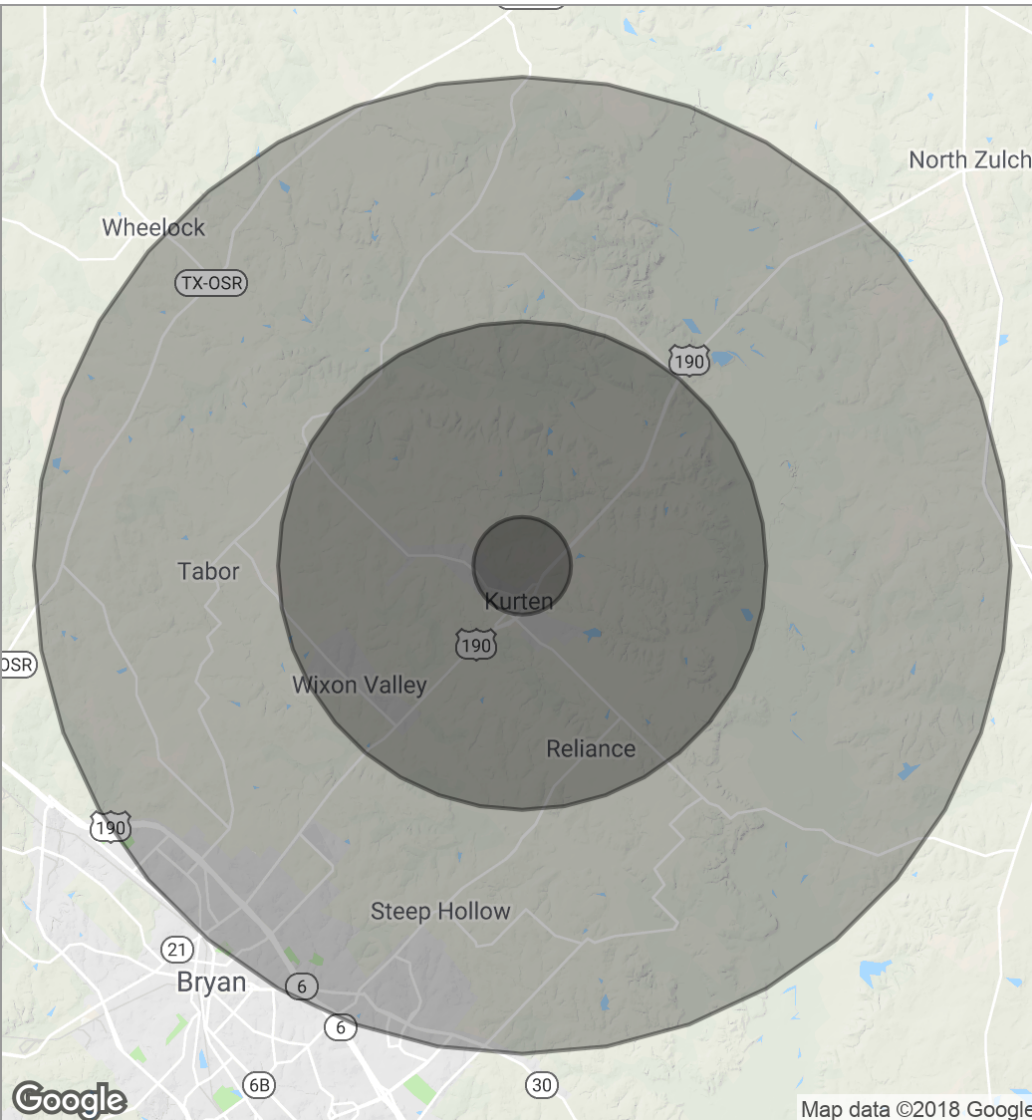
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	106	4,609	18,369
Median age	38.9	36.3	36.0
Median age (male)	38.9	38.1	37.1
Median age (Female)	40.2	36.8	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	40	1,702	6,668
# of persons per HH	2.7	2.7	2.8
Average HH income	\$81,118	\$82,277	\$77,741
Average house value	\$196,893	\$196,286	\$187,407

** Demographic data derived from 2010 US Census*

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