

# FREESTANDING RESTAURANT FOR SALE

920 N Earl Rudder Fwy Bryan, TX 77802



**Price:** Call For Pricing  
**Building Size:** 6,628 sf  
**Lot Size:** 1.028 Acres  
**Parking:** 50 spaces  
**Flood Plain:** No flood plain  
**FF&E:** Available

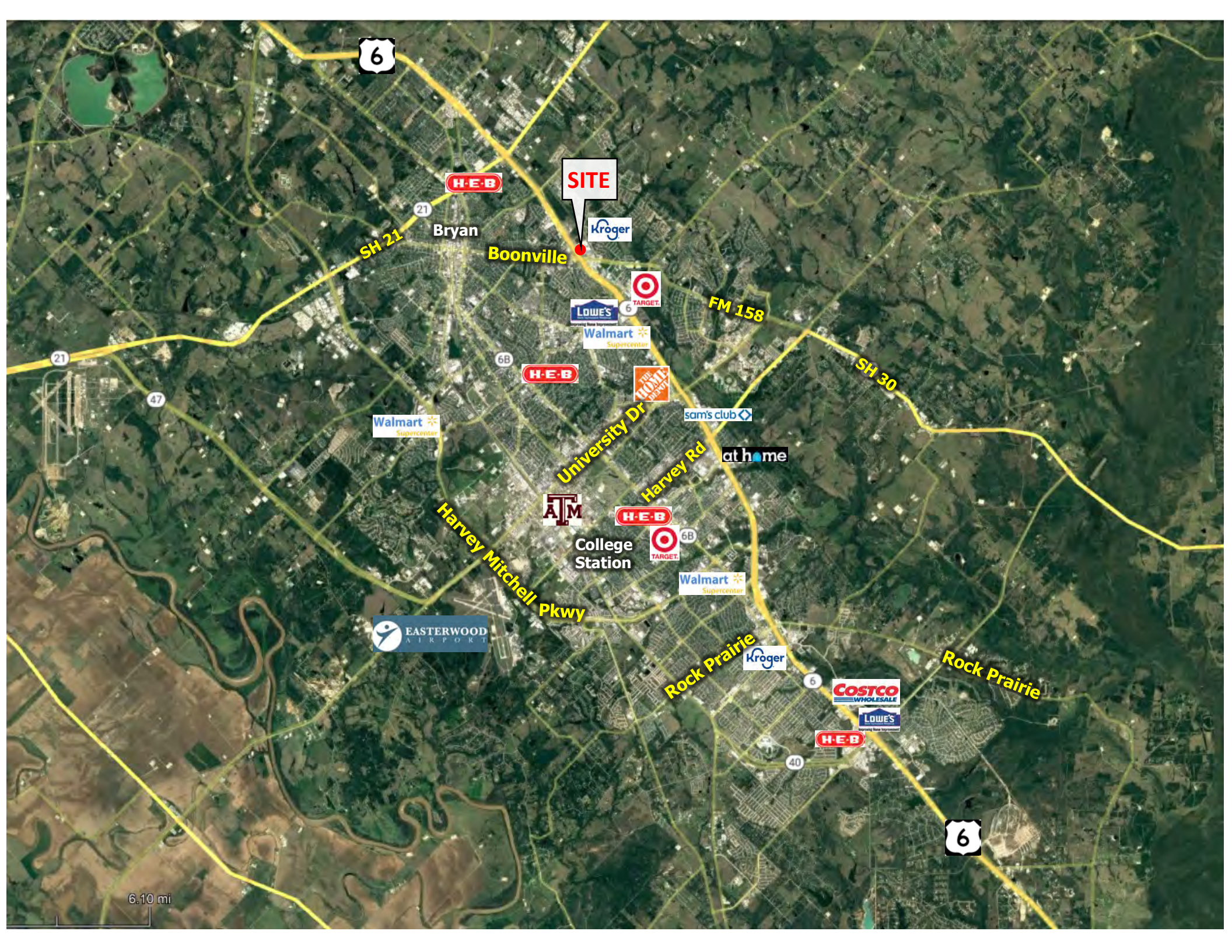
| Demographics       | 1 MILE | 3 MILE | 5 MILE  |
|--------------------|--------|--------|---------|
| Population         | 7,968  | 58,665 | 138,844 |
| Daytime Population | 2,529  | 41,101 | 65,744  |
| AVG HH Income      | 79,700 | 73,104 | 65,264  |
| Households         | 3,246  | 22,268 | 50,587  |

**CHODROW**  
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6

H-E-B

SITE

Kroger

Bryan

Boonville

SH 21

FM 158

LOWE'S

TARGET

Walmart Supercenter

H-E-B

THE HOME DEPOT

SH 30

Walmart Supercenter

sam's club

University Dr

at home

Harvey Rd

ATM

College Station

H-E-B

TARGET

Walmart Supercenter

Harvey Mitchell Pkwy

EASTERWOOD AIRPORT

Rock Prairie

Kroger

Rock Prairie

COSTCO WHOLESALE

LOWE'S

H-E-B

6

6.10 mi

6

LUM

FRANCHISE

Los Cucos  
MEXICAN CAFE

Los Cucos  
MEXICAN CAFE

Smart  
World

ALBA PUEBLA  
RESTAURANT

KID&KID

PREMIERE  
CINEMAS

Kroger

COLONY PARK  
SHOPPING CENTER

Kroger

| UNLEADED | MID-GRADE | DIESEL |
|----------|-----------|--------|
| 3.031    | 3.381     | 3.391  |

LIQUORS & WINE

KID&KID

WING STOP

De'Vita

SUBWAY

DON LUIS

55

STOP



PREMIERE CINEMAS

Imperial Chinese & Sushi

HOOTERS

COTTON PATCH CAFE

Freddy's STEAKBURGERS

Kroger

Austin Colony Pkwy

SITE

DUTCH BROS

Jack in the Box

CHASE

TACO BELL

Christian Brothers

36,343 VPD

Boonville Rd

22,141 VPD

69,793 VPD (22)

663 ft

Boonville Rd

Little Caesars

MCCOY'S BUILDING SUPPLY

Walmart

6

6

6

158

158

158

Bastow Cr

Statters Way

S Pioneer Way

Boonville Rd

N East Rucker Fwy

Austin Colony Pkwy

Austin Colony Pkwy

Austin Colony Pkwy

Patton Dr



PREMIERE CINEMAS

Austins Colony Pkwy

Kroger

Imperial Chinese & Sushi

HOOTERS

COTTON PATCH CAFE

Freddy's STEAKBURGERS

6



22,141 VPD

69,793 VPD (22)

Austin's Colony Pkwy

Boonville Rd



SITE



Bryan



36,343 VPD

STORE HOUSE STORAGE

69,793 VPD (22)  
Boonville Rd



SITE



6

SITE

*Freddy's*  
AMERICAN RESTAURANT  
STEAKBURGERS®





PREMIERE CINEMAS

Kroger

Freddy's  
STEAKBURGERS

Los Cocos  
MEXICAN CAFE











