

3020 BARRON ROAD, COLLEGE STATION , TX
COMMERCIAL FOR SALE | 5,026 SQ FT


**BERKSHIRE
HATHAWAY**
HOMESERVICES

CALIBER
REALTY



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Bhhs caliber.com

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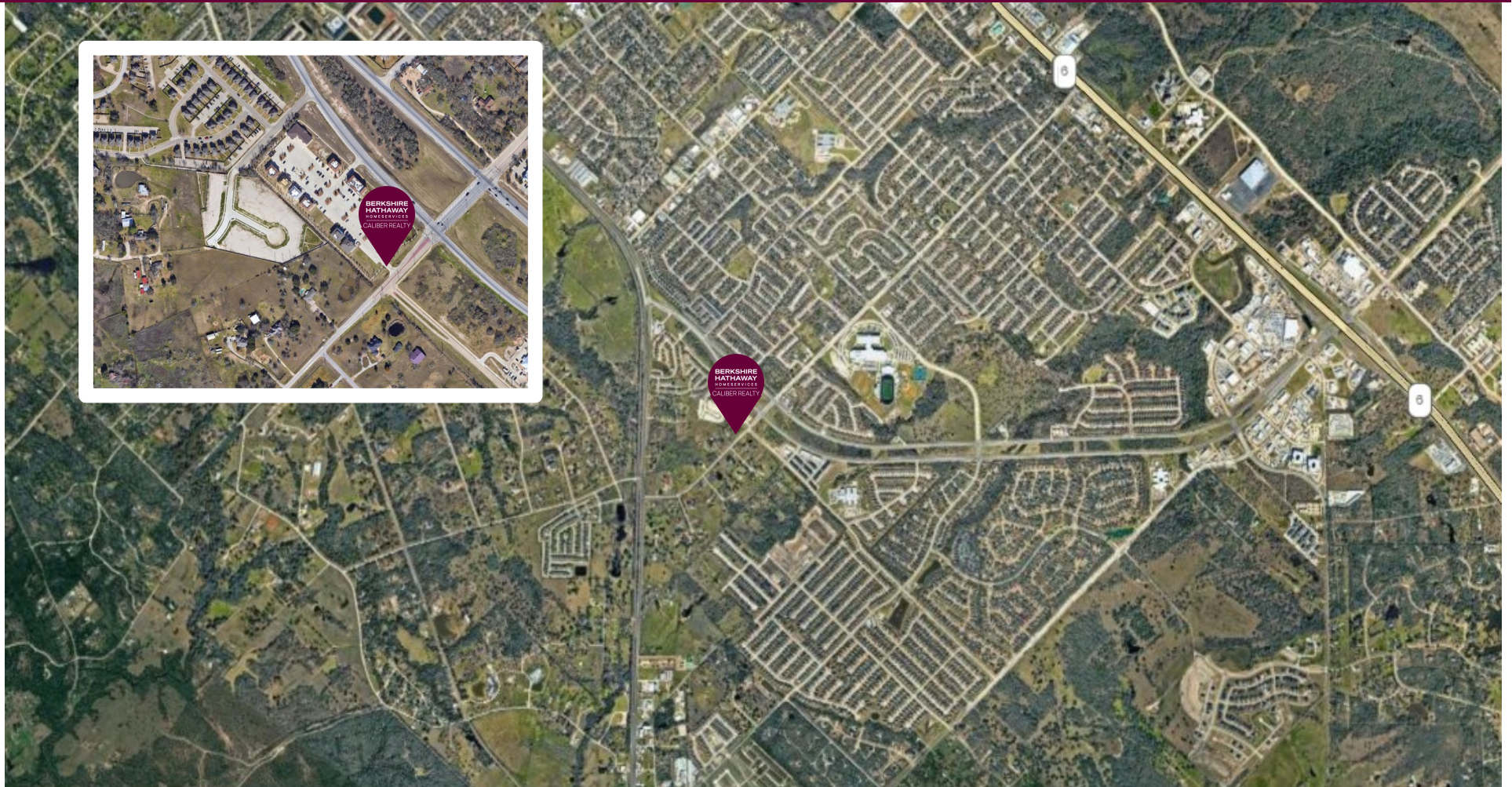
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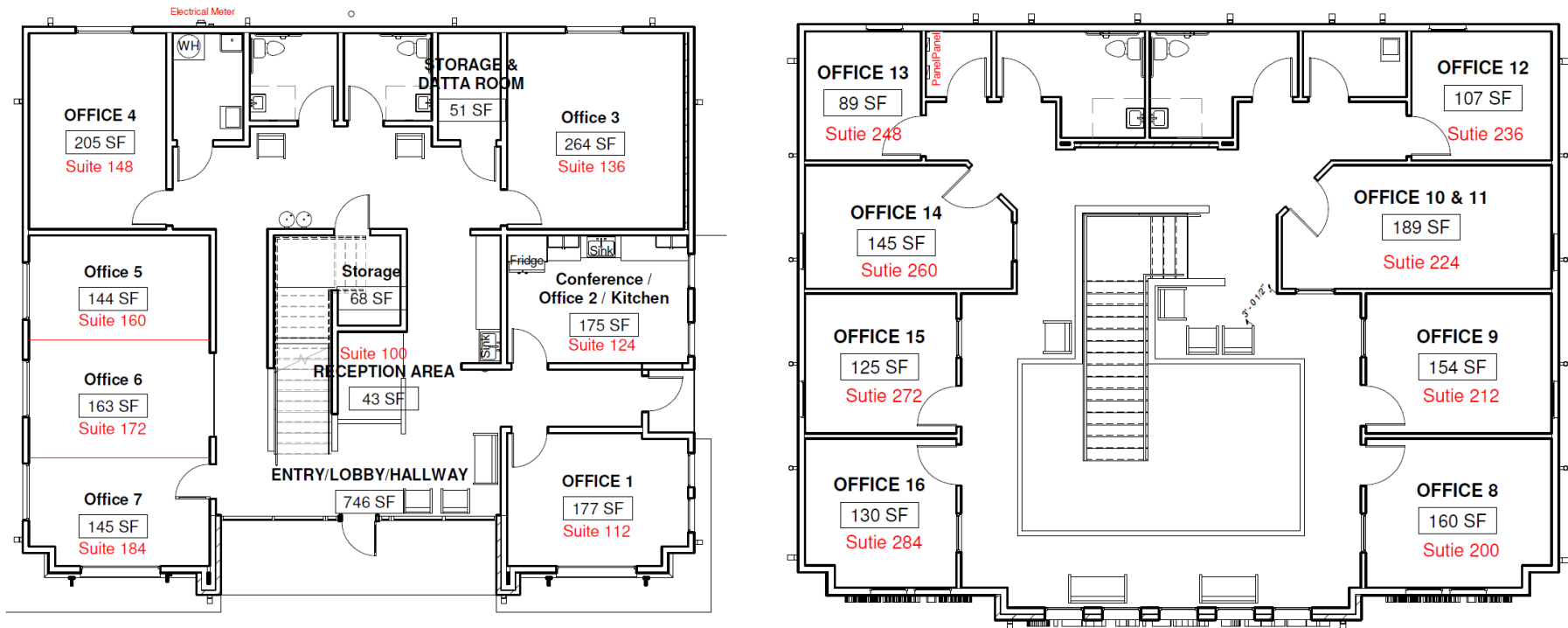
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Floor plan



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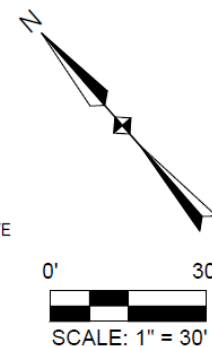
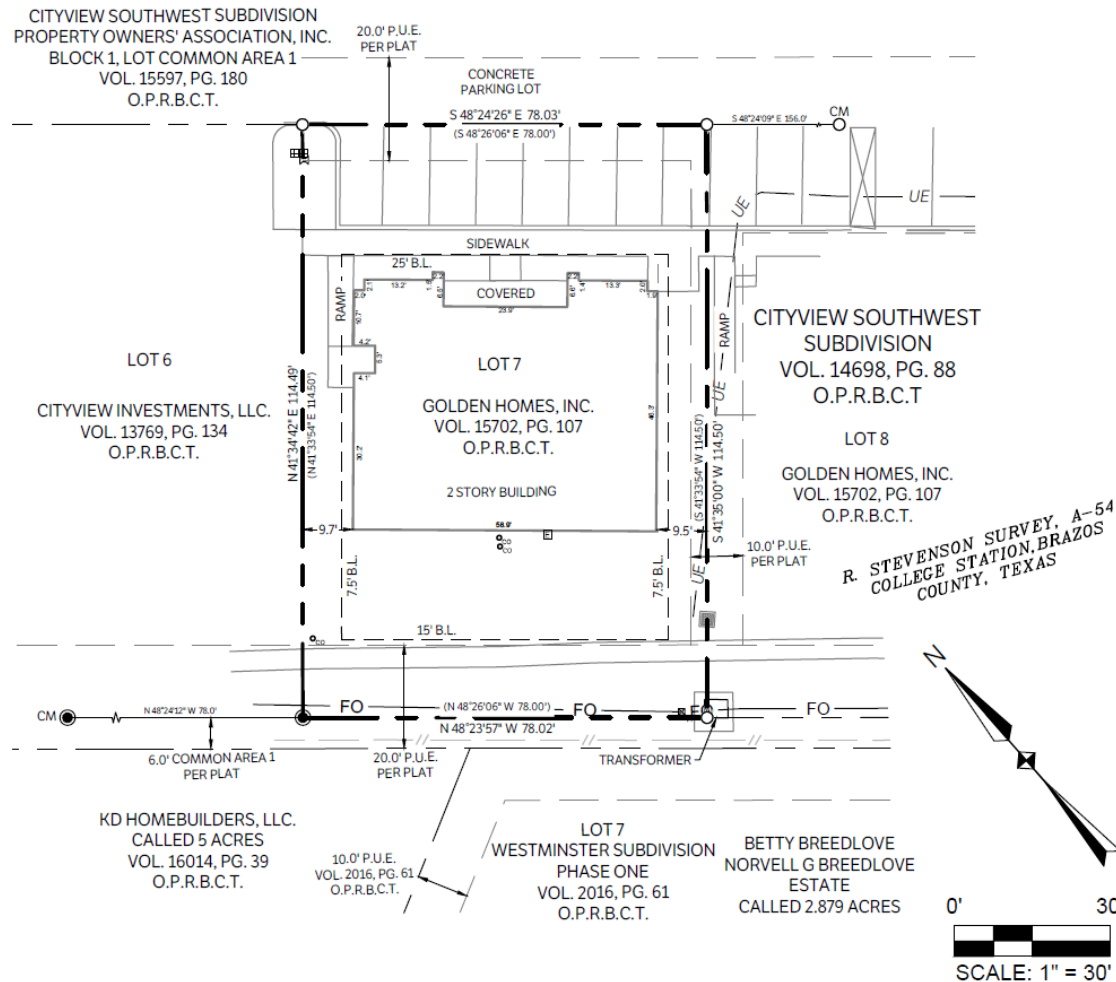
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Survey



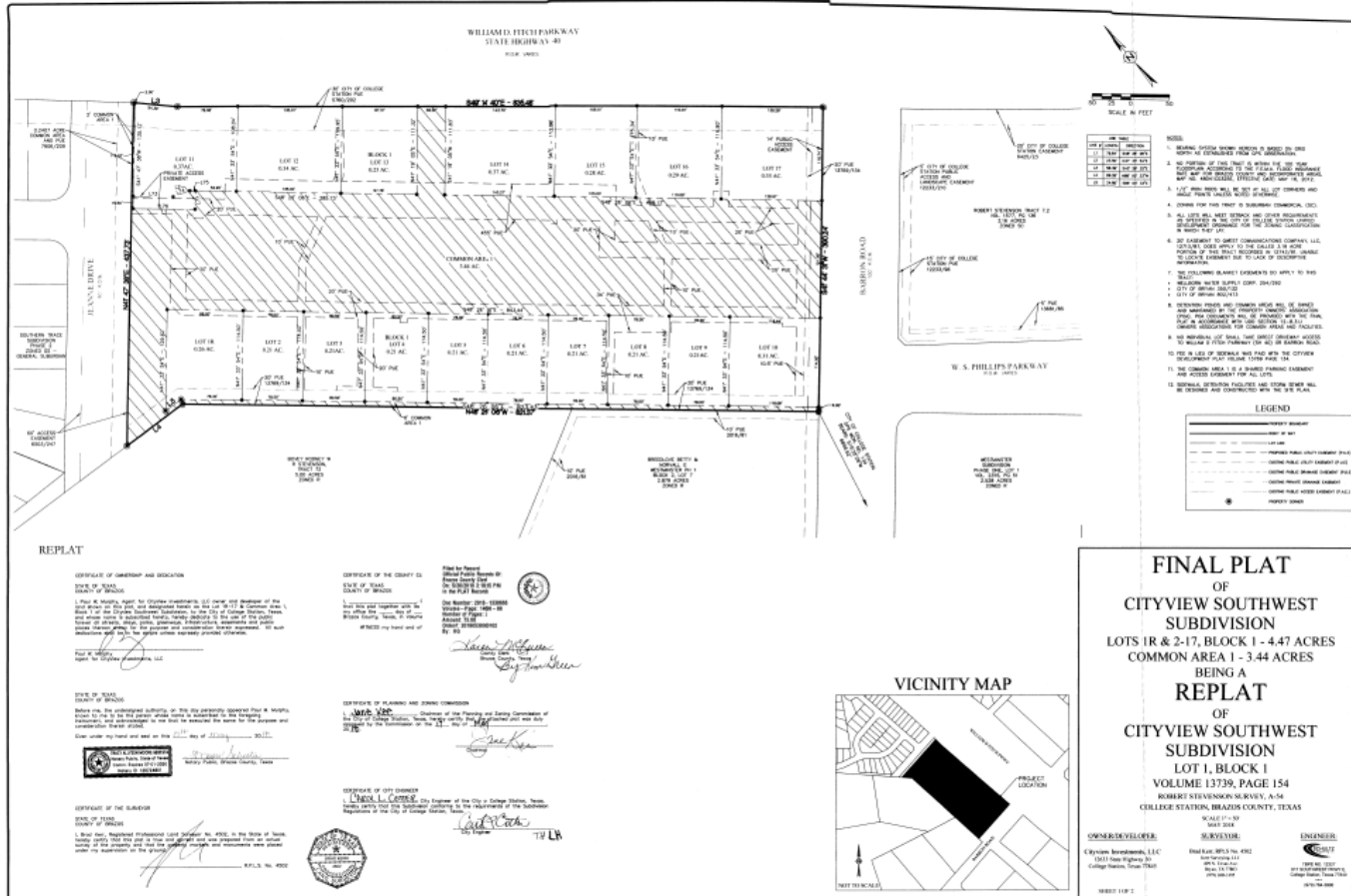
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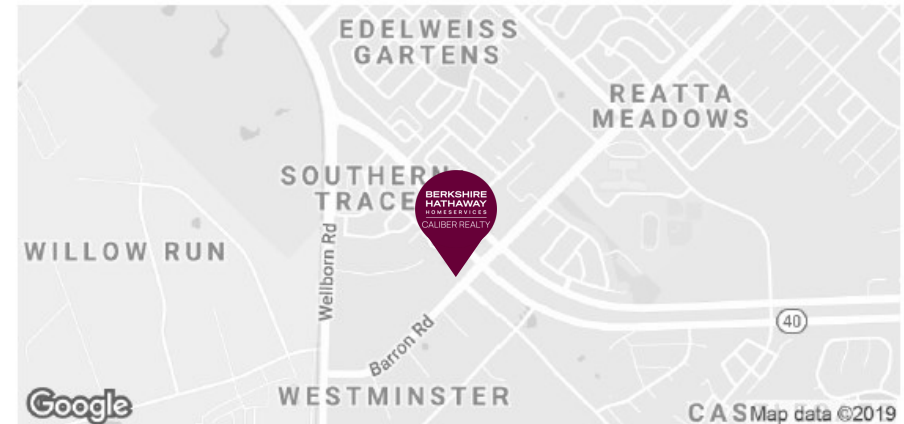


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OFFERING SUMMARY

Sale Price: \$1,899,000

Building Size: 5,600 SF

Zoning: Suburban Commercial
[SC]

PROPERTY OVERVIEW



This building is part of the CityView Southwest - next generation of office condominiums in College Station, Texas. The design is a high-end office location for private offices and commercial businesses. This 2-story building has a total of ± 5,600 SF of office space including a glass wall entrance, coffee bar, and other modern high end finishes.

PROPERTY HIGHLIGHTS

- Located at the retail epicenter of South College Station.
- Situated in South College Station's high growth corridor and surrounded by high-income residential developments.
- Conveniently located at the corner of William D. Fitch Parkway and Barron Road.
- Less than a mile from College Station High School and Spring Creek Elementary School.
- Centrally located with quick access to Wellborn Road, Harvey Mitchell Parkway, and Highway 6.

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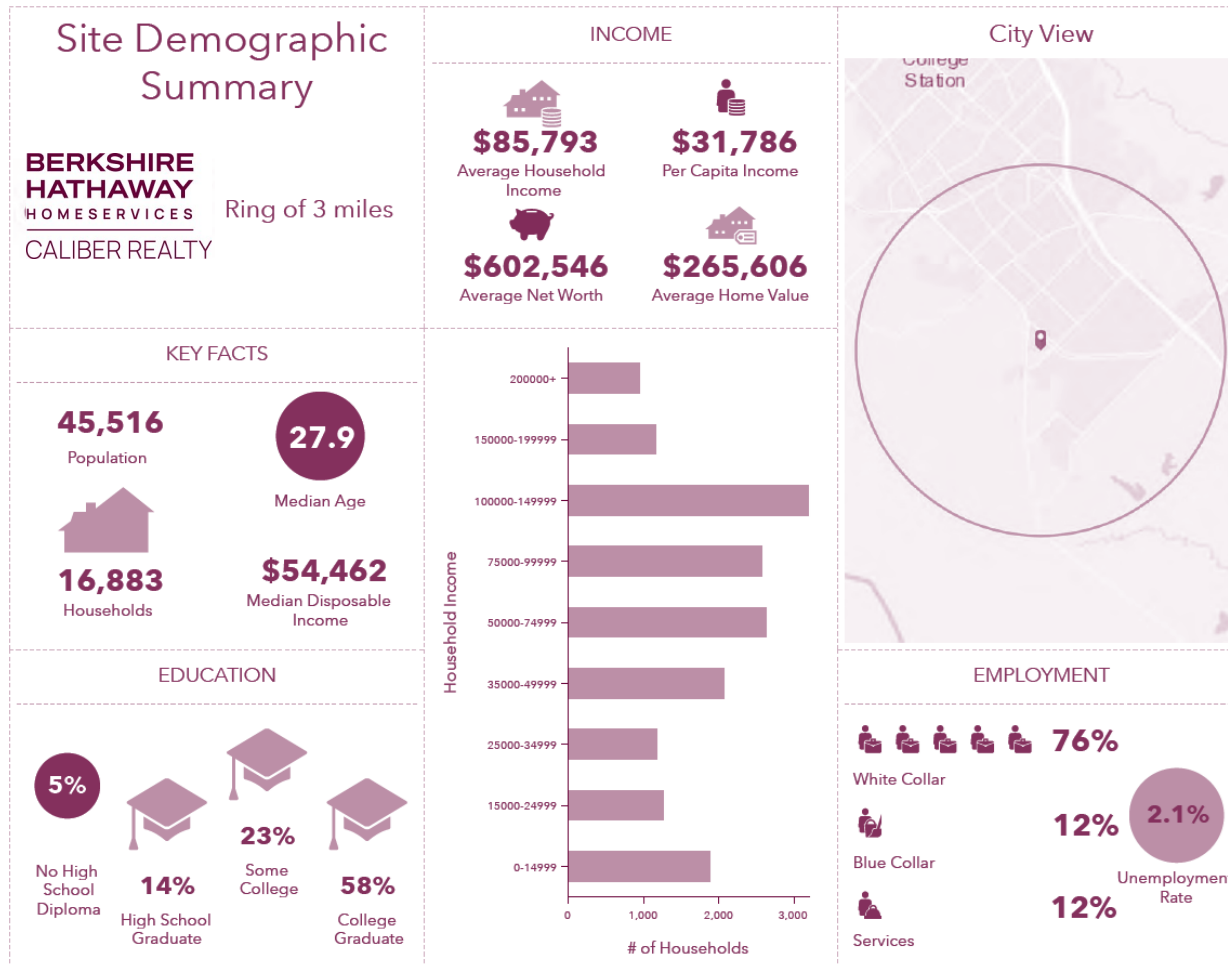
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CityView Cite Plan



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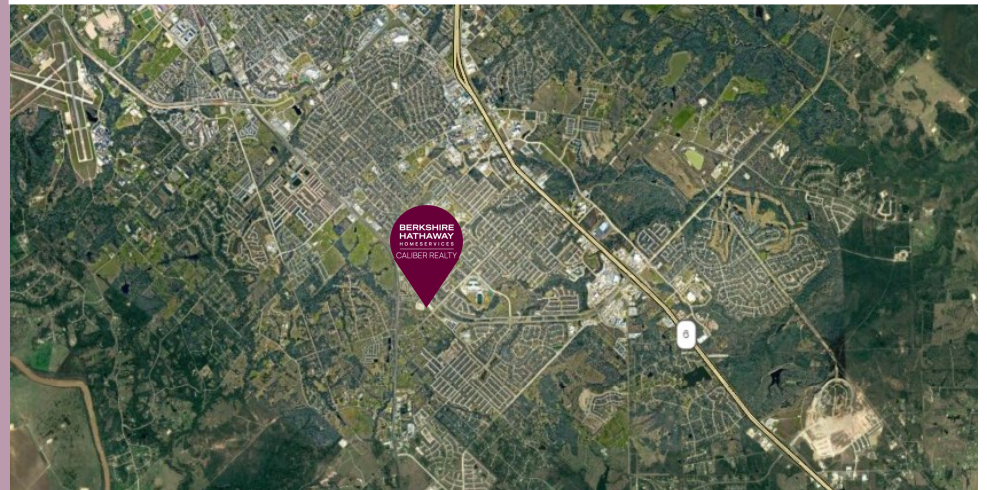
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Offering Summary

Sale Price: \$1,899,000
Building Size: 5,026 sq ft
Available SF: +/- 89 - 452 sq ft
Lot Size: +/- 0.21 Acres
MLS: 24004890


Property Highlights

- Newly constructed Class A Office Space
- Fiber Internet Available
- Ample Parking
- Located Equidistant to Hwy 6 and wellborn Road
- Aggressively Growing Retail and Office District of South College Station
- Surrounded on All Sides by Large Residential Housing Developments
- One of Few Current Opportunities to Own Office Space in South College Station
- High-End Finishes on Interior



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Property Highlights:

Do not miss the opportunity to buy this Class A office building in aggressively growing retail and office district of Cityview Southwest campus. This quality built, two story building has high end finishes on the interior. Fiber internet available. It can be single or multiple tenancy. 5026 sq ft includes 16 office spaces, Lobby, sitting area upstairs, 4 bathrooms and ample storage space. Located close to residential neighborhoods, Texas A&M University and schools. Cityview campus has well established retail, law offices and restaurant. This commercial complex is designed with walking trail, abundant parking spaces and beautiful, extensive landscaping.

Directions:

South on Wellborn from Texas A&M, turn left onto William D Fitch Pkwy/ HWY 40. and then turn right onto Barron Rd. Property will be on the right.

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