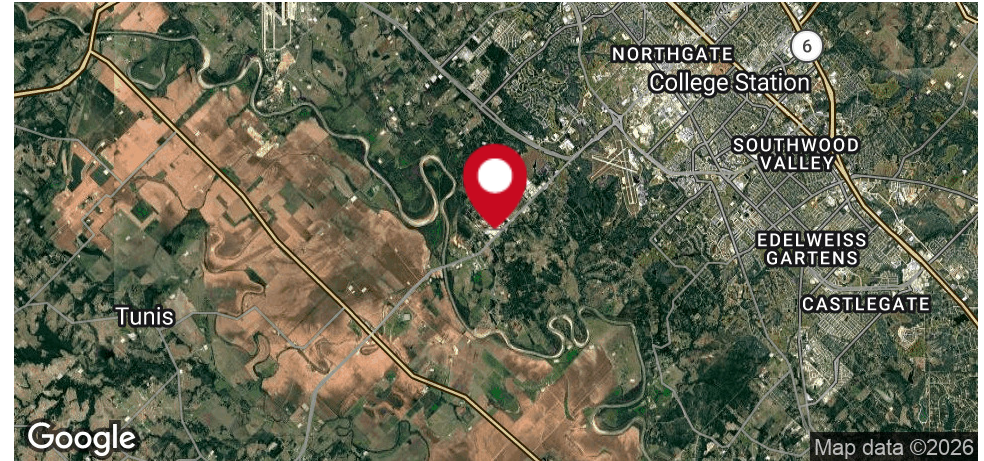


Executive Summary

7066 RAYMOND STOTZER PKWY | COLLEGE STATION, TX 77845



OFFERING SUMMARY

Lease Rate: \$7,900/ month

Building Size: 8,000 SF

PROPERTY OVERVIEW

8,000 SF industrial space located on HWY 60 just one mile from Easterwood Airport and three miles from Texas A&M University. Space includes 3 sixteen-foot roll-up door, with a twenty-foot eave. The owner is willing to do a buildout for an insulated office space. Comes with up to 2 Acres of yard space

PROPERTY HIGHLIGHTS

- Location! One mile from Easterwood Airport and three miles from Texas A&M University
- 16 Foot Roll-up Door
- 20 Foot Eave
- Owner willing to do an insulated office space buildout
- Up to 2 Acres Yard Space
- 40' x 160' covered awning
- 3 bays, 1 wash bay

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Industrial Property For Lease

Additional Photos



7066 RAYMOND STOTZER PKWY | COLLEGE STATION, TX 77845



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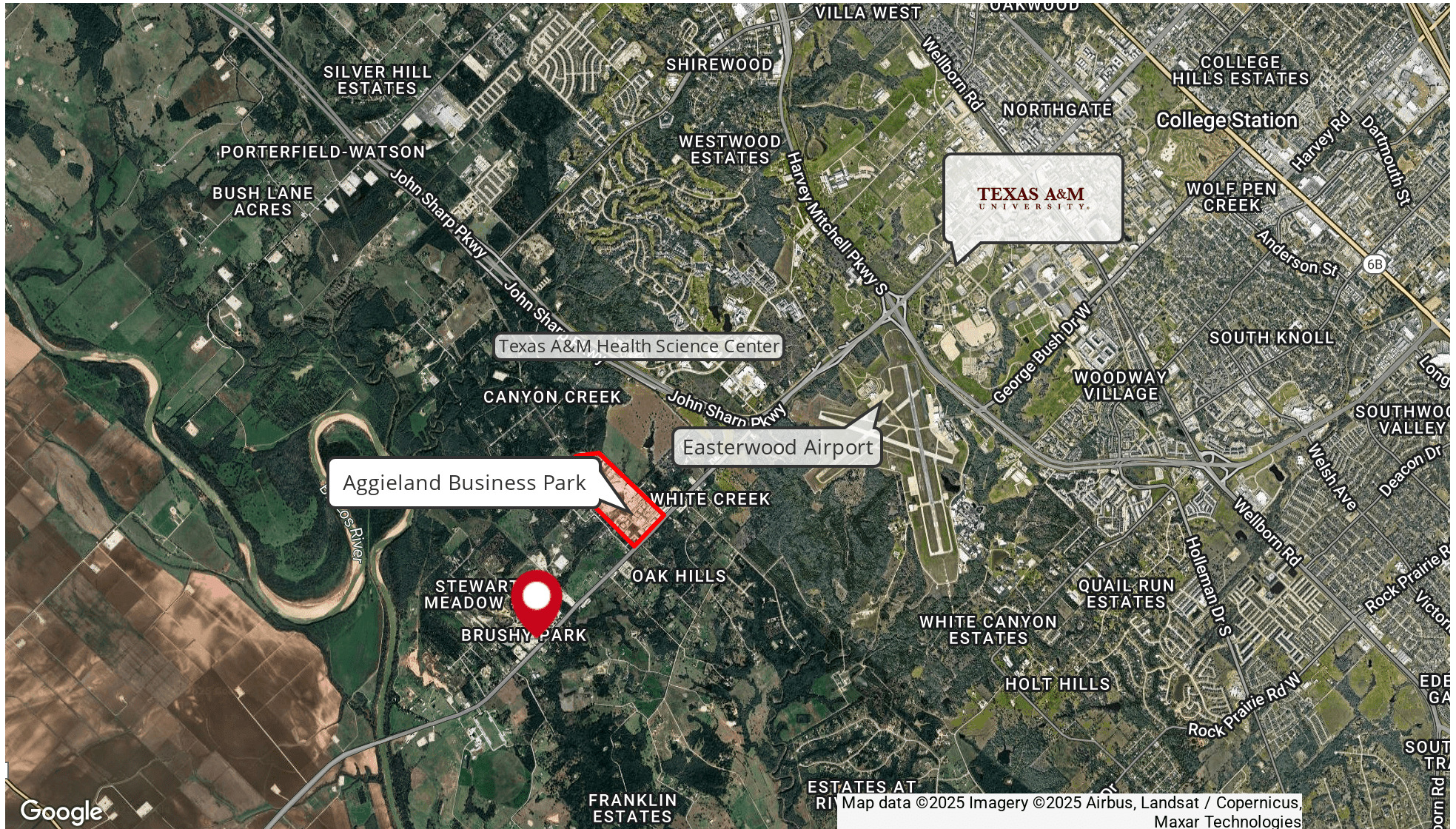


Industrial Property For Lease

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

Retailer Map

7066 RAYMOND STOTZER PKWY | COLLEGE STATION, TX 77845



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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

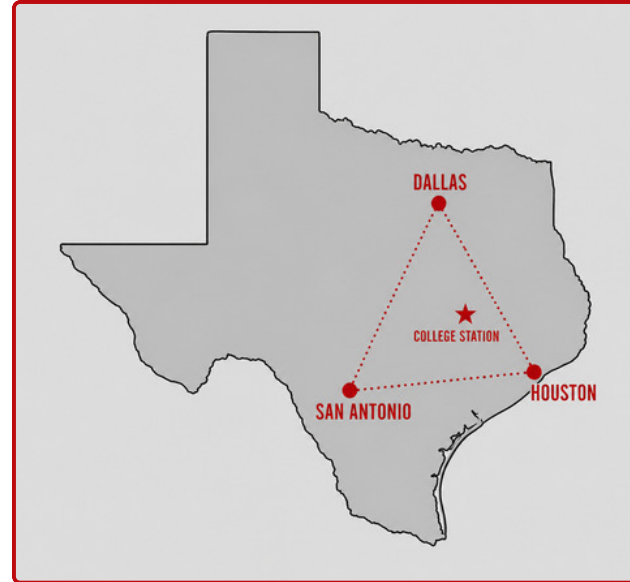


Primary Trade Area:

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.