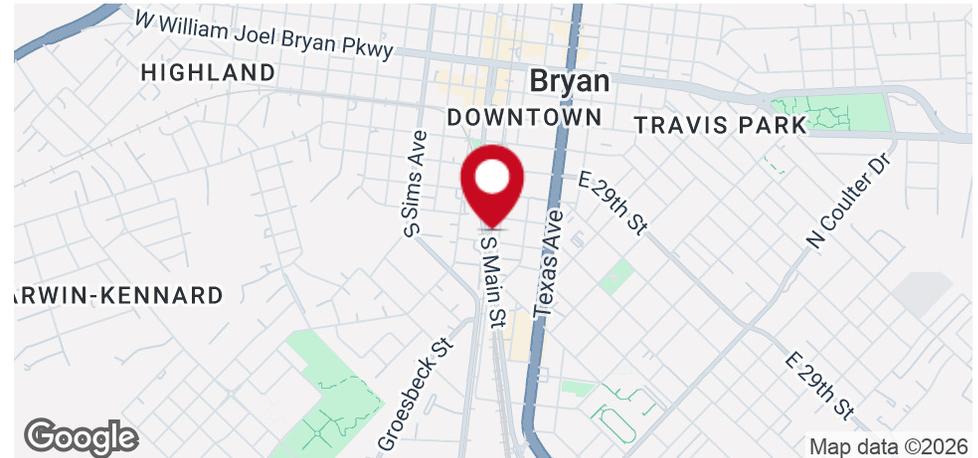


# Executive Summary

100 EAST 32ND STREET | BRYAN, TX 77803



## OFFERING SUMMARY

**Sale Price:** \$599,995

**Lot Size:** 0.2 Acres

**Building Size:** 3,780

**Zoning:** SC-B

**Price / SF:** \$158.73

## PROPERTY OVERVIEW

Introducing a prime investment opportunity at 100 East 32nd Street, Bryan, TX. This 3,780 SF retail property, also featuring 2 drive up dock with roll up doors and warehouse space is boasting an SC-B zoning, is positioned for success in the vibrant Bryan area. The sought-after location and impressive building size make this an ideal opportunity for those seeking a retail or free-standing building investment. Don't miss your chance to be a part of this thriving market.

## PROPERTY HIGHLIGHTS

- 3,780 SF free standing building
- Zoned SC-B
- High visibility
- Prominent signage opportunity
- Ample parking space
- Flexible floor plan
- 2 Drive up Docks

**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com

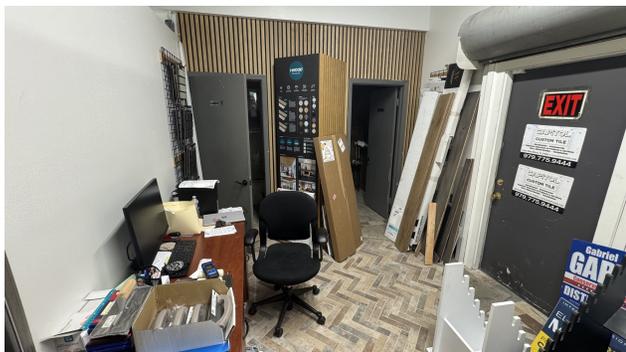
**PETER KRAMER**  
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979.221.2929  
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**Retail Property For Sale**

# Additional Photos

100 EAST 32ND STREET | BRYAN, TX 77803



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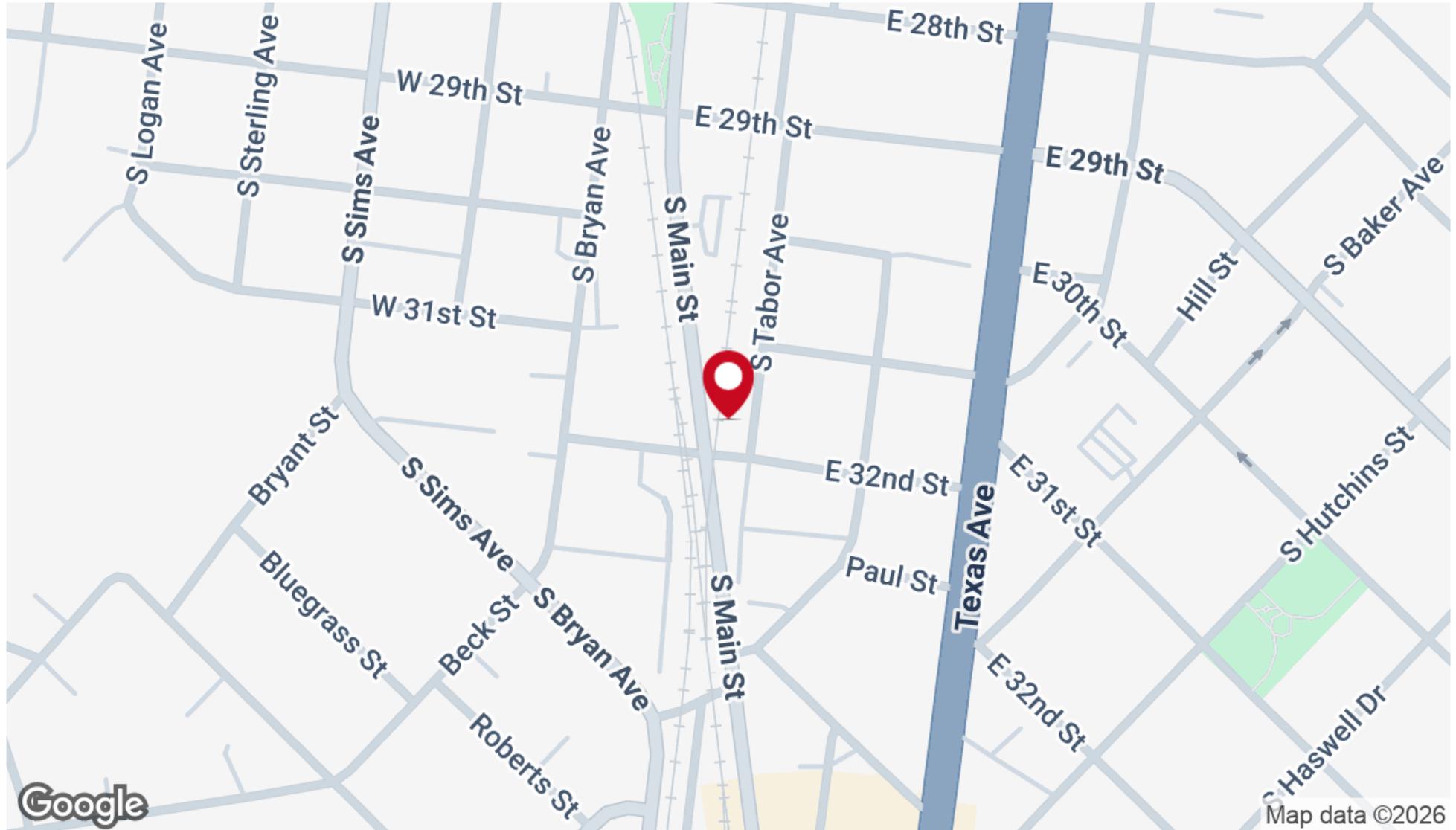
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# Location Map

100 EAST 32ND STREET | BRYAN, TX 77803



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# Demographics Map & Report

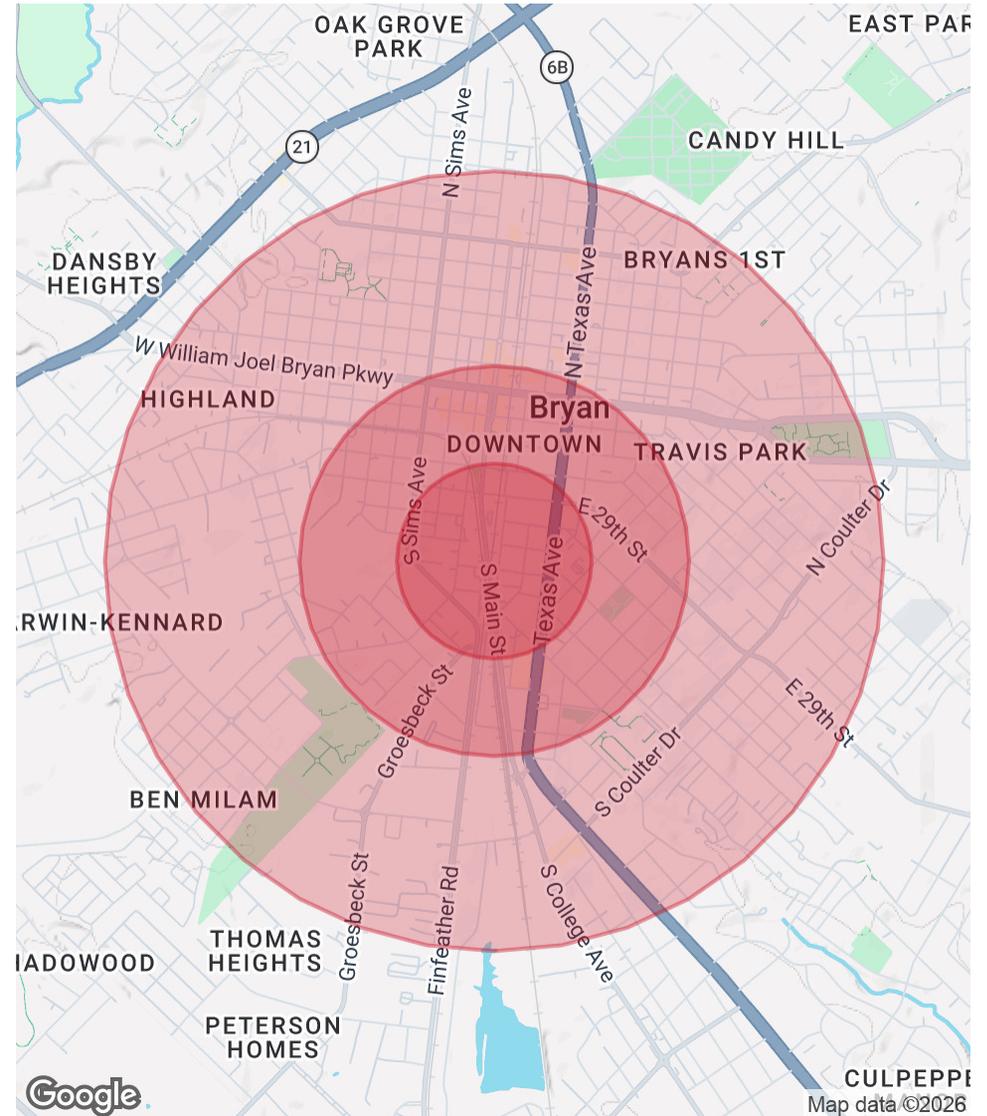
100 EAST 32ND STREET | BRYAN, TX 77803

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	625	2,591	11,708
Average Age	33.6	33.0	34.1
Average Age (Male)	30.8	30.8	31.3
Average Age (Female)	36.5	34.8	35.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	217	904	3,934
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$61,435	\$68,041	\$65,673
Average House Value	\$106,777	\$131,790	\$148,659

2023 American Community Survey (ACS)



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