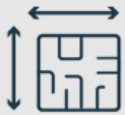


FOR LEASE

OFFICE WITH WAREHOUSE

3600 EAST 29TH STREET
BRYAN, TEXAS 77802

Oldham
Goodwin **OG**



SIZE

OFFICE - 1,230 SF
WAREHOUSE - 2,250 SF



TRAFFIC

13,506 VPD



RENTAL RATE

CALL BROKER

PROPERTY HIGHLIGHTS

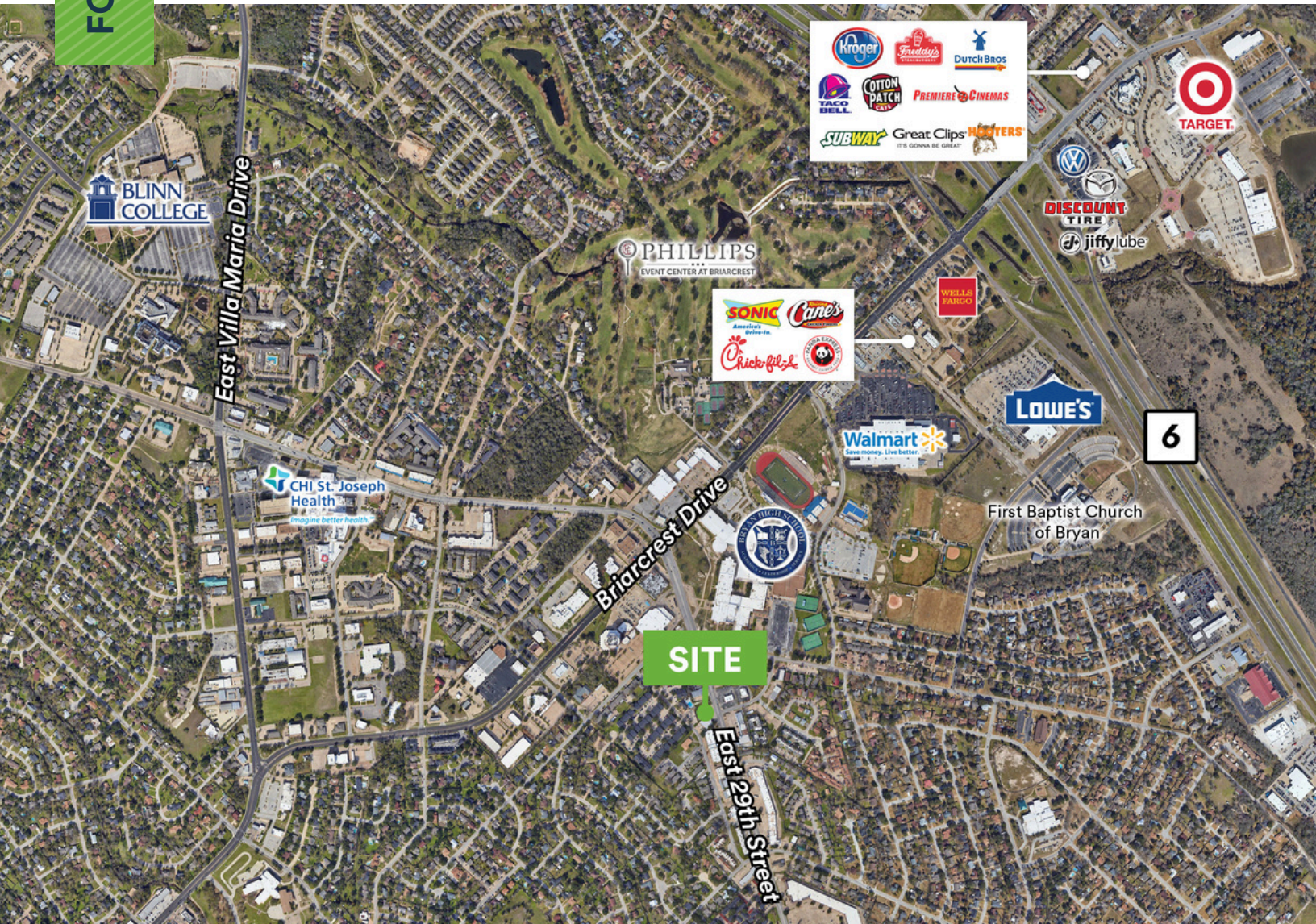
- Located less than a mile from Blinn College, St. Joseph Regional Health Center and Bryan High School
- Excellent visibility along East 29th Street.
- Great daytime traffic and close proximity to major retail nodes.
- Centrally located in dense trade area with 3-mile population in excess of 94,000.
- Ideal for startups, small businesses, and professional services.
- Available for immediate occupancy.



FOR LEASE

OFFICE WITH WAREHOUSE

3600 EAST 29TH STREET
BRYAN, TEXAS 77802



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

2024 Total Population	10,095	94,452	171,075
2029 Total Population	10,880	102,086	185,353
2024 - 2029 Growth Rate	7.78%	8.08%	8.35%
2024 Households	4,604	35,305	63,955
2029 Households	4,982	38,509	69,821
2024 Median Home Value	\$198,551	\$215,227	\$222,554
2024 Average Household Income	\$69,520	\$60,595	\$60,447
2024 Total Consumer Spending	\$115,133,912	\$847,825,259	\$1,571,524,428
2029 Total Consumer Spending	\$134,430,439	\$1,003,466,965	\$1,867,580,857



13,506 VPD
East 39th Street



8,835
Employees

FOR LEASE

OFFICE WITH WAREHOUSE

3600 EAST 29TH STREET
BRYAN, TEXAS 77802

FLOOR PLAN



FOR LEASE

OFFICE WITH WAREHOUSE

3600 EAST 29TH STREET
BRYAN, TEXAS 77802



FOR LEASE

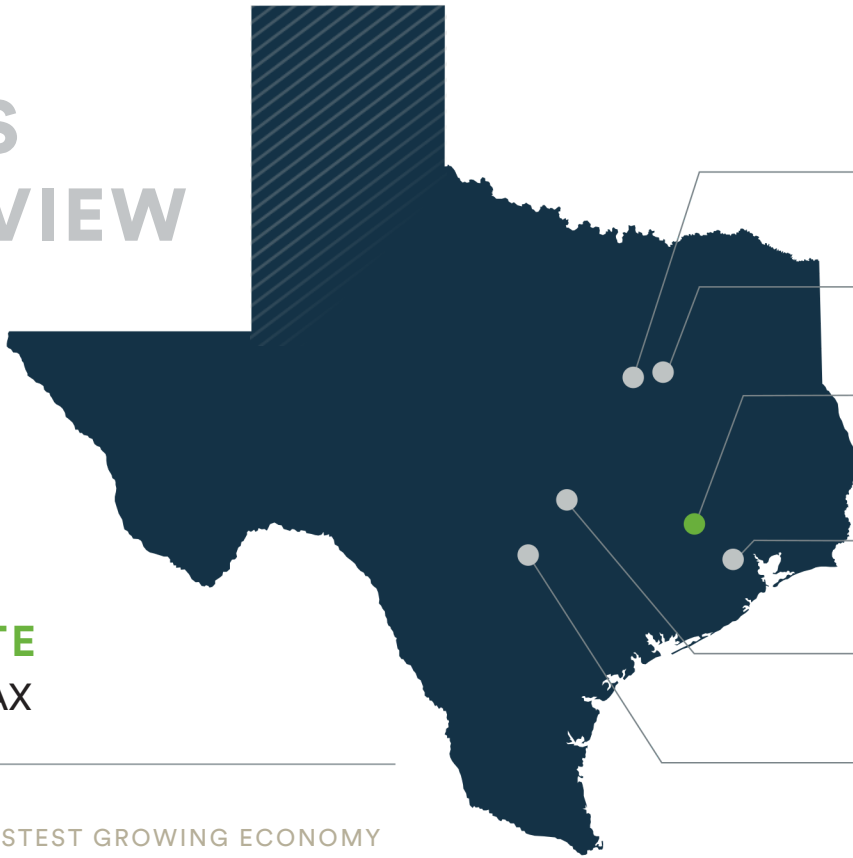
OFFICE WITH WAREHOUSE

3600 EAST 29TH STREET
BRYAN, TEXAS 77802

TEXAS OVERVIEW



**NO STATE
INCOME TAX**



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

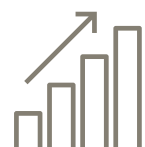
2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

OFFICE WITH WAREHOUSE

3600 EAST 29TH STREET
BRYAN, TEXAS 77802

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over \$3.1 Billion annually. A&M's 79,000 students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.



BRAZOS VALLEY
POPULATION
412,681

#1 BEST SMALL TOWNS FOR BUSINESS AND CAREERS IN TEXAS

#1 FASTEST JOB GROWTH RATE IN TEXAS IN MID-SIZED METRO AREAS



HOME TO TEXAS A&M UNIVERSITY
LARGEST UNIVERSITY IN THE COUNTRY
FALL 2024 ENROLLMENT - 79,000
TIER 1 RESEARCH INSTITUTION

12% LOWER COST OF LIVING THAN THE NATIONAL AVERAGE

4.1% UNEMPLOYMENT RATE



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Freddy Alonso

Associate | Retail Services

O: 979.268.2000 **C:** 956.854.5631

Freddy.Alonso@OldhamGoodwin.com

Bryan

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM