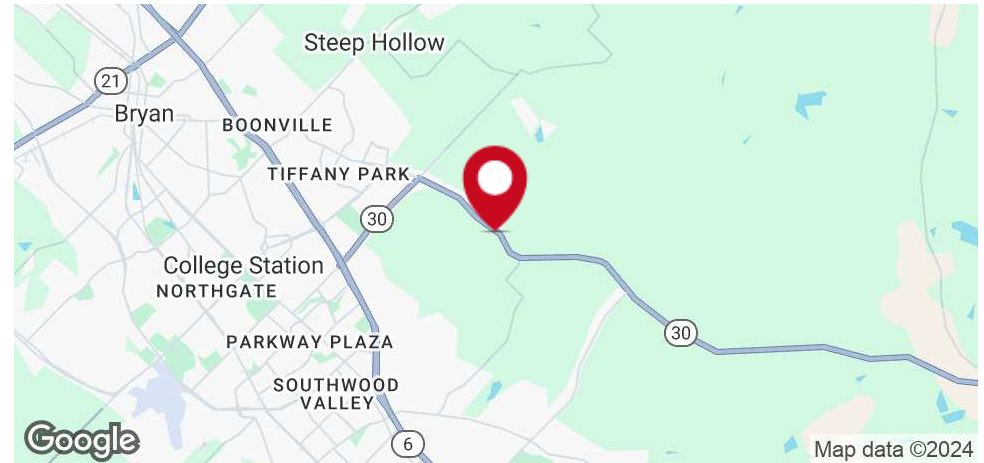


# Executive Summary

4459 ROANS CHAPEL RD | COLLEGE STATION, TX 77845



## OFFERING SUMMARY

**Sale Price:** \$935,900

**Lot Size:** 1.25 Acres

**Year Built:** 2018

**Building Size:** 4,800

**Renovated:** 2023

**Price / SF:** \$194.98

## PROPERTY OVERVIEW

Introducing a prime investment or owner/user opportunity in Bryan/College Station, TX.

This 4,800 SF industrial/flex space, built in 2018 and recently renovated, offers the perfect canvas for a variety of business or investment options.

Featuring two distinct units, (wired to be separately metered if desired) , both with office and fully conditioned warehouse space.

Additional rear concrete area allow for expansion or additional covered storage. Rear of the property can be stabilized for fence yard area. Property has been meticulously maintained, and is move-in ready.

## PROPERTY HIGHLIGHTS

- Two Unit Property with the ability to separately meter
- All warehouse space is fully conditioned
- Additional concrete area in the back allows for expansion of buildings
- Space for stabilized yard area in the rear of the property

## PETER KRAMER

Broker  
979.221.2929  
pkramer@lkgra.com



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# Additional Photos

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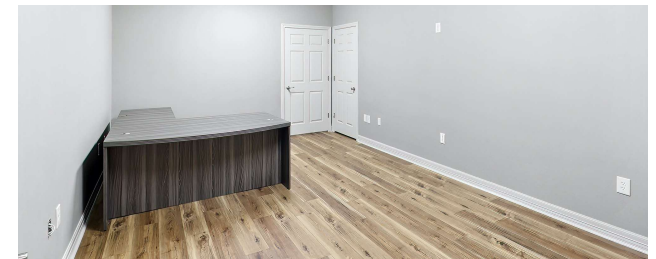
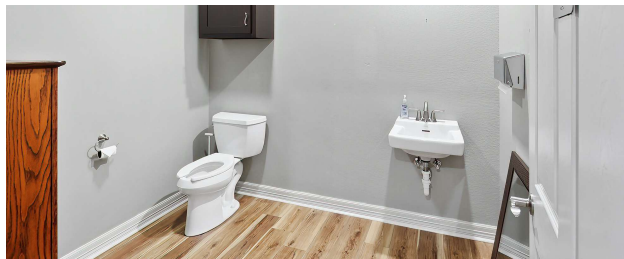
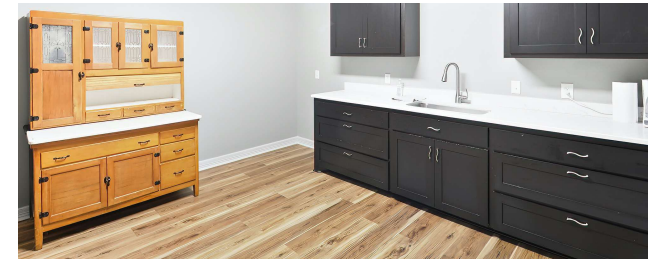
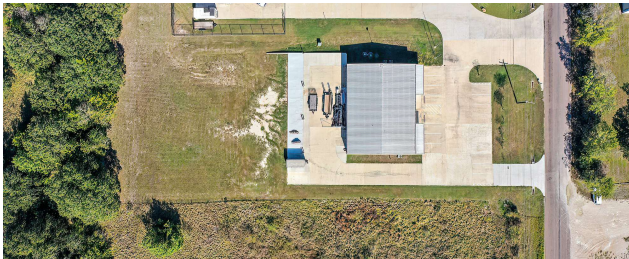
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# Additional Photos

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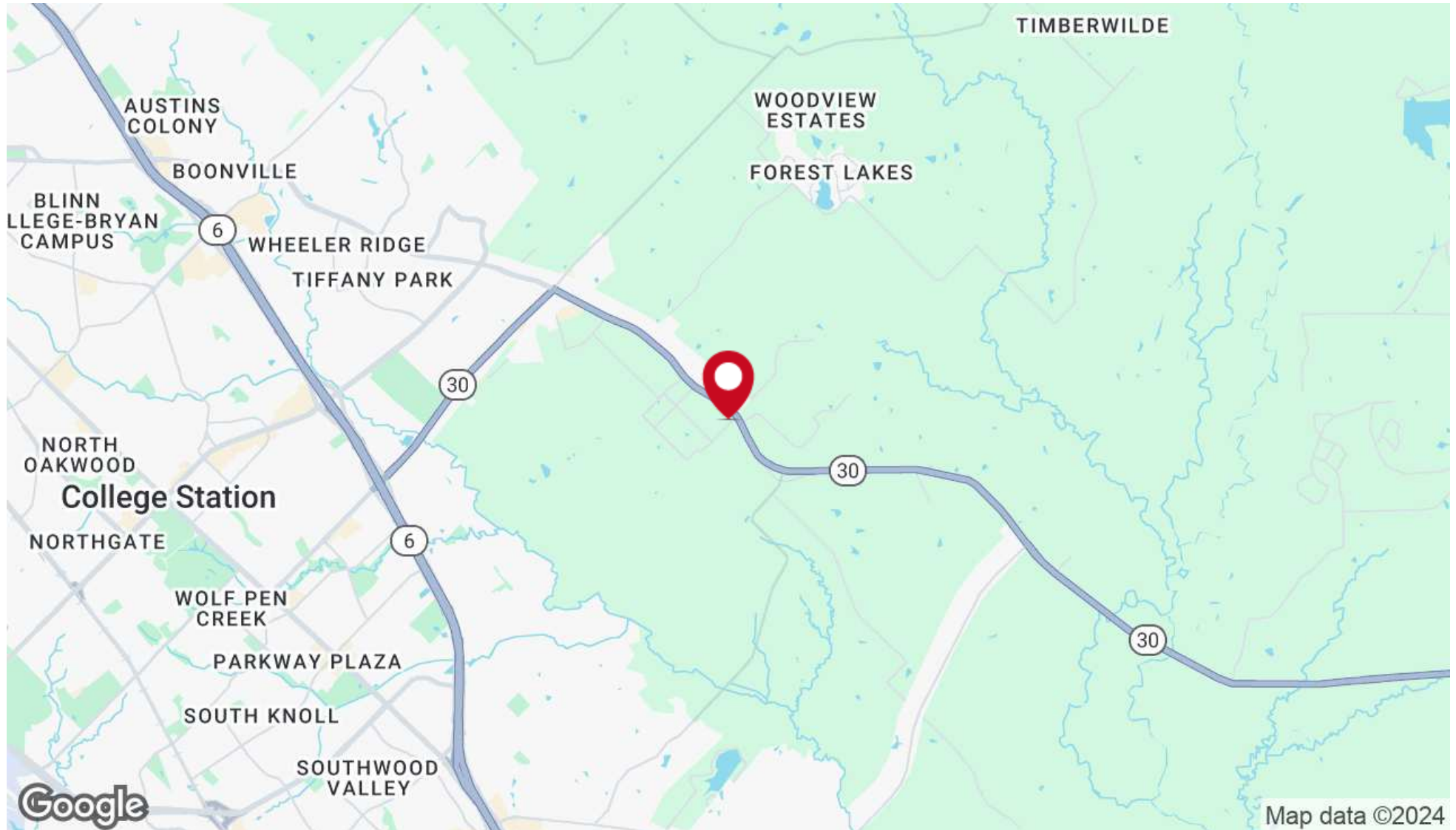


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# Location Map

4459 ROANS CHAPEL RD | COLLEGE STATION, TX 77845



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# Demographics Map & Report

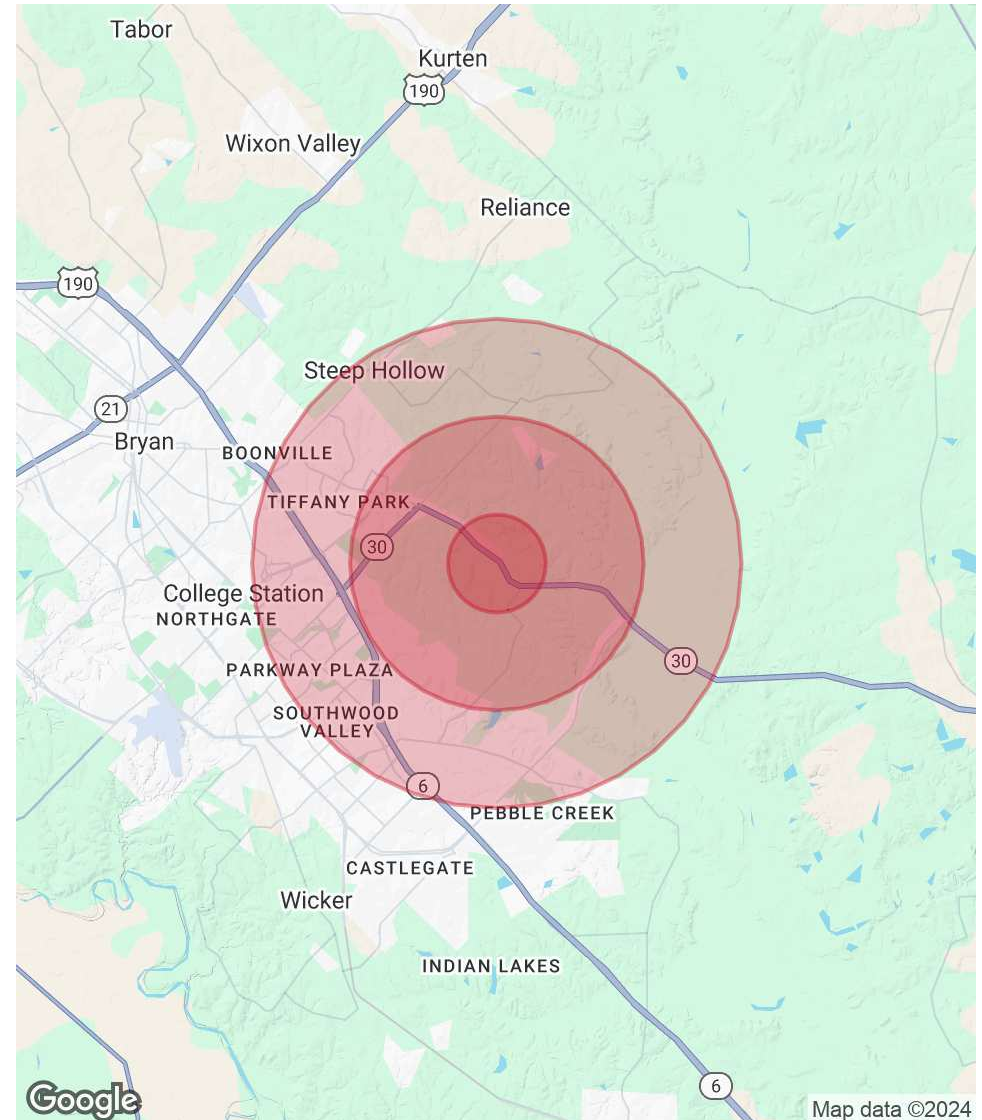
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	388	8,567	52,417
Average Age	39	40	35
Average Age (Male)	38	39	34
Average Age (Female)	39	41	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	197	4,112	23,150
# of Persons per HH	2	2.1	2.3
Average HH Income	\$100,703	\$111,887	\$90,838
Average House Value	\$428,665	\$426,307	\$403,023

Demographics data derived from AlphaMap



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