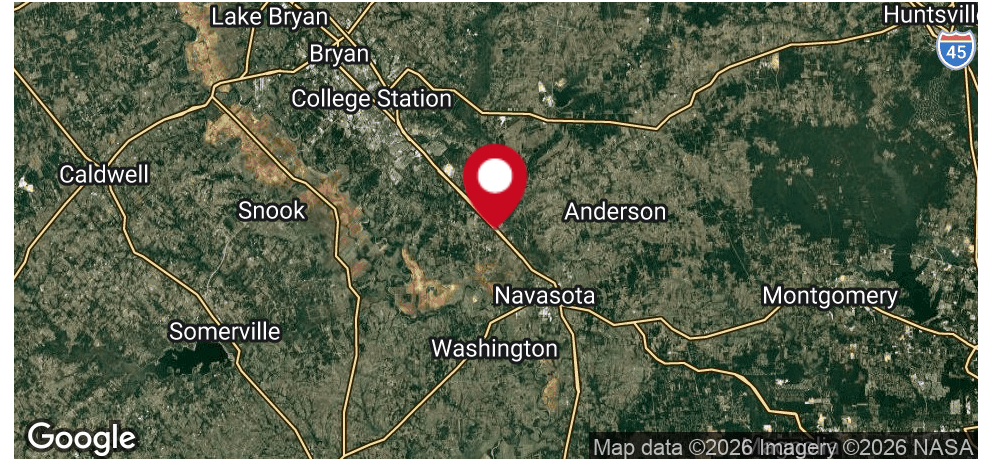


24468 Hwy 6

24468 HWY 6 | COLLEGE STATION, TX 77845



OFFERING SUMMARY

Available SF: 4,000 SF

Lease Rate: \$12.50 SF/yr (NNN)

Lot Size: 1.12 Acres

Building Size: 4,000

PROPERTY OVERVIEW

4,000 sq. ft space. 14 x 14 roll-up doors with 18' eave heights. Fantastic Hwy 6 frontage with easy access North or South. Electric, water, and high-speed fiber internet access. Office space approximately 700 sf. Large fenced yard. Concrete drive from the feeder road and all concrete parking up front.

PROPERTY HIGHLIGHTS

- 4,000 sq. ft Warehouse /Office /Yard
- High-Speed Fiber Internet
- 14' x 14' Roll Up Doors
- Large fenced caliche yard
- Fantastic Hwy 6 Frontage
- Concrete Drive / Parking Lot
- 3 Phase Power Available

PETER KRAMER

Broker
979.221.2929
pkramer@lkgra.com



Industrial Property For Lease

Additional Photos

24468 HWY 6 | COLLEGE STATION, TX 77845



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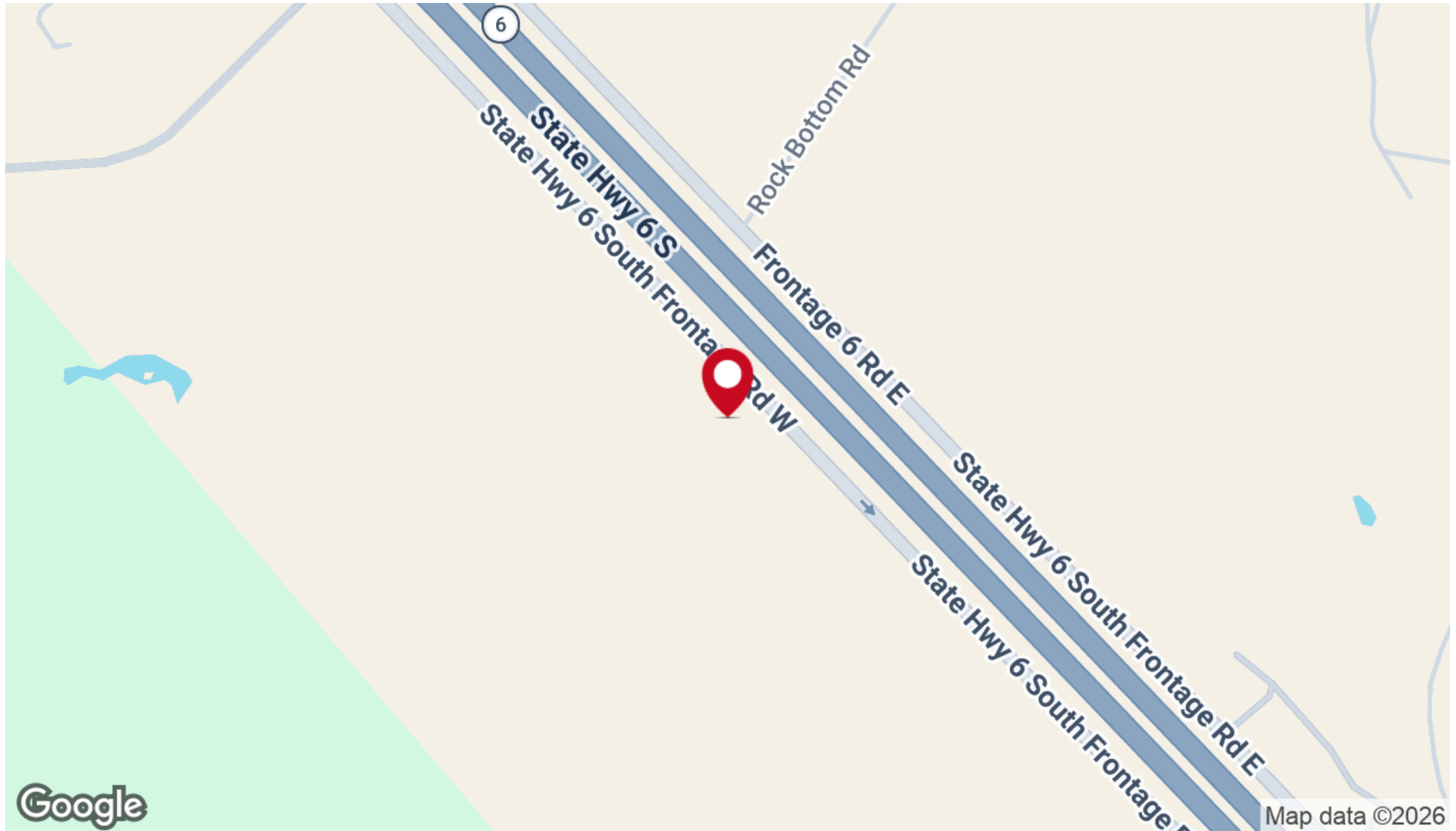


Industrial Property For Lease

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

Location Map

24468 HWY 6 | 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

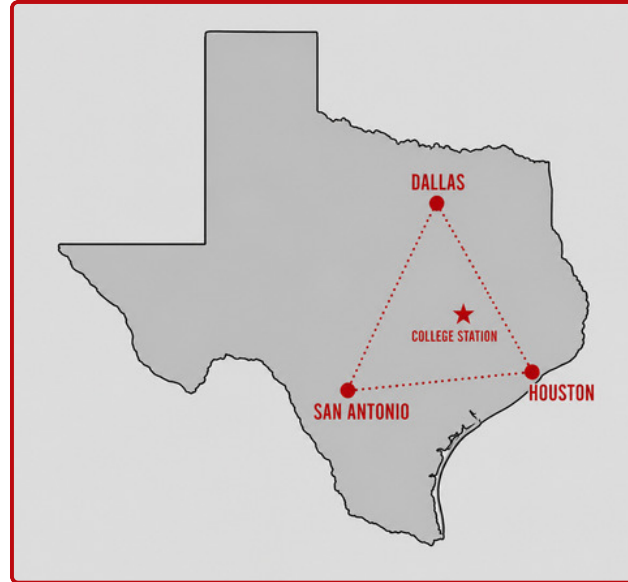


Primary Trade Area:

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.