

Executive Summary

100 EAST 32ND STREET | BRYAN, TX 77803



OFFERING SUMMARY

Sale Price: \$599,995

Building Size: 3,780

Zoning: SC-B

Price / SF: \$158.73

PROPERTY OVERVIEW

Positioned at the southern entrance to Downtown Bryan, this commercial property offers a fully paved concrete lot and a versatile layout suited to a range of business uses. The building features a roll-up door for convenient loading and access, a bright, well-lit showroom ideal for retail or display purposes, and both front and back offices with dedicated storage space. Two full bathrooms complete the functional floor plan. This property presents an excellent opportunity for showroom, workshop, or service-based business operations in a high-visibility location. Contact us today to schedule a viewing or request additional details.

PROPERTY HIGHLIGHTS

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

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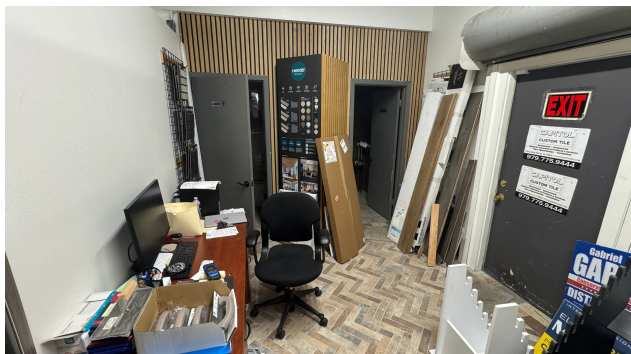
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Retail Property For Sale

Additional Photos

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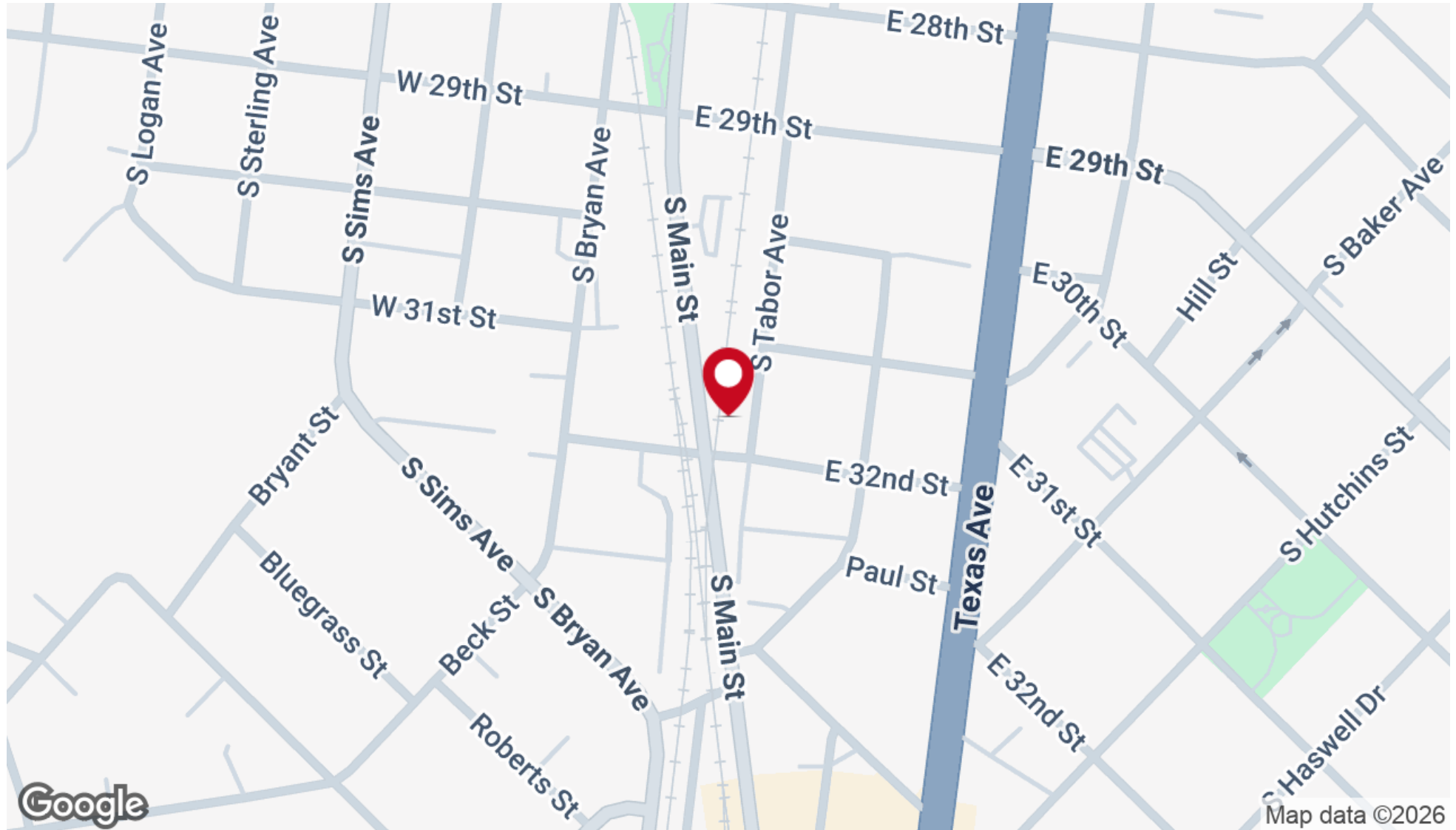
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Location Map

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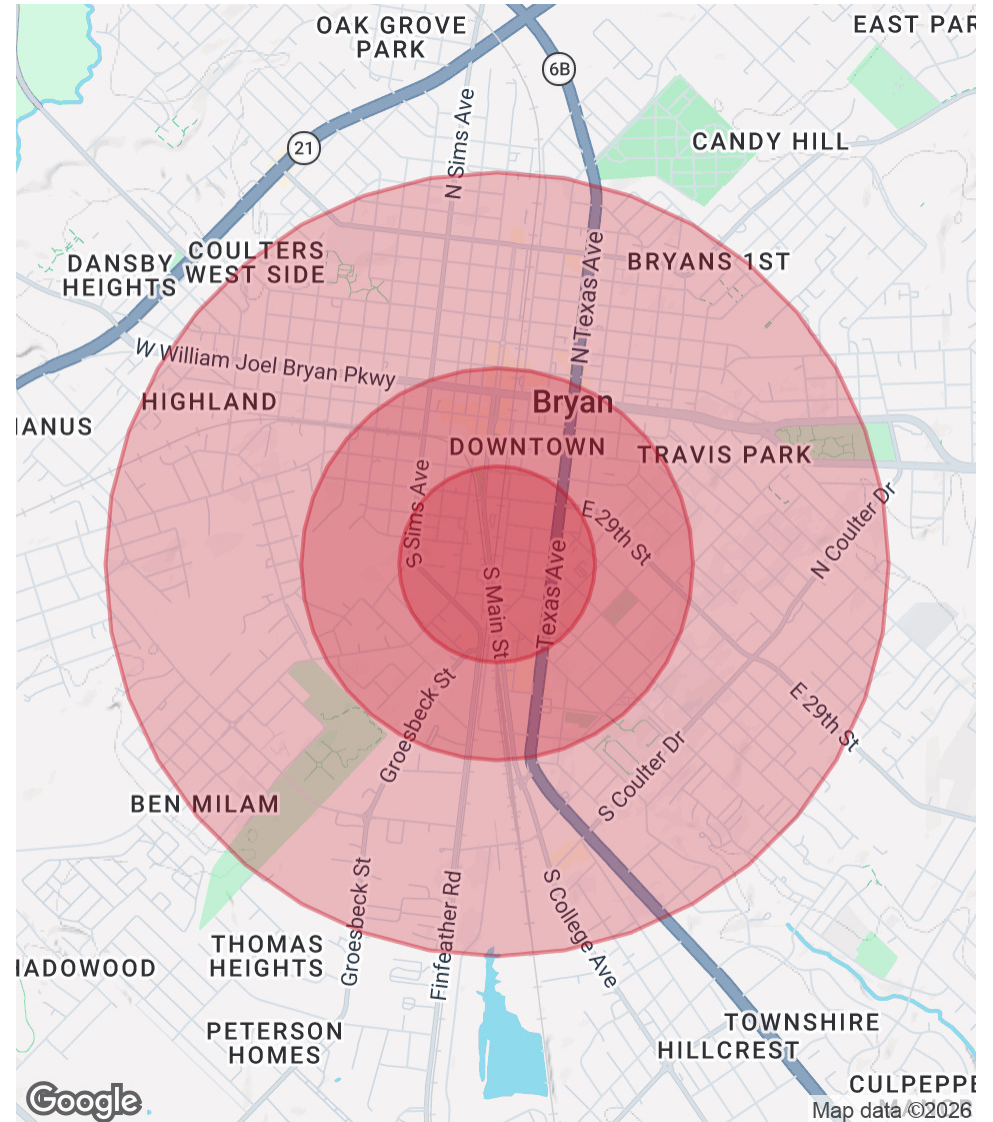
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
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

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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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