

\$750,000.00

PRIME COMMERCIAL LOCATION
AVAILABLE IN BRYAN, TEXAS!



3611 S College Avenue, Bryan, Texas 77801

Why You Must Buy This Property?

Position your business in one of the most connected areas of the Brazos Valley at 3611 S College Ave in Bryan, Texas. This commercial property offers excellent visibility and easy access in a high-traffic corridor surrounded by established residential neighborhoods, retail, dining, and major community destinations.

Located just minutes from Blinn College and Texas A&M University, the property benefits from steady daily traffic generated by students, professionals, residents, and visitors year-round.

The area is packed with nearby conveniences, entertainment, restaurants, shopping, and service businesses, making this an ideal location for retail, office, professional services, medical, restaurant, or mixed-use opportunities. With strong accessibility between Bryan and College Station and close proximity to major thoroughfares, this location offers outstanding potential for owner-users, investors, or growing businesses looking to establish themselves in the heart of Aggieland activity.

Property Features

- ✓ Office Space and a private office
- ✓ Warehouse
- ✓ 3 bathrooms
- ✓ On-site parking
- ✓ Multiple Billboards
- ✓ Convenient location

CARA MILLER

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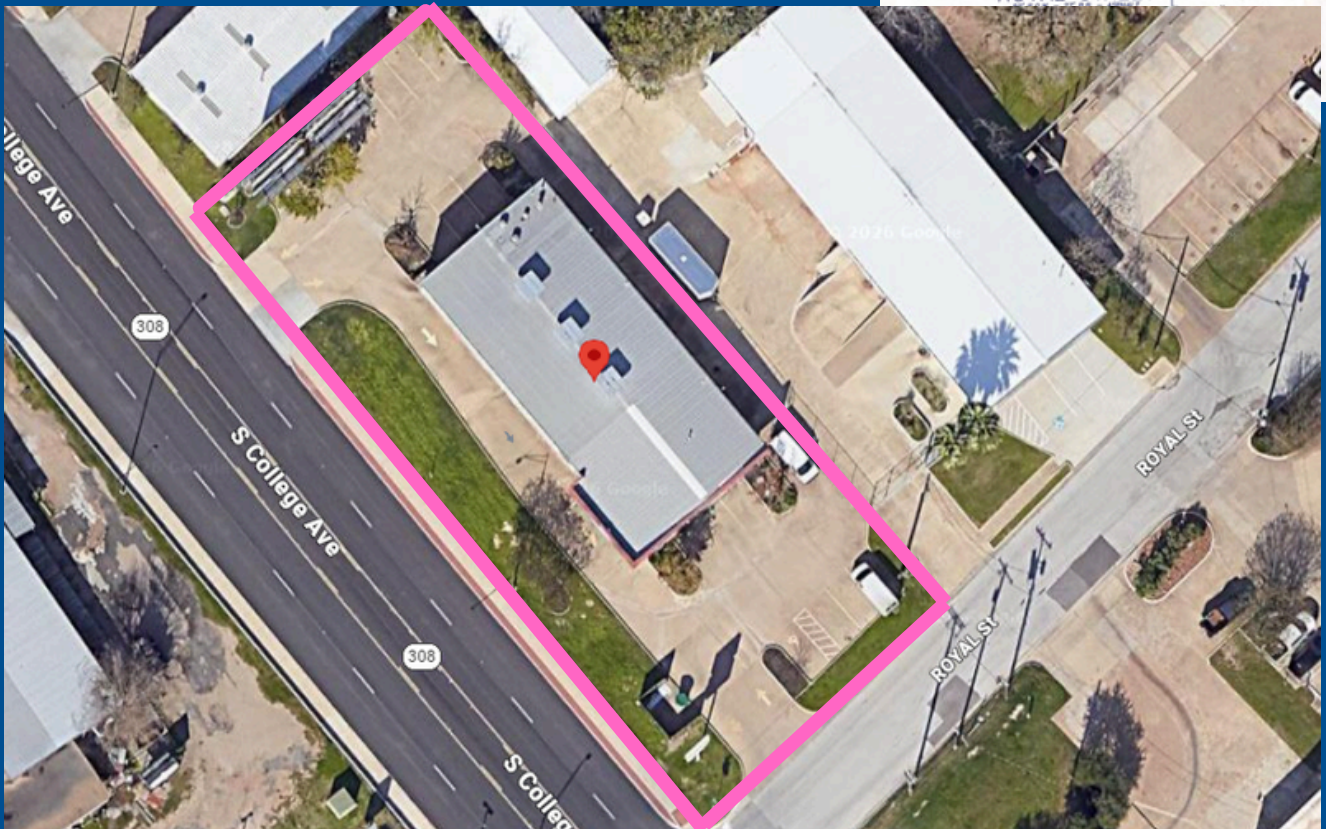
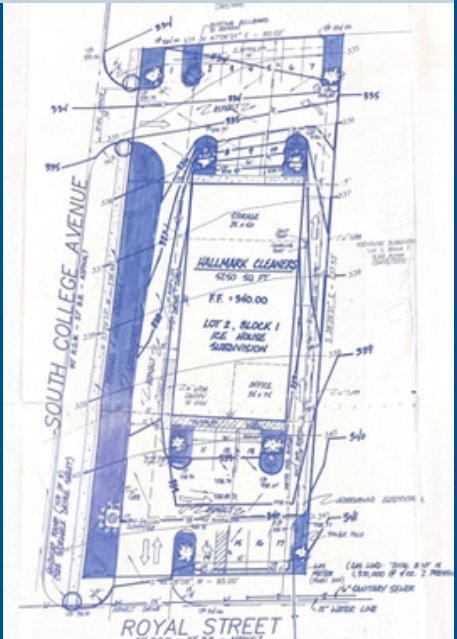
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420 Tarrow Street
College Station, Texas 77840

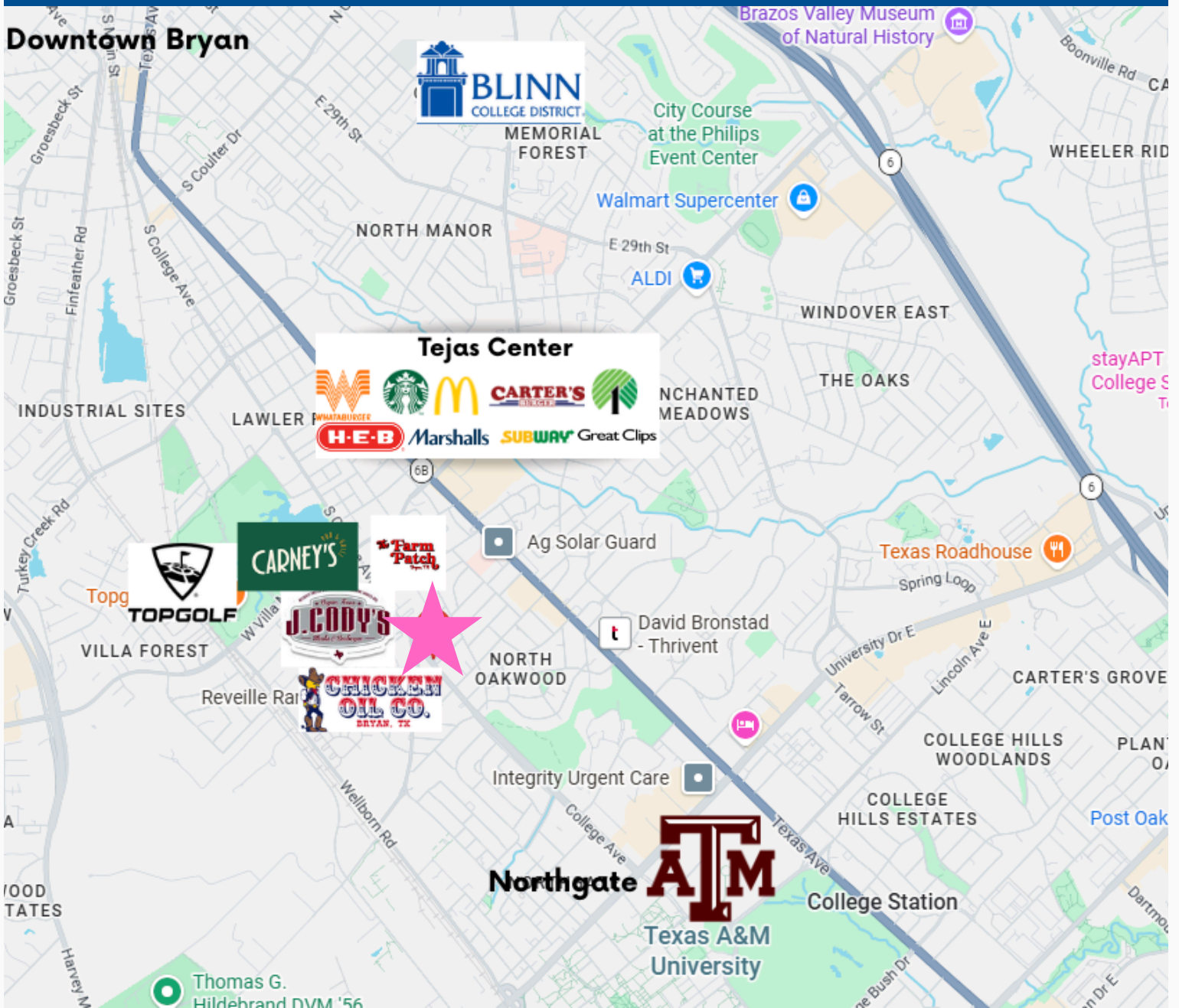
Offering Summary ↓

- Price: \$750,000
- Lot Size: 21,780 SF
- Building Size: 5,250 SF
- Year Built: 1997
- Parking: 17 spaces
- Zoning: B1

Highlights ↓

- Commercial property in high traffic area in Bryan
- Front Lobby Area/Reception
- Warehouse Area/Shop
- 3 Restrooms
- Multiple Billboard spaces
- Easy Access to retail and residential areas as well as college campuses





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