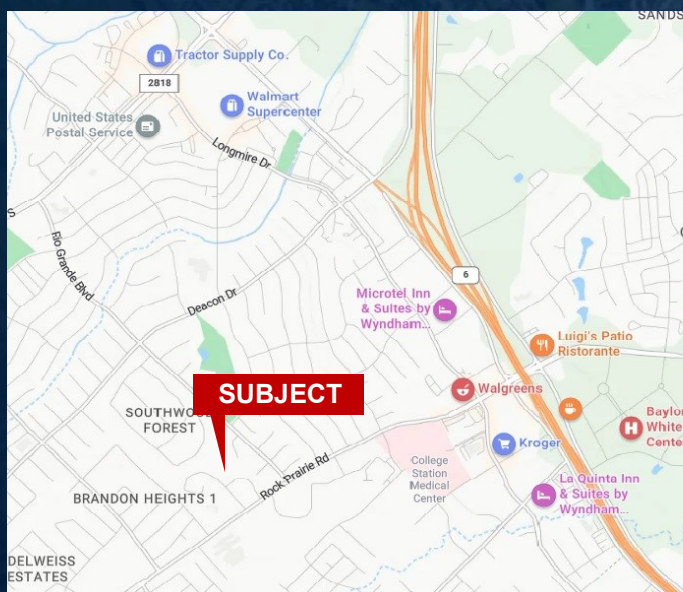
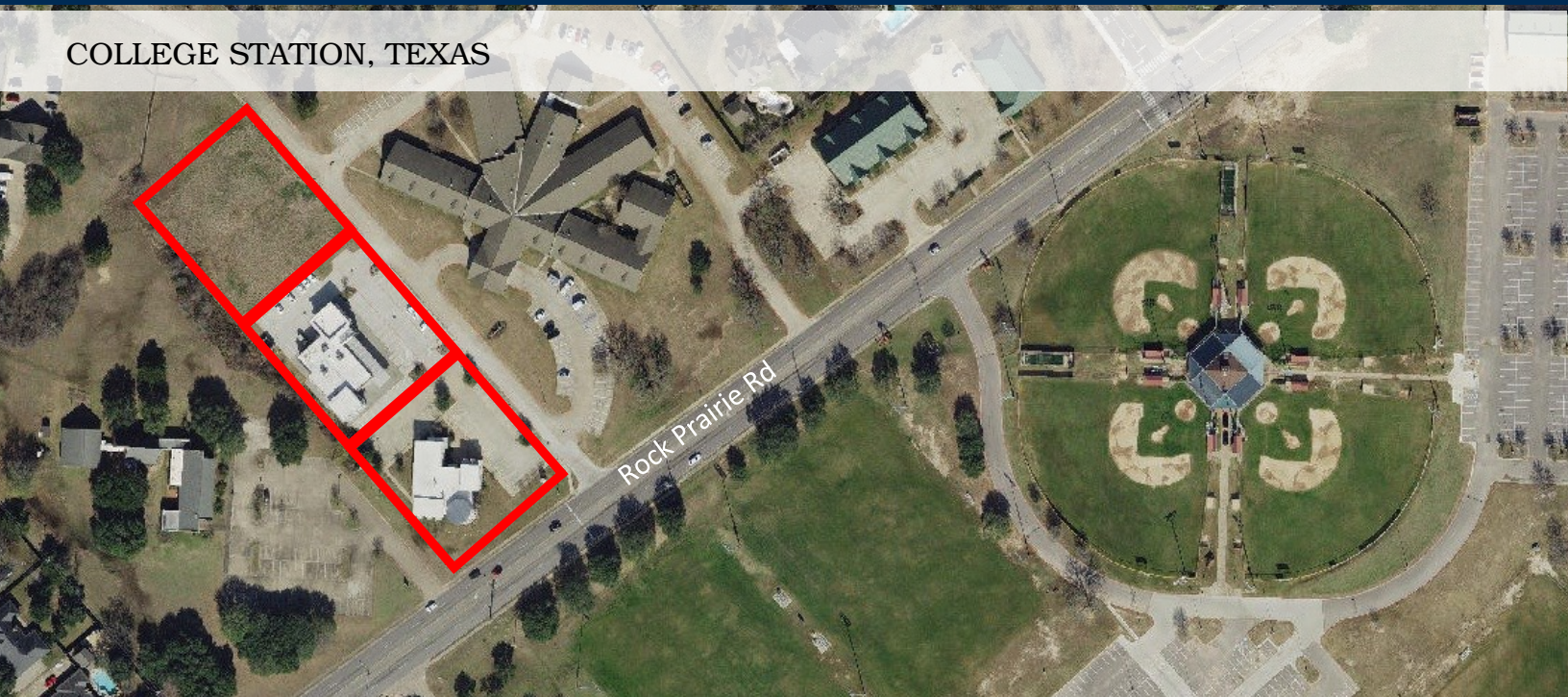


FOR SALE PACKAGE OF 3 COMMERCIAL PROPERTIES

1103 Rock Prairie Road

TXSRA.COM

COLLEGE STATION, TEXAS



For more information or to schedule a tour, please contact:

ROBERT YOUNG

979.324.1717 Cell

robertyoung@txsra.com

SRA Strategic Realty Advisors, LLC

TOTAL AREA ±2.71 Acres

- **SALE PRICE:** **\$6,245,000.00**
- Dentist Office: \$3,050,000.00
- Multitenant Office: \$2,500,000.00
- Lot (±1.11 Acres): \$ 695,000.00

Demographics 2025

	2 miles	5 miles	10 miles
Population	41,859	141,394	234,985
Households	16,402	50,773	86,823
Traffic Count Avg	19,721 VPD per TXDOT		

979.431.5566 | robertyoung@txsra.com | txsra.com | 111 University Drive #103, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

FOR SALE PACKAGE OF 3 COMMERCIAL PROPERTIES

1103 Rock Prairie Road

TXSRA.COM

COLLEGE STATION, TEXAS



1103 Rock Prairie #3001

SIZE: ~1.11 Acres
ZONING: Commercial

1103 Rock Prairie #2001

SIZE: ±6,000 SF
YEAR: 2016
TENANTS: Two

1103 Rock Prairie #1001

SIZE: ±5,602 SF
YEAR: 2013
TENANTS: One

SRA Strategic Realty Advisors, LLC

979.431.5566 | robertyoung@txsra.com | txsra.com | 111 University Drive #103, College Station, TX 77840

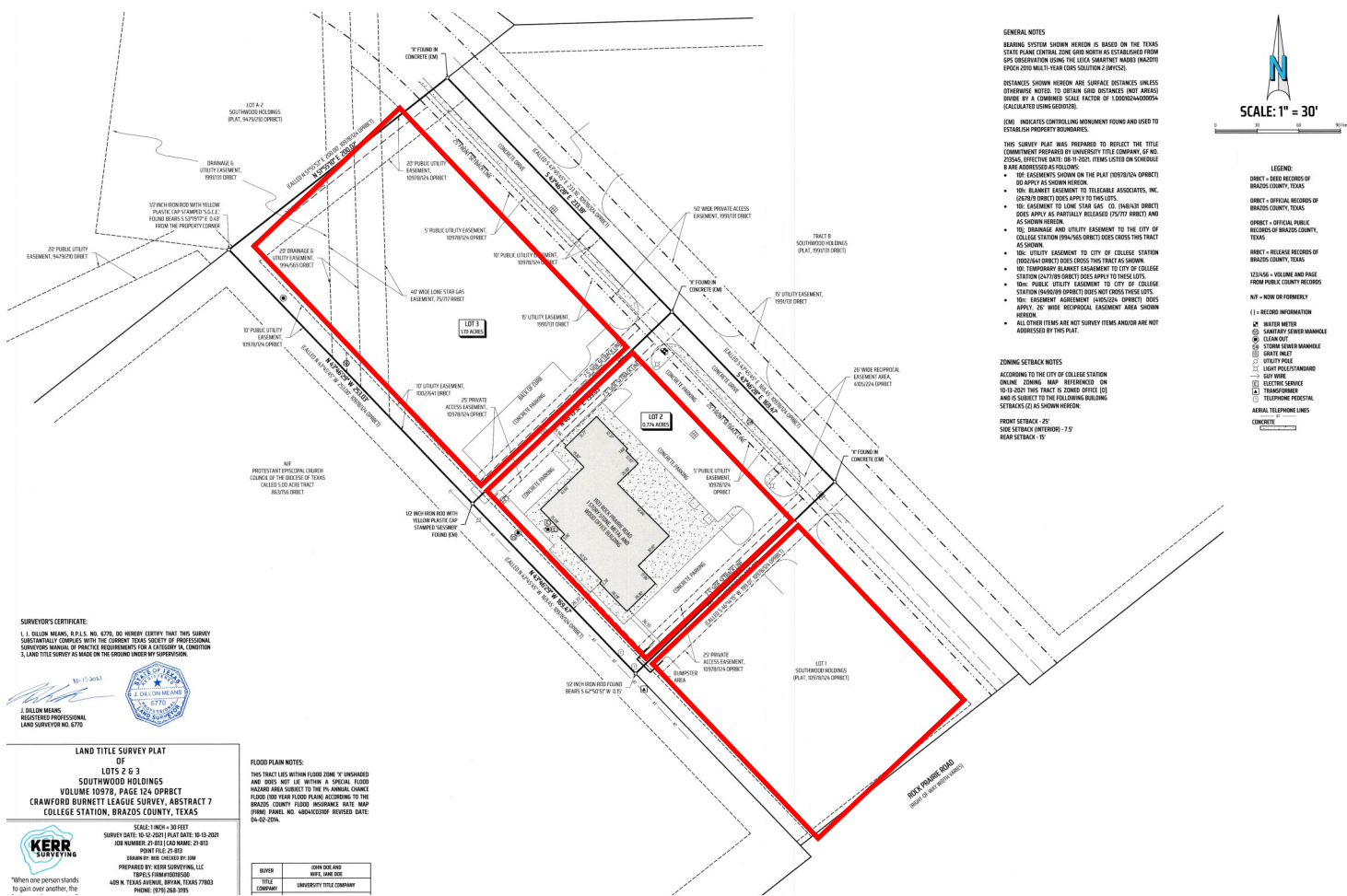
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

FOR SALE PACKAGE OF 3 COMMERCIAL PROPERTIES

1103 Rock Prairie Road
COLLEGE STATION, TEXAS

TXSRA.COM

Property Boundaries



SRA Strategic Realty Advisors, LLC

979.431.5566 | robertyoung@txsra.com | txsra.com | 111 University Drive #103, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

FOR SALE PACKAGE OF 3 COMMERCIAL PROPERTIES

1103 Rock Prairie Road

TXSRA.COM

COLLEGE STATION, TEXAS

Area Retail Map



SRA Strategic Realty Advisors, LLC

979.431.5566 | robertyoung@txsra.com | txsra.com | 111 University Drive #103, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.