

Executive Summary



1308 W VILLA MARIA ROAD | BRYAN, TX 77801



OFFERING SUMMARY

Sale Price: \$219,900

Lot Size: 0.35 Acres

Price / SF: \$14.42

PROPERTY OVERVIEW

Rare Multifamily lot located minutes from Bryan's new Midtown Park. Walking & biking distance to TAMU campus, strong built-in rental demand.

PROPERTY HIGHLIGHTS

- It's located 3 miles from Texas A&M and only 1 mile from Topgolf.
- Unique multifamily lot just minutes from Bryan's new Midtown Park and Texas A&M University.
- This 0.35-acre blank development site is perfect for a developer.

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Land For Sale

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

Additional Photos

1308 W VILLA MARIA ROAD | BRYAN, TX 77801



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Location Map

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Land For Sale

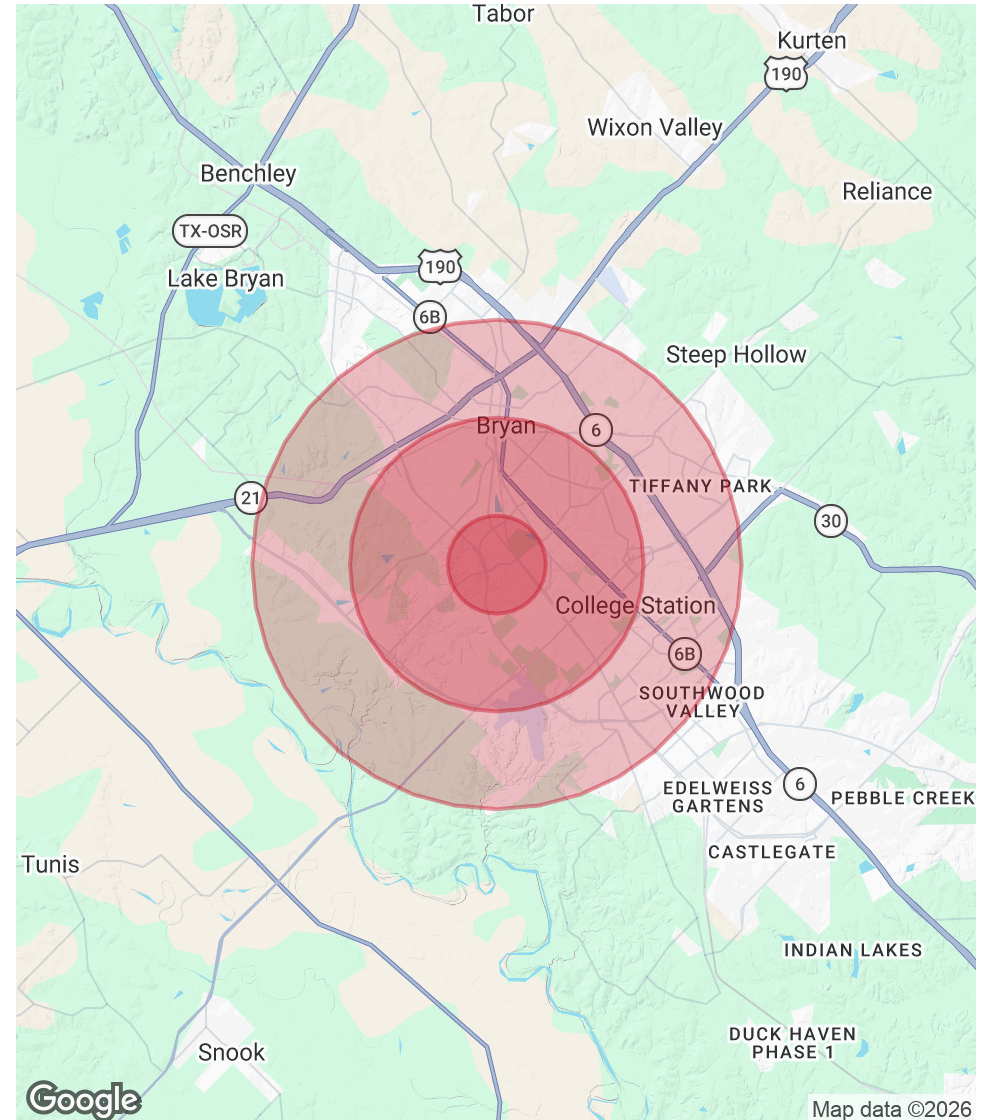
Demographics Map & Report

1308 W VILLA MARIA ROAD | BRYAN, TX 77801

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,129	61,135	128,337
Average Age	25.4	25.3	25.7
Average Age (Male)	26.0	24.8	25.1
Average Age (Female)	25.1	26.1	26.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,320	20,593	45,517
# of Persons per HH	2.4	3.0	2.8
Average HH Income	\$41,302	\$39,757	\$40,579
Average House Value	\$121,813	\$139,771	\$129,551

2020 American Community Survey (ACS)



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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

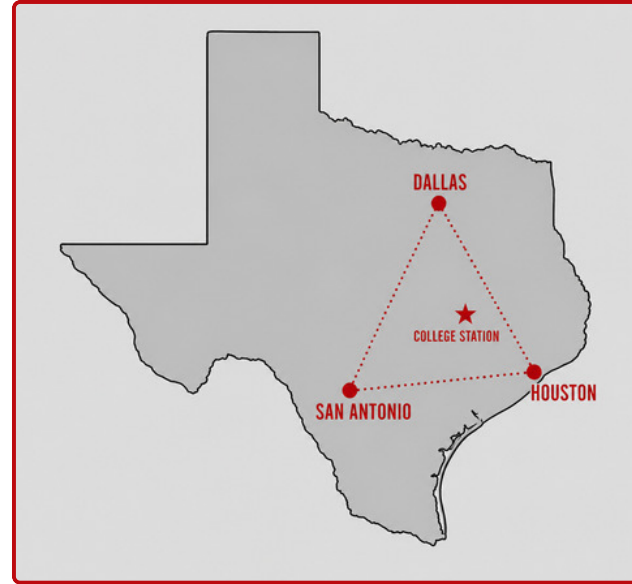


Primary Trade Area:

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.