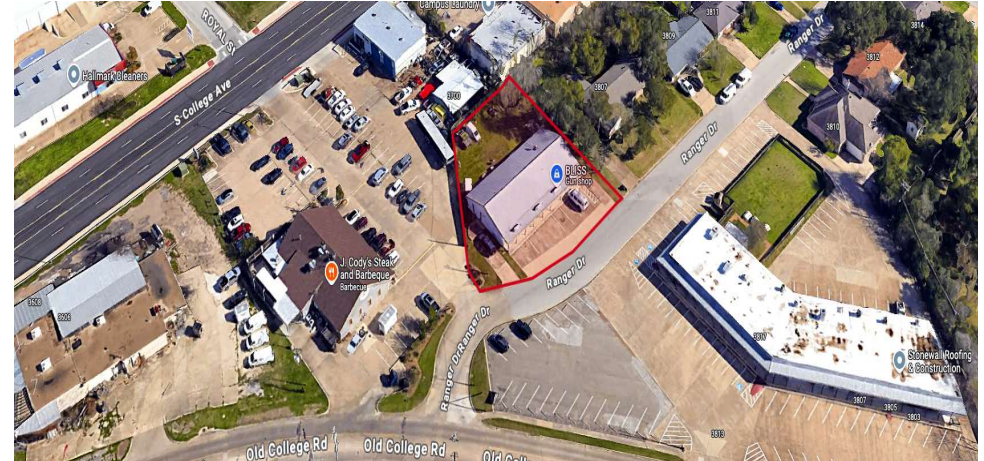


Executive Summary



3805 RANGER DR | BRYAN, TX 77801



OFFERING SUMMARY

Available SF: 1,000 – 3,960 SF

Lease Rate: \$1,500.00 – 5,700.00
per month (Gross)

Lot Size: 0.3 Acres

Year Built: 1969

Building Size: 3,960

Zoning: SC-B

PROPERTY OVERVIEW

LKG Realty Advisors is proud to present 3805 Ranger Dr for Lease. This standalone building features up to 3 suites, 2 of them featuring 8'x8' roll up doors with Yard space available. Inquire Today for more information!

PROPERTY HIGHLIGHTS

- 3,960 sf Standalone Building
- Prime Bryan Midtown Location
- Divisible into 3 suits
- 2 8'x8' Roll up Doors
- 2 shop spaces
- 4 private entrances
- 3 restrooms
- Yard Space
- Ample Parking

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com

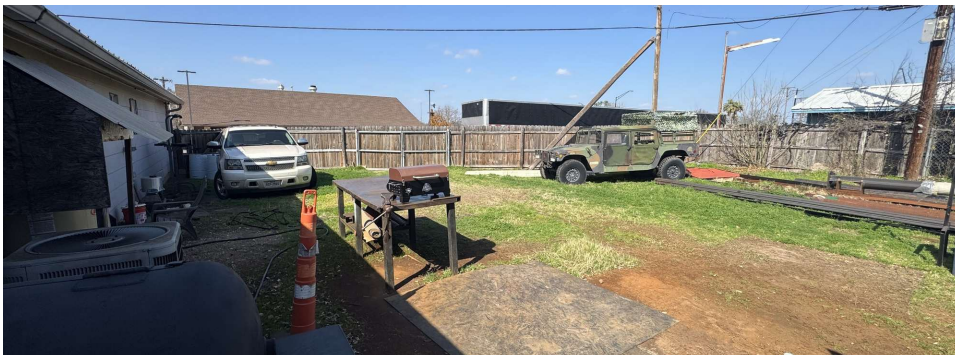


Office Building For Lease

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

Additional Photos

3805 RANGER DR | BRYAN, TX 77801



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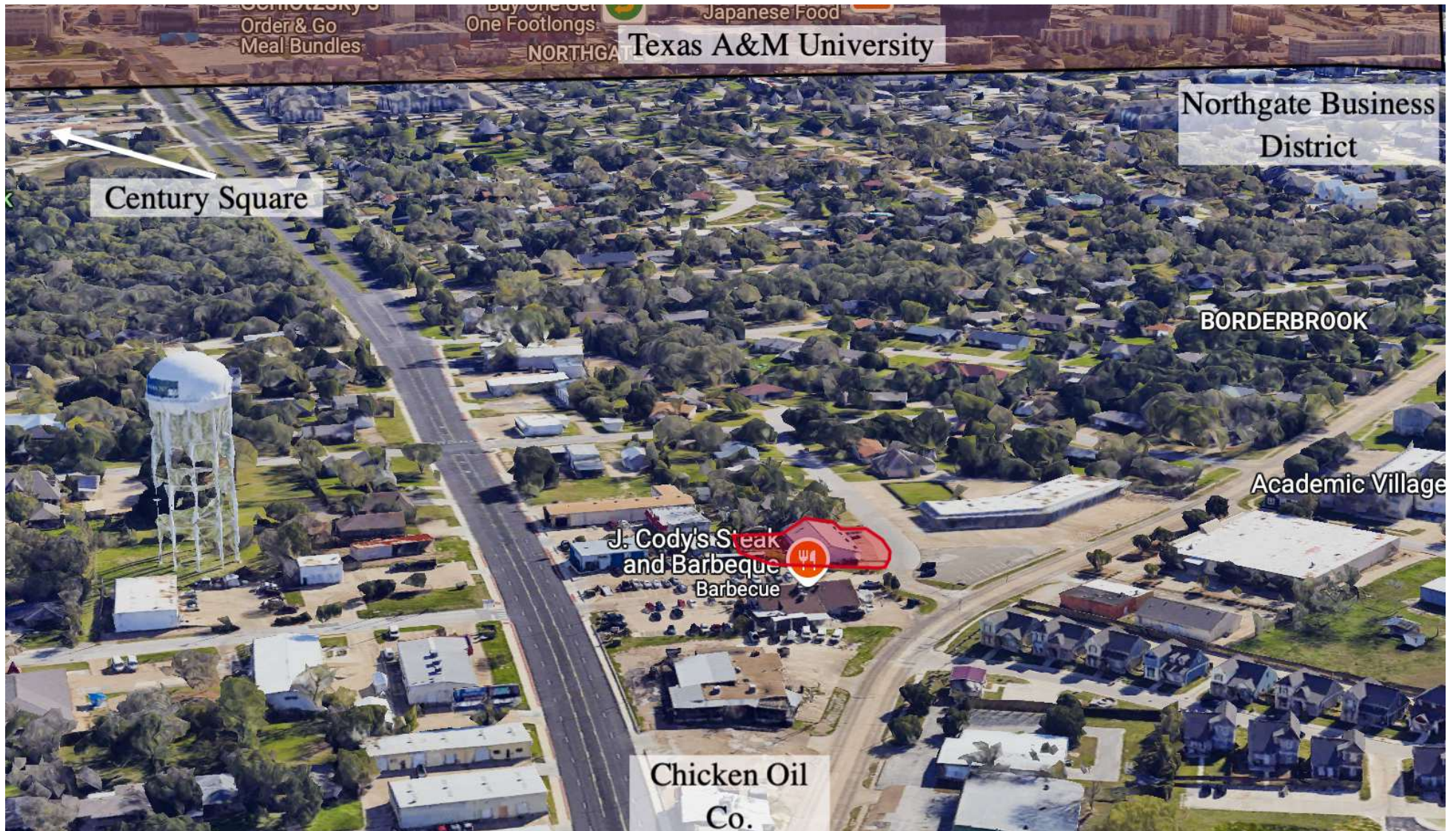


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Ariel Photo

3805 RANGER DR | BRYAN, TX 77801



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Office Building For Lease

L K G REALTY ADVISORS

The floor plan shows a rectangular building with a total width of 63' 0" and a total depth of 42' 0". The layout includes:

- Entrances:** Four doors labeled "st. A", "st. B", "st. C", and "st. D" are located along the bottom wall.
- Roll-up Doors:** Two "8' x 8' Roll up door" are located along the top wall.
- Rooms and Features:**
 - Storage:** Two storage areas are located at the top left and top right.
 - Restrooms:** Two restrooms are located in the top right section, each with a toilet and a sink.
 - HW:** A hot water (HW) unit is located in the top right section.
 - Central Area:** A large open area in the center of the building, possibly a workshop or storage area, with various dimensions and a 7' 0" wide opening.
- Dimensions:** Numerous dimensions are provided for walls, openings, and room sizes, such as 23' 0", 20' 2 7/8", 4' 5 6", 11' 2 5/16", 32' 5 3/4", and 28' 2 1/4".

Ranger Dr
Front of the building



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Lease Spaces

3805 RANGER DR | BRYAN, TX 77801



LEASE INFORMATION

Lease Type:	Gross
Total Space:	1,000 - 3,960 SF

Lease Term:	Negotiable
Lease Rate:	\$1,500.00 - \$5,700.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3805 Ranger A	Available	2,000 SF	Gross	\$2,850 per month	This suite has 5 offices, as well as a large retail area, an 8'x8' Roll Up Door connected to the large workshop area, a restroom, and an additional wash sink.
3805 Ranger C	Available	1,000 SF	Gross	\$1,500 per month	This suite has a 8'x8' Roll up door, a Lobby, an office, a restroom, and a large open workshop area
3805 Ranger D	Available	1,000 SF	Gross	\$1,500 per month	This space has 1 office at the front of the suite, with a large open room, with a bathroom and storage towards the back of the suite
3805 Ranger	Available	3,960 SF	Gross	\$5,700 per month	This standalone building features 7 offices, 3 restrooms, a classroom, 2 workshops with 8'x8' Roll Up Doors

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Office Building For Lease

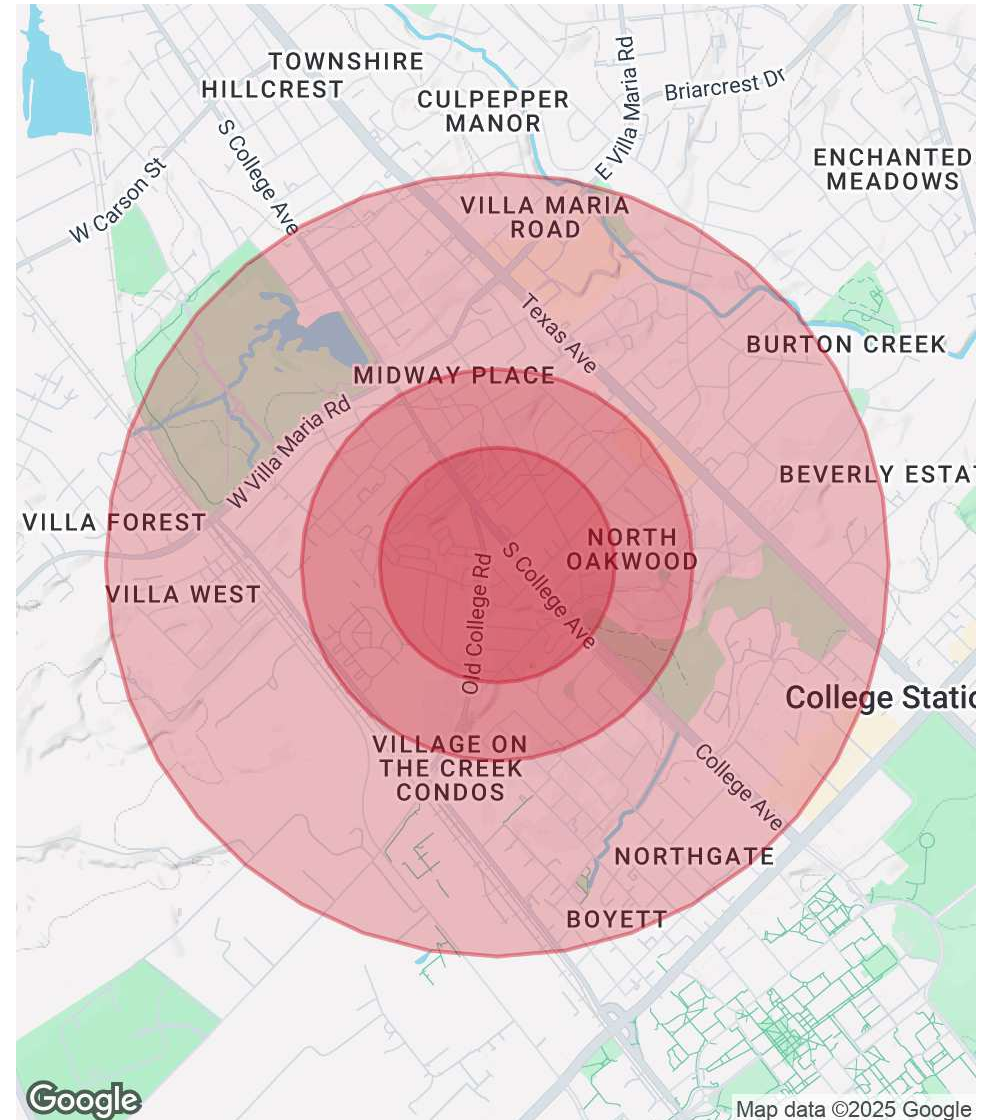
Demographics Map & Report

3805 RANGER DR | BRYAN, TX 77801

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,457	5,093	18,535
Average Age	29	28	27
Average Age (Male)	28	27	27
Average Age (Female)	30	29	27

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	569	2,118	6,708
# of Persons per HH	2.6	2.4	2.8
Average HH Income	\$60,914	\$58,837	\$53,892
Average House Value	\$438,203	\$413,603	\$332,654

Demographics data derived from AlphaMap



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Office Building For Lease



BRYAN - COLLEGE STATION

LKG REALTY ADVISORS

2025 MARKET REPORT



TEXAS A&M UNIVERSITY

Opened its doors in 1876 as the state's first public institution of higher learning. Today, it stands as a research-intensive flagship university with more than 140 undergraduate degree programs, 94 doctoral programs, and 5 first professional degrees as options for study. The University not only ranks among the top ten research institutions in the nation but also maintains one of the largest student bodies with an enrollment of over 79,000 students in the Fall of 2024. Texas A&M is one of few institutions in the world to have been triple designated sea, land, and space grants. The Texas A&M campus located in College Station, Texas serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies.

Source: <https://www.tamu.edu/>



RELLIS CAMPUS

Home to several Texas A&M System state agencies, and over one million square feet of laboratory and office space, RELLIS offers a unique research and development experience. RELLIS is research-driven with active projects in soil erosion, automotive technology, computational mechanics and alternative energy. The RELLIS Vision is to facilitate interactions between a variety of industries and academia resulting in truly extraordinary relationships.

Source: <https://rellis.tamus.edu/> BLINN COLLEGE



BLINN COLLEGE

Established in 1883, Blinn College offers certificates and two year degrees in more than 50 academic and technical areas of concentration. With over 19,000 students Blinn is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the state of Texas and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.

Source: <http://www.blinn.edu/>

RANKINGS & RECOGNITION

#2 Best Small Places for Business & Careers
(Forbes 2019)

Top 25 in Best Place to Retire in Texas
(Forbes 2022)

#1 Highest Median Income Growth in U.S.
(WalletHub 2019)

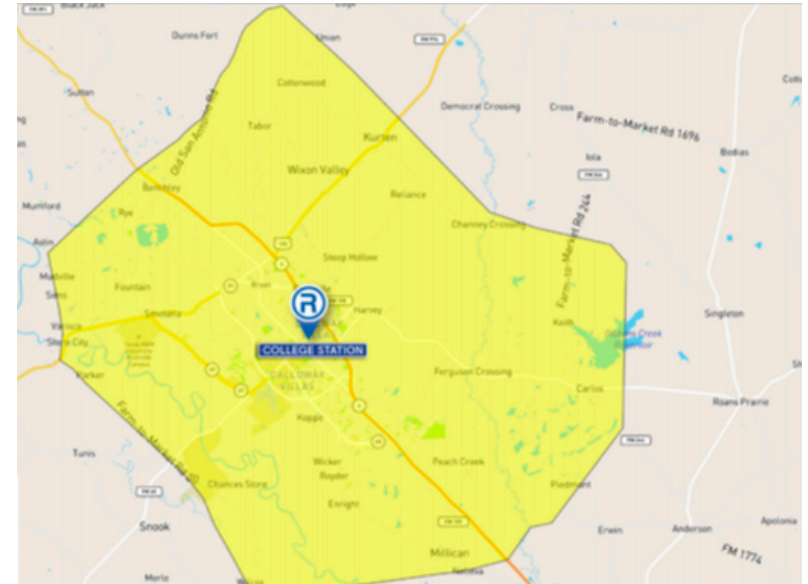
#1 Growth Cities in Texas
(UHAUL 22)

#15 Safest Cities in America
(Smart Assets, 2022)

#5 U.S. Cities With the Fastest Growing Economies
(WalletHub 2018)

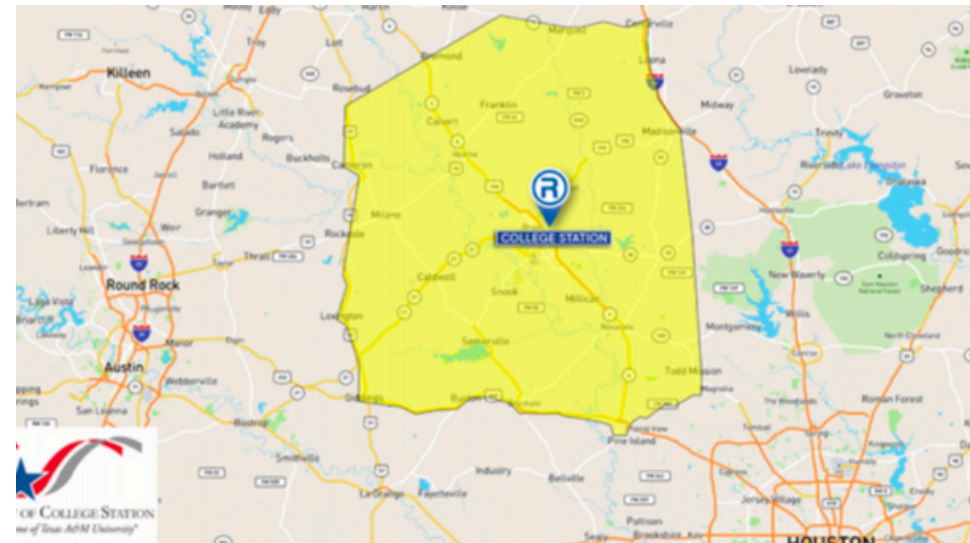
#2 Best Small Places in Texas For Cost of Doing Business
(Forbes 2019)

PRIMARY TRADE AREA: Brazos County



Population 2023: 245,549
Year over Year Population Growth as of March 2023 **↑ 4.8%**

SECONDARY TRADE AREA: Brazos Valley



Population 2023: 375,413

World Population Review



Traffic Generators

Century Square

Century Square is an exciting mixed-use destination adjacent adjacent to Texas A&M University. Redefining the Brazos Valley, the 60-acre development creates a dynamic community center where

people congregate from across the region to experience a walkable, urban destination. The leadership team is heavily comprised of former students of Texas A&M who are deeply engaged in the University's culture and its vision for the growth of the Brazos Valley. The project features premier retail and restaurant entertainment venues, 60,000 SF of Class-A office, two full-service hotels: The George and Cavalry Court, luxury apartment homes: 100 Park, and an active central gathering place.



Midtown Park

Travis Byran Midtown park is well underway and poised to be a world class destination, and already both guest and residents alike will be able to enjoy the 150-acre park. Featuring outdoor athletic fields, Legends Event Center, Top Golf, nature-based recreation opportunities and more. Bryan is creating a world-class destination that is also an amenity for the local community. Midtown Park was born out of a vision to provide Bryanites with a recreational destination in the Midtown neighborhood of Bryan. The park integrates ecological and social approaches that promote public health, cultural awareness and environmental stewardship.

<http://www.century-square.com>

<http://www.bryantx.gov>

Brazos Valley Bio Corridor

The Brazos Valley Biocorridor is interconnected, master-planned properties specializing in corporate office, biomanufacturing and R&D real estate options. Situated along two major thoroughfares -- State Highway 60 (University Drive) and State Highway 47 -- the biocorridor is adjacent to the Texas A&M Health Science Center and between Texas A&M University's main campus (~2 miles) and the 2,000-acre RELIS campus (~6 miles). Multiple corporate headquarters operate within proximity to one another and add value to the area's intellectual spirit. They include FUJIFILM Diosynth Biotechnologies Texas, iBio, ViaSat and G-CON Manufacturing. Major developments within the Biocorridor include:

Aggieland Business Park - 133 acre industrial and office park available for manufacturing, warehouse, office, distribution or R&D development projects

Lake Walk / Atlas - 200 acre master-planned mixed use campus including office, manufacturing, commercial and residential, all incorporating an extensive park and trail system

Texas A&M Health Science Center - 200 acre campus home to the Colleges of Medicine and Nursing, as well as Blinn College and the Texas Brain and Spine Institute

Westgate Park - 95 acre mixed use park directly across Highway 47 from the Texas A&M Health Science Center

FUJIFILM - The 300,000-square-foot manufacturing facility is located near the Texas A&M Health Science Center campus

Major Health Centers

CHI St. Joseph Health

- 5 hospitals, 2 long-term care facilities, 477 beds, & 30+ clinics in the Brazos Valley
- Level II Trauma Center
- Named one of America's best Hospitals
- Certified Chest Pain center, Primary Stroke Center and a Joint replacement program

The Physicians Center

- Physician Owned clinic
- Network of more than 150 physicians
- Offers additional services like surgery, sports medicine, and radiology

Baylor Scott & White

- 5 stories, 143 beds
- Located on a 98 acre campus near Texas Highway 6 and Rock Prairie Road
- Certified Advanced Primary Stroke Center and Chest Pain Center
- Level III Trauma Center

Texas A&M System and State Agencies

The A&M System provides service and education to the people of Texas and beyond through seven state agencies and several campuses. The A&M System members educate over 152,000 students and make more than 24 million additional educational contacts through services and outreach programs each year. System-wide, expenditures exceeded \$1 Billion and helps drive the state's economy. With more than 26,000 faculty and staff, the A&M system has a physical presence in 250 of the state's 254 counties and a programmatic presence in every county. To the right are some of the system agencies that are headquartered in Bryan-College Station.



INDUSTRY & COMMERCE

Bryan Business Park

- 200+ acres of the park occupied by businesses including Toyo Int, New Southwest Banking Co., Coca-Cola, and Sanderson Farms
- Ideal for industrial, R&D, or traditional business operations

The Business Center at College Station

- Over 200 acres five miles from A&M
- Ideal location for businesses seeking to expand their opportunities
- Includes a fully developed infrastructure, fiber optic connectivity, landscaping and zoning for further technology and odic development
- Current residents include firms involved in telecommunications, software development and technology manufacturing

Midtown Business Park

- Midtown Business Park consists of 252 developable acres
- Direct access to State Highway 6 and State Highway 40
- Office and light manufacturing, the park has offerings for a variety of planned building uses, including light-manufacturing, professional office and commercial retail.

Texas Triangle Park

- Texas triangle park represent's the Research Valley's premier rail served industrial solution
- Central location and connectivity serves as a inland getaway to North America's Southwest Region and major consumer markets
- Focused on energy advanced manufacturing, international trade/ logistics and energy research and development