

3989 Graham Road—FOR SALE

~7.52 Acres and 100% Leased Fraternity House

TXSRA.COM

COLLEGE STATION, TX 77845



## COMMERCIAL OFFERING MEMORANDUM



**FOR SALE**

**\$2,800,000.00**

**~7.52 Acres**

**3 Residence Buildings**

**1 Metal Pavilion**

**ROBERT YOUNG**

979.324.1717

**SRA** Strategic Realty Advisors, LLC

979.431.5566 | robertyoung@txsra.com | txsra.com | 903 Texas Ave, 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.



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## *Offering*



### 3989 Graham Road

SRA Strategic Realty Advisors, LLC is pleased to present this professionally managed asset in College Station, Texas. 3989 Graham Road provides an opportunity for an investor to take advantage of a strong lease with a national fraternity. This offering includes a lease through July 31, 2027 producing \$20,000 month with annual increases.

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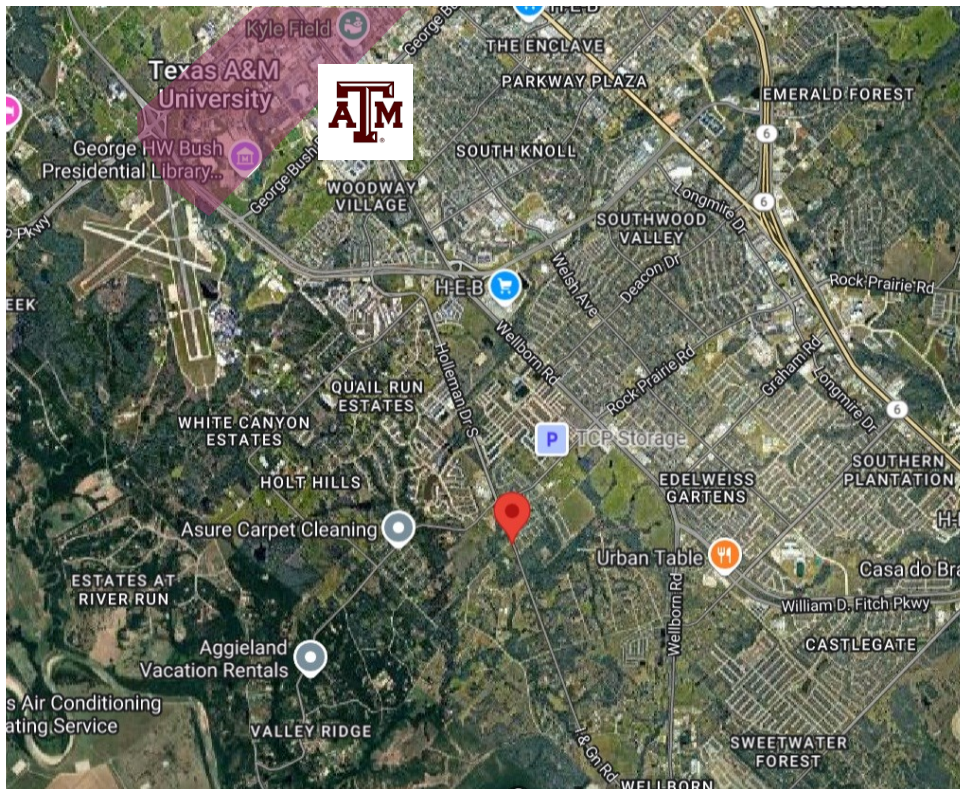
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## *Executive Summary*

### Offering

- **Upside Opportunity:** Potential to increase rents
- **Area Development:** Significant commercial, residential, and municipal development in a 5 mile radius
- **Occupancy:** National fraternity lease
- **Prime Location:** Just minutes to Texas A&M University and Kyle Field



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Property Overview

Property Summary

Information		Service	Provider	Responsibility
Year Constructed	1981, 2002, 2004, 2023	Electricity	College Station Utilities	Resident
Address	3989 Graham Rd	Water	Wellborn	Resident
County	Brazos	Trash	Third Party	Resident
Buildings	3	Gas	Propane	Resident
Rentable SF Per Unit	3791, 2054, 2652	Internet & Cable	Optimum	Resident
Exterior	Brick/Wood/Hardy Plank	Telephone	Verizon	Resident
Roof	25 year composite			
Framing	Wood			
Foundation	Concrete			



Property Overview

Property Summary

Main House	Building One	Building Two
2 Stories	2 Stories	2 Stories
6 Bedrooms	8 Bedrooms	4 Bedrooms
5 1/2 Bathrooms	4 Bathrooms	3 Bathrooms
2 Livings		Living
1 Dining		
1 Kitchen		2 Kitchens

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## *Photos*



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