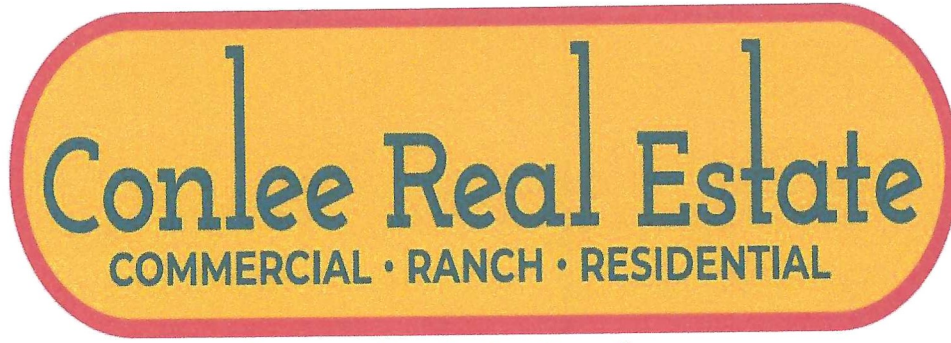




conleerealestate@yahoo.com

Craig D. Conlee, Broker

325-347-7757

Finfeather Plaza

**59,362 SF Office/Warehouse/Retail
2700-2908 Finfeather Road Bryan, TX 77803**

Uniquely located midway between Texas A&M University, RELLIS Campus and Historic Downtown Bryan the property offers access to traffic flowing between the cities and the campus. The property contains over 35 rental units covering 55,000 SF and is currently 100% leased. The property can be sold in 4 separate parcels or as preferred one transaction....

- Location, Location, Location
- Large tenants and a good mix of small tenants
 - Currently 100% leased

Asking price \$102.00 per SF \$6,054,924

Gross Annual Revenue \$457,892.00

Predicted Cap Rate 6.19 %

Rental Rates are increasing per Renewals

<https://www.youtube.com/watch?v=7m8ZqL1GiWE>

[Drone Video link](#)

<https://kw.id.land/ranching/maps/238aa8cea475974d5983408eaaacff81/share>

[Land ID Interactive Aerial](#)

**Offering Overview
Finfeather Plaza
2700-2908 Finfeather Road**

Spaces Available	2700 Building	10,000 SF	8 rentable @ 1250 SF
	2800 Building	10,000 SF	8 rentable @ 1250 SF
	2820 Building	21,340 SF	2 Rentable @ 13776 SF 7564 SF
	2900 Building	18,022 SF	5 Rentable Multi- SF
	TOTAL	59,362 SF	

Price per SF **\$102.00 PER SF** **\$6,054,924**

Lot Size **4.93 acres or 214,828 SF**

Parcel ID See Attached Record

Zoning Commercial --- C-3

Frontage 1045 Linear Feet on FINFEATHER ROAD

Coordinates See attached

Subdivision Cedar Ridge and Ashford Hills

Property Overview

A unique mixture of small (1250 SF) office/warehouse each with OH doors that open to a back alley and larger spaces including a larger space occupied by Cen-Tex Countertops where marble and granite are custom milled for countertops.

The location is centrally located between Bryan and College Station with easy access to Texas A&M University, Historic Downtown Bryan, RELLIS Campus and the Bio Tech Corridor next to Traditions. Easterwood Regional Airport is handy as well. The new MIDTOWN PARK is across the street from this location the park is has the new Top Golf, a new Legends Event Facilities, Multiple outdoor baseball fields and soon a new Movie/Gaming/Indoor activity park. So down the road this tract could be ripe for a Hotel/Conference Center.

(continues)

SELLERS POSITION

The sellers are a middle aged couple restructuring their investment portfolio after building and owning several businesses not the least of which was Garrett Moving and Storage (Mayflower Agency for 23 years), 7F Lodge (10 years), Multiple Commercial Properties and the Cryo Guys (Frozen Lab Material Delivery).

Currently the last of the Sellers (5) children is set to graduate high school so they are slimming down their day to day work load in advance of much wanted travel.

DETAILS

SELLERS

Donna and Phillip Garrett dba Garrett Properties
6166 Imperial Loop Ste 14, College Station, TX 77845

TITLE COMPANY

University Title
1021 University Dr E,
College Station, TX 77840
Kim Tomme
kim.tomme@utitle.com
979-260-9818

ATTORNEY

Fred Bayliss
fbayliss@baylisslaw.net
979-693-8361

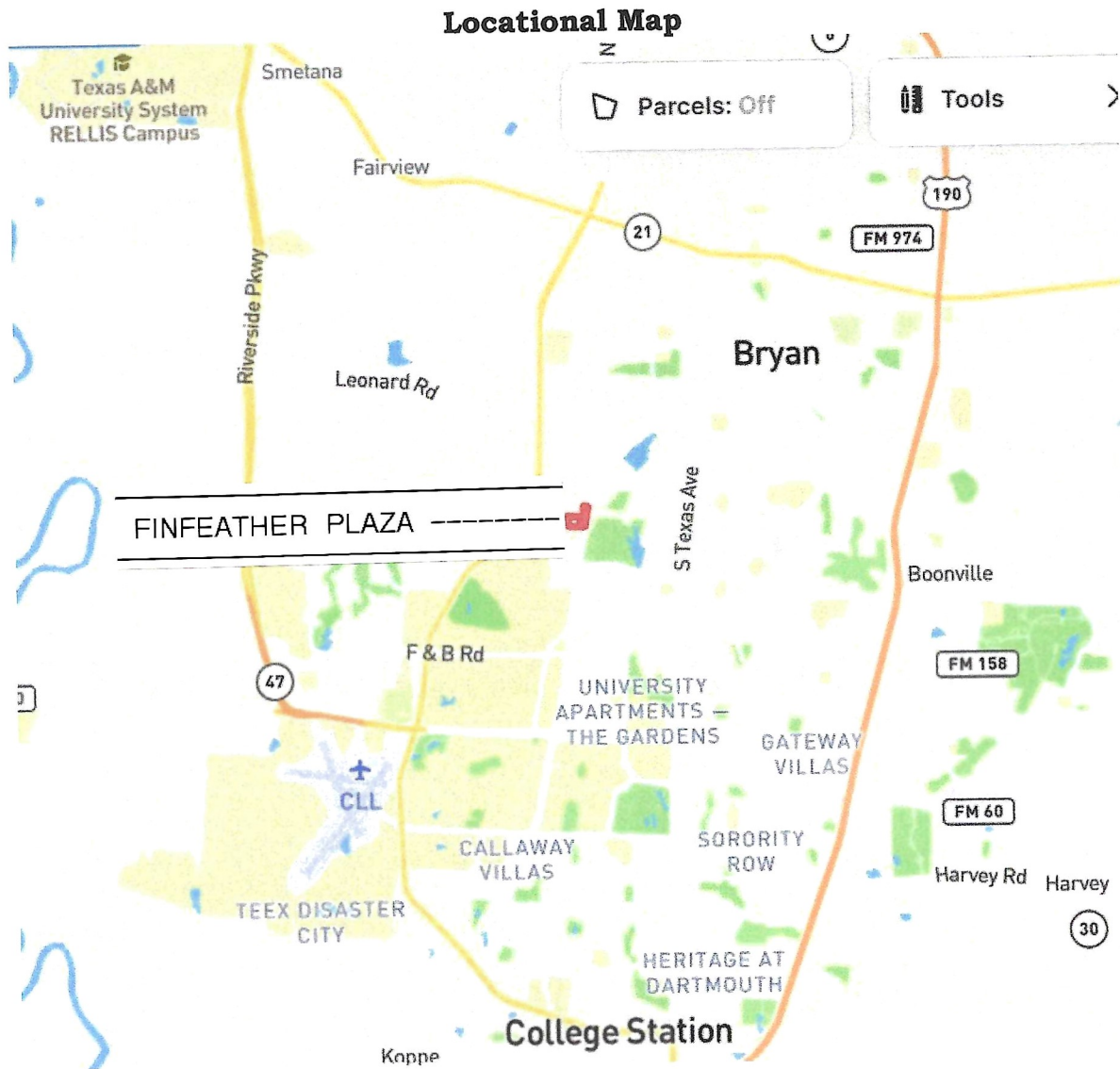
BROKER

Craig D. Conlee License # 0572256
325-347-7757
Conlee Real Estate
3006 Gleneagles CT
Bryan, TX 77802



conleerealestate@yahoo.com

325-347-7757



2900-2908 Finfeather 18,022 SF

2700 Finfeather 10,000 SF



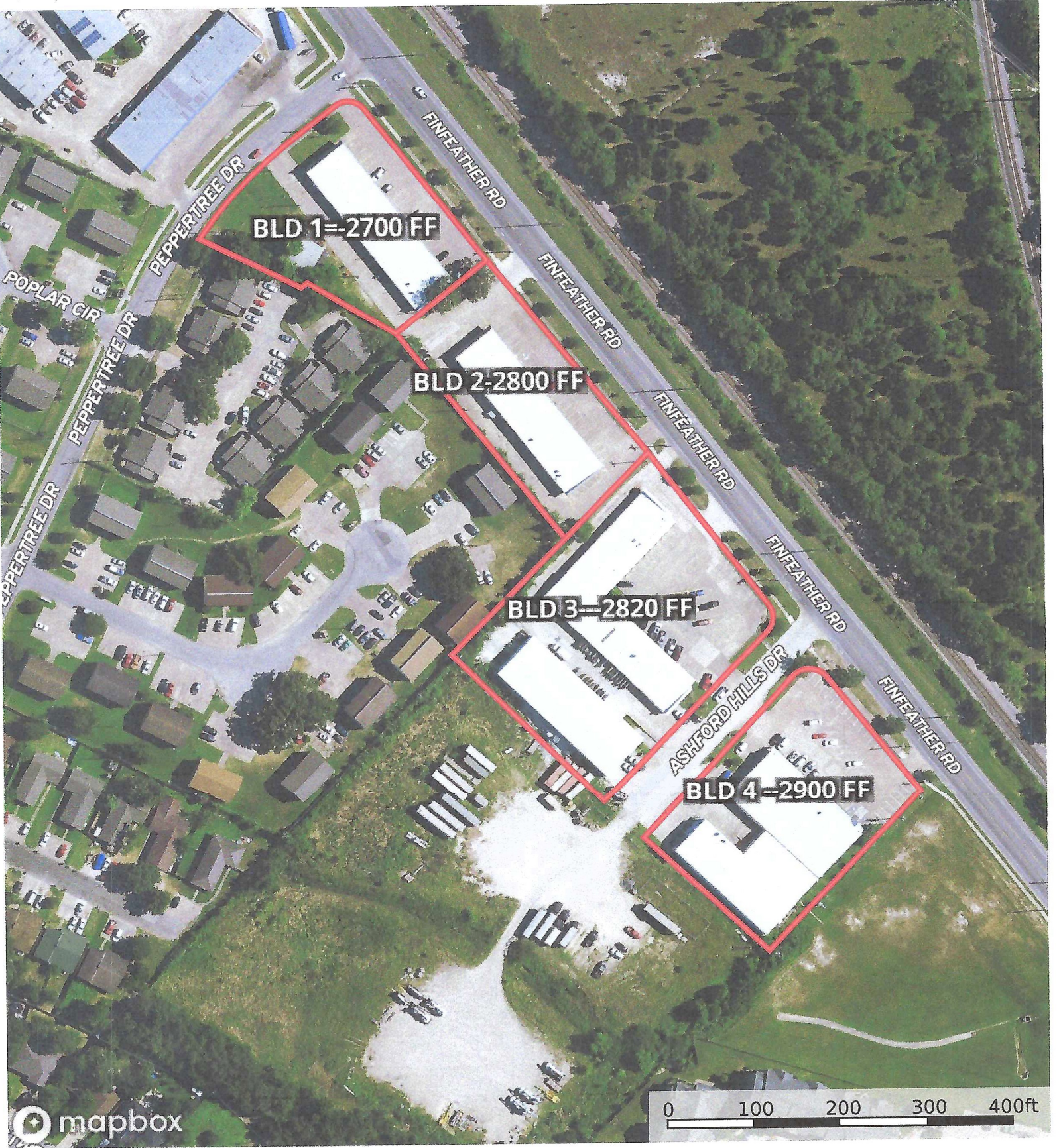
2800 Finfeather 10,000 SF



2820 Finfeather 21,340
Front and Warehouse



Finfeather
Texas, AC +/-



Boundary

Craig Conlee
P: 325-347-7757

conleerealestate@yahoo.com

3006Gleneagles CT Bryan, TX 77802



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

GARRETT PROPERTIES TENANT LIST as of JANUARY 2025

SUITE #	TENANT	Last Lease Date	Renewal Date	Monthly Rent	Deposit
2700	SHANTAL LOPEZ MARTINEZ	06/01/24	05/31/25	\$ 900	\$ 900
2702	SHANTAL LOPEZ MARTINEZ	06/01/24	05/31/25	\$ 900	\$ 900
2704	EL CASTILLO DE LA DECORACION	06/01/24	05/31/25	\$ 900	\$ 900
2706	EL CASTILLO DE LA DECORACION	06/01/24	05/31/25	\$ 900	\$ 900
2708	FLORES FLOORING	10/01/21	09/30/22	\$ 800	\$ 800
2710	DANNY ROLAND	01/01/21	12/31/21	\$ 700	\$ 700
2712	ABDURAOF ALMEHDI FRAIR	08/24/22	08/31/25	\$ 900	\$ 800
2714	CONCILIO de IGLESIAS de CRISTO	01/01/23	02/28/26	\$ 900	\$ 900
2800	VACANT				
2802	LA PODEROZA	01/01/23	05/30/25	\$ 850	\$ -
2804	ALFONSO AYALA	05/01/23	04/30/24	\$ 875	\$ 850
2806	C&L NUT	06/01/23	05/31/24	\$ 750	\$ -
2808	ANA LOPEZ	02/11/22	01/31/23	\$ 850	\$ 850
2810	JULIAN ROAN	03/14/22	05/31/23	\$ 850	\$ 850
2812	IGLESIAS DE DIOS MUNDIAL	05/01/21	04/30/22	\$ 750	\$ 750
2814	G&M HAULERS	06/01/23	05/31/24	\$ 850	\$ 600
2820	VACANT				
2828	CENTEX COUNTERTOPS	03/01/19	02/28/22	\$ 480	\$ -
2830	CENTEX COUNTERTOPS	03/01/19	02/28/22	\$ 485	\$ -
2834	CENTEX COUNTERTOPS	03/01/19	02/28/22	\$ 485	\$ -
2840	CENTEX COUNTERTOPS	03/01/19	02/28/22	\$ 1,750	\$ -
2900	SIEMENS	05/01/24	04/30/25	\$ 1,575	\$ 975
2902	SIEMENS	05/01/24	04/30/25	\$ 1,575	\$ 975
2904	VACA AND SALAZAR (Barber Shop)	03/15/23	03/31/24	\$ 1,400	\$ 1,400
2906	IGLESIAS REY DE JUSTICIA			\$ 2,100	\$ 1,400
2908	JORGE HERNANDEZ (CHURCH)	01/18/21	01/31/23	\$ 2,100	\$ 1,800
711A/B	CENTEX COUNTERTOPS	01/11/22	12/31/22	\$ 3,456	\$ -
711E	KOLL OFFICE INTERIORS			\$ 2,100	
711F	SIEMENS	05/01/24	04/30/25	\$ 1,500	
712B	CENTEX COUNTERTOPS	03/01/19	02/28/22	\$ 3,600	\$ -
				\$ 35,281	\$ 17,250

Estimated Rent \$900

Estimated rent \$3,000

Renews May 1st for \$1716.76 / 3 years
Renews May 1st for \$1716.76 / 3 years

Renews May 1st for \$1,605 / 3 years

Property Details

Account

Property ID: 17461 **Geographic ID:** 115000-0002-0010

Type: R **Zoning:** C-3

Property Use: **Condo:**

Location

Situs Address: 2900 FINFEATHER RD TX

Map ID: 540-216,540-218 **Mapsco:**

Legal Description: ASHFORD HILLS PH 1, BLOCK 2, LOT 1

Abstract/Subdivision: 115000

Neighborhood: (F16000.C) B-SW;COMMERCIAL

Owner

Owner ID: 338634

Name: GARRETT FAMILY INVESTMENTS LLC

Agent: BENT ARROW CONSULTING LLC

Mailing Address: % GARRETT DONNA & PHILLIP DBA GARRETT PROPERTIES
6166 IMPERIAL LOOP
STE 14
COLLEGE STATION, TX 77845-6337

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: N/A (+)

Improvement Non-Homesite Value: N/A (+)

Land Homesite Value: N/A (+)

Land Non-Homesite Value: N/A (+)

Agricultural Market Valuation: N/A (+)

Property Improvement - Building

Description: STRIP CENTER **Type:** COMMERCIAL **Living Area:** 9940.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	*	1981	9940
OP	OPEN PORCH	*	1981	994
SH	SHOP/WAREHOUSE	*	1983	3200

Description: OFFICE/WHSE **Type:** COMMERCIAL **Living Area:** 8082.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	*	1981	7250
MA2	SECOND FLOOR	*	1981	832

Description: EXTRAS **Type:** COMMERCIAL **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
CONC 5-6	5-6 INCH CONCRETE	*	1981	34882

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	COMMERCIAL	1.21	52,856.00			N/A	N/A

Property Details

Account

Property ID:	17459	Geographic ID:	115000-0001-0010
Type:	R	Zoning:	C-3
Property Use:		Condo:	

Location

Situs Address:	2820 FINFEATHER RD TX		
Map ID:	540-218	Mapsco:	
Legal Description:	ASHFORD HILLS PH 1, BLOCK 1, LOT 1R		
Abstract/Subdivision:	115000		
Neighborhood:	(F16000.C) B-SW;COMMERCIAL		

Owner

Owner ID:	338634
Name:	GARRETT FAMILY INVESTMENTS LLC
Agent:	BENT ARROW CONSULTING LLC
Mailing Address:	% GARRETT DONNA & PHILLIP DBA GARRETT PROPERTIES 6166 IMPERIAL LOOP STE 14 COLLEGE STATION, TX 77845-6337
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Property Improvement - Building

Description: CENTER Type: COMMERCIAL Living Area: 13776.0 sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	*	1979	13776
OP	OPEN PORCH	*	1979	2224

Description: EXTRAS Type: COMMERCIAL Living Area: 0 sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
CONC 5-6	5-6 INCH CONCRETE	*	1979	31974
LGT 3	TRIPPLE POLE	*	1979	1

Description: OFFICE WAREHOUSE Type: COMMERCIAL Living Area: 7564.0 sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	*	1979	7564

Description: EXTRAS Type: COMMERCIAL Living Area: 0 sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
CONC 5-6	5-6 INCH CONCRETE	*	0	3850
CHAIN	CHAIN LINK FENCING	*	0	180

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	COMMERCIAL	1.74	75,664.00	0.00	0.00	N/A	N/A

 Property Details

Account

Property ID:	21747	Geographic ID:	189000-0102-0010
Type:	R	Zoning:	C-3
Property Use:		Condo:	

Location

Situs Address:	2800 FINFEATHER RD TX	
Map ID:	540-218	Mapsco:
Legal Description:	CEDAR RIDGE PH 1, BLOCK 2, LOT 1	
Abstract/Subdivision:	189000.01	
Neighborhood:	(F16000.C) B-SW;COMMERCIAL	

Owner

Owner ID:	338634	
Name:	GARRETT FAMILY INVESTMENTS LLC	
Agent:	BENT ARROW CONSULTING LLC	
Mailing Address:	% GARRETT DONNA & PHILLIP DBA GARRETT PROPERTIES 6166 IMPERIAL LOOP STE 14 COLLEGE STATION, TX 77845-6337	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

 Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Property Improvement - Building

Description: OFFICES Type: COMMERCIAL Living Area: 10000.0 sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	*	1980	10000
OP	OPEN PORCH	*	0	1872

Description: EXTRAS Type: COMMERCIAL Living Area: 0 sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
CONC 5-6	5-6 INCH CONCRETE	*	1980	18200

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	COMMERCIAL	0.91	39,742.00			N/A	N/A

 Property Details

Account

Property ID:	21748	Geographic ID:	189000-0102-0020
Type:	R	Zoning:	C-3
Property Use:		Condo:	

Location

Situs Address:	2700 FINFEATHER RD TX	
Map ID:	540-218	Mapsco:
Legal Description:	CEDAR RIDGE PH 1, BLOCK 2, LOT 2 LESS TRIANGLE	
Abstract/Subdivision:	189000.01	
Neighborhood:	(F16000.C) B-SW;COMMERCIAL	

Owner

Owner ID:	338634
Name:	GARRETT FAMILY INVESTMENTS LLC
Agent:	BENT ARROW CONSULTING LLC
Mailing Address:	% GARRETT DONNA & PHILLIP DBA GARRETT PROPERTIES 6166 IMPERIAL LOOP STE 14 COLLEGE STATION, TX 77845-6337
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

 Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Property Improvement - Building

Description: CENTER Type: COMMERCIAL Living Area: 10000.0 sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	*	1980	10000
OP	OPEN PORCH	*	1980	1232

Description: EXTRAS Type: COMMERCIAL Living Area: 0 sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
CONC 5-6	5-6 INCH CONCRETE	*	1980	18200

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
2	COMMERCIAL	1.07	46,566.00	0.00	0.00	N/A	N/A