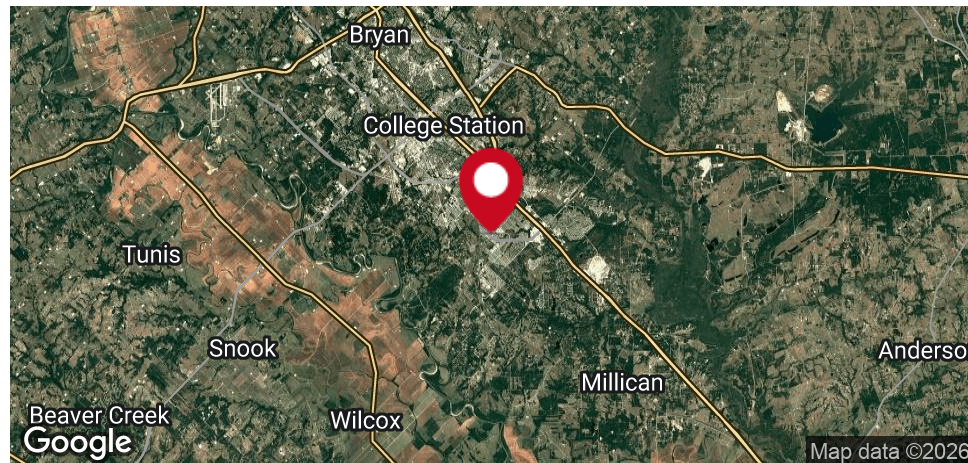


# 2775 Barron Road Sale Brochure



2775 BARRON ROAD | COLLEGE STATION, TX 77845



## OFFERING SUMMARY

**Sale Price:** Inquire for Price

**Lot Size:** 2.0 Acres

**Building Size:** 12,359 SF

**Zoning:** PDD, GS

## PROPERTY OVERVIEW

2775 Barron Road offers a unique opportunity for both owner-users and investors seeking a well-located special-purpose property in South College Station. The approximately 12,000-square-foot building provides a flexible layout with the space and functionality to accommodate a school, training facility, childcare center, religious organization, or other institutional use.

Situated in one of College Station's fastest-growing areas, the property offers convenient access to surrounding residential developments, major thoroughfares, and area amenities. It is well-suited for an organization looking to establish or expand its operations, as well as an investor seeking a specialized asset with long-term leasing potential.

## PROPERTY HIGHLIGHTS

- Special Purpose / School / Childcare
- Efficient 2024 Construction
- Highly visible/ high traffic intersection
- Ample parking for staff and visitors
- Spacious classrooms and common areas
- Versatile layout for various educational uses

## RICK LEMONS, CCIM

Broker  
979.221.2929  
rlemons@lkgra.com



Special Purpose Property For Sale

# Additional Photos

2775 BARRON ROAD | COLLEGE STATION, TX 77845



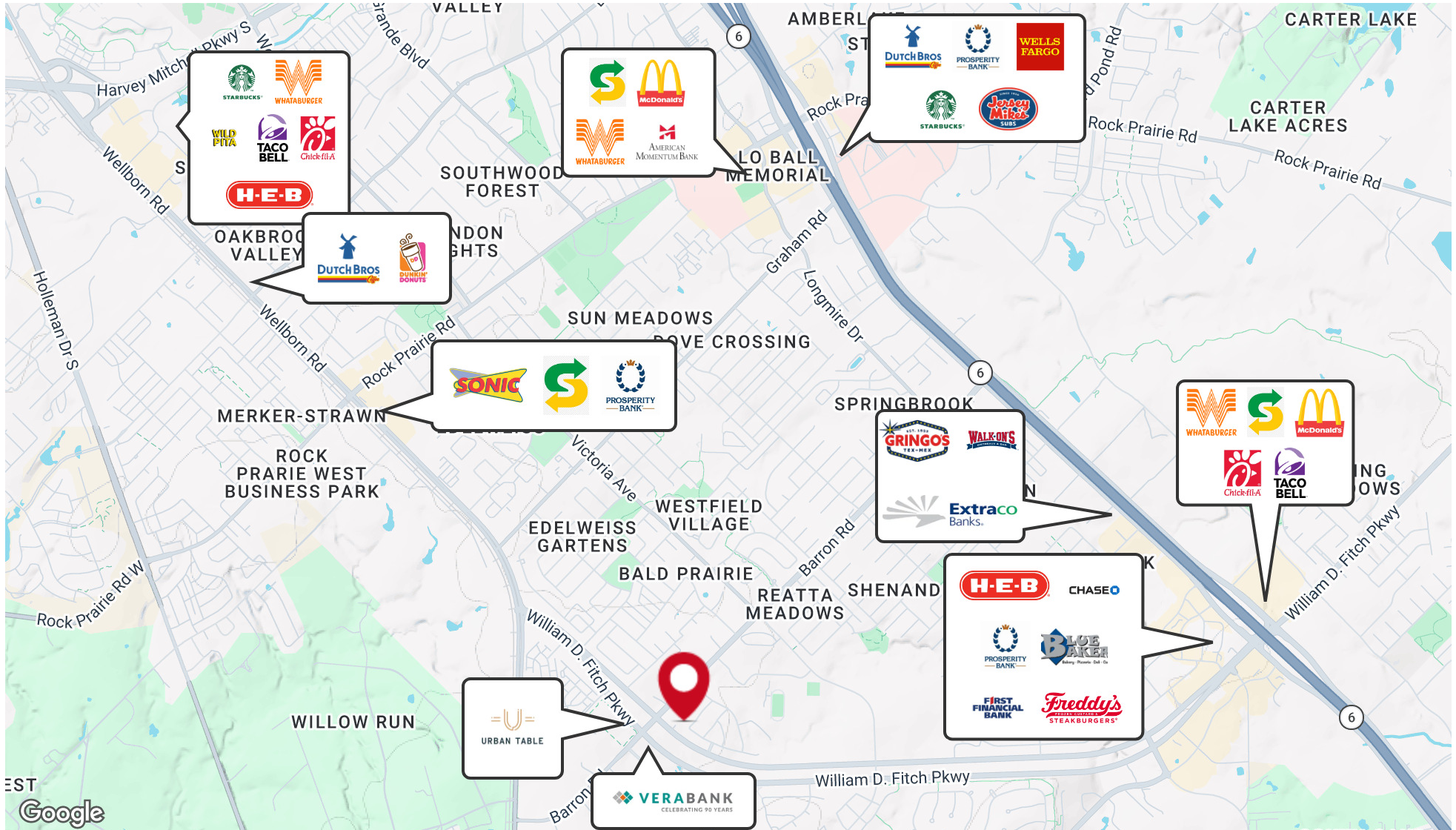
**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com



Special Purpose Property For Sale

# Retailer Map

2775 BARRON ROAD | COLLEGE STATION, TX 77845



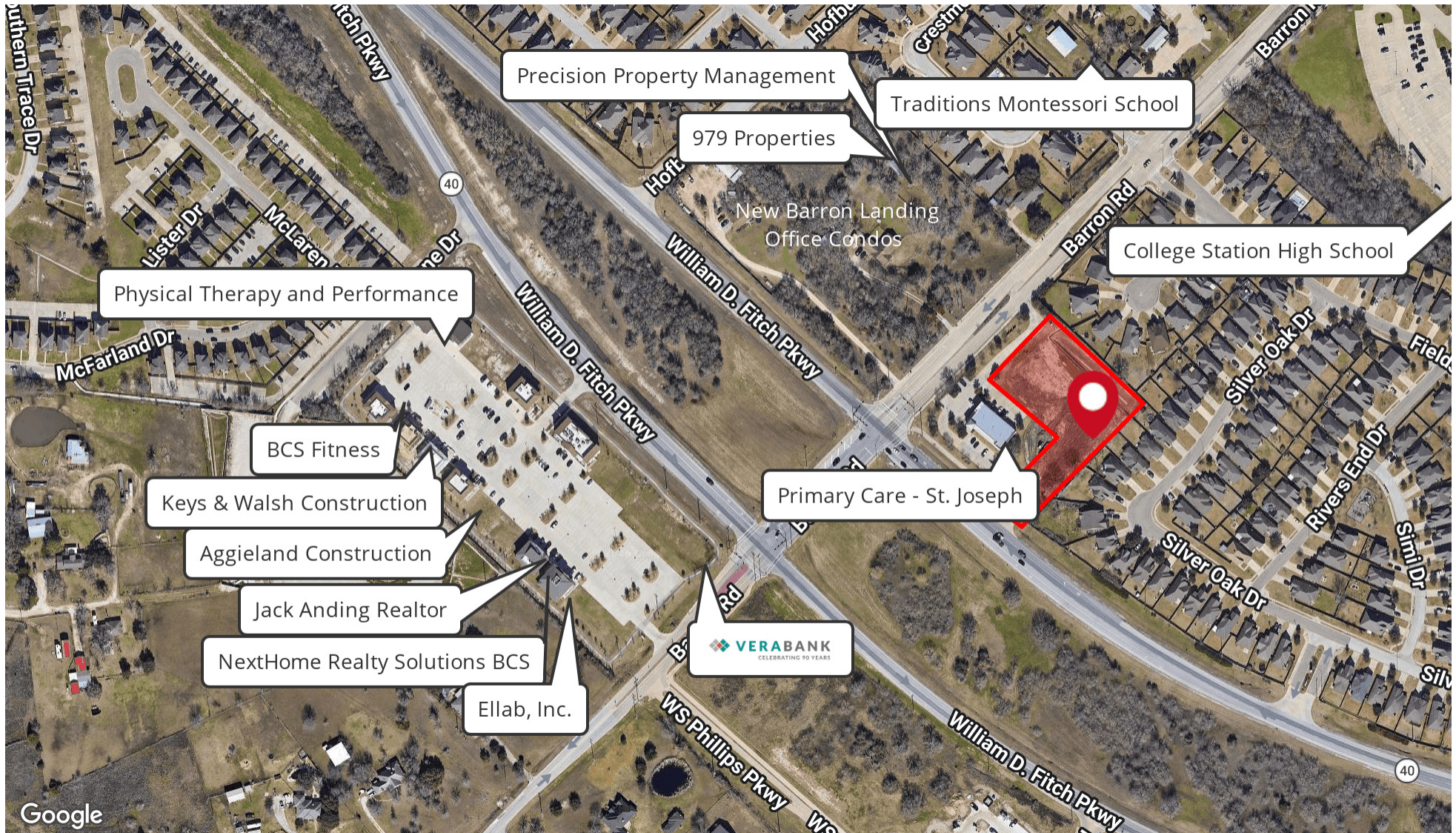
**RICK LEMONS, CCIM**  
 Broker  
 979.221.2929  
 rlemons@lkgra.com



Special Purpose Property For Sale

# Retailer Map

2775 BARRON ROAD | COLLEGE STATION, TX 77845



**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com



Special Purpose Property For Sale

# Supplemental Documents

2775 BARRON ROAD | COLLEGE STATION, TX 77845



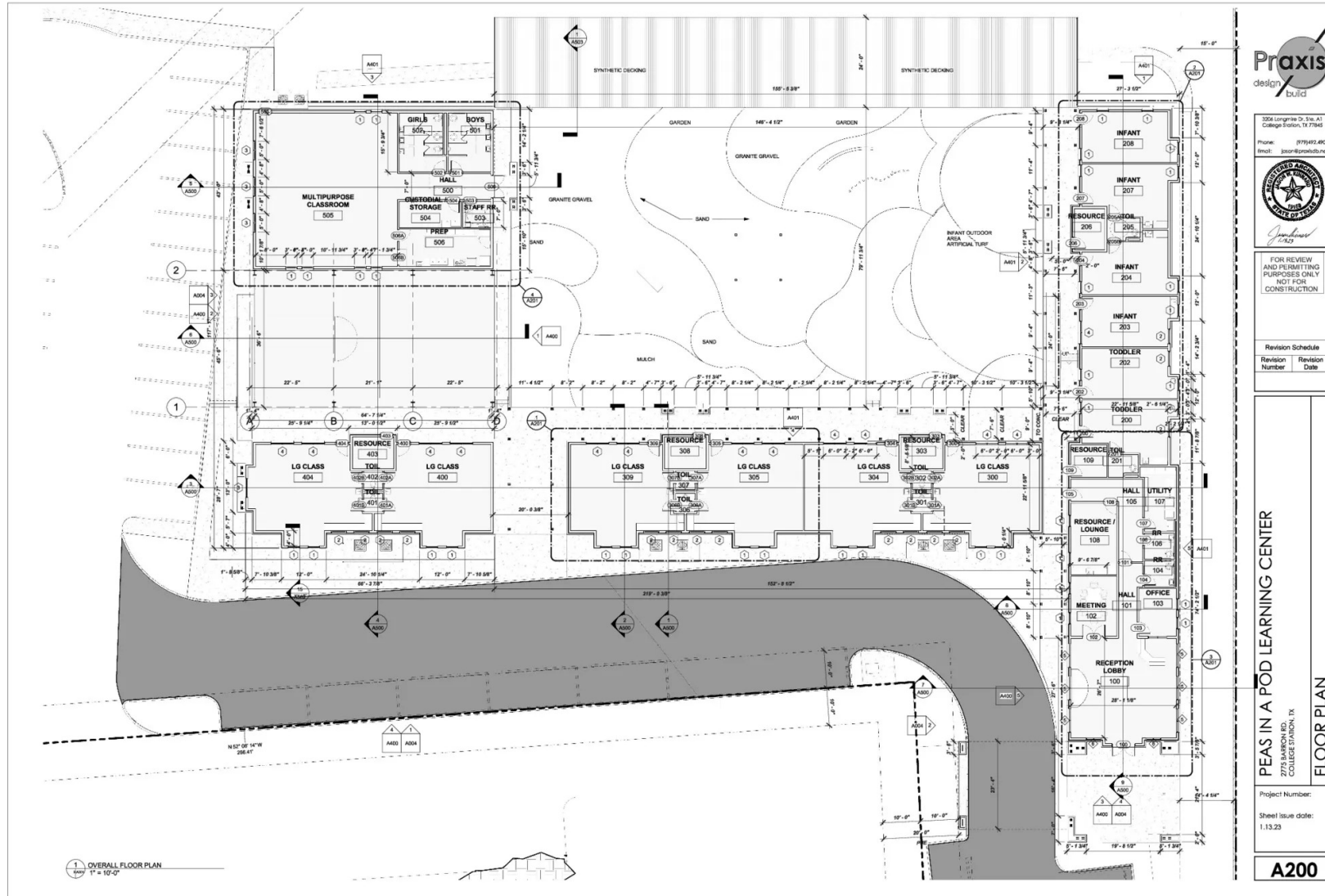
**RICK LEMONS, CCIM**  
 Broker  
 979.221.2929  
 rlemons@lkgra.com



Special Purpose Property For Sale

# Supplemental Documents

2775 BARRON ROAD | COLLEGE STATION, TX 77845



1504 Longview Dr. Ste. A1  
College Station, TX 77845  
Phone: 979.697.4908  
Email: jason@praxisdb.com



FOR REVIEW  
AND PERMITTING  
PURPOSES ONLY  
NOT FOR  
CONSTRUCTION

Revision Number	Revision Schedule	Revision Date

PEAS IN A POD LEARNING CENTER  
2775 BARRON RD.  
COLLEGE STATION, TX  
FLOOR PLAN

Project Number:  
Sheet Issue date:  
1.13.23

**A200**

**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com



Special Purpose Property For Sale

# Demographics Map & Report

2775 BARRON ROAD | COLLEGE STATION, TX 77845

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,911	49,034	106,428
Average Age	34.5	33.9	30.1
Average Age (Male)	31.3	32.9	29.4
Average Age (Female)	35.1	33.9	30.6

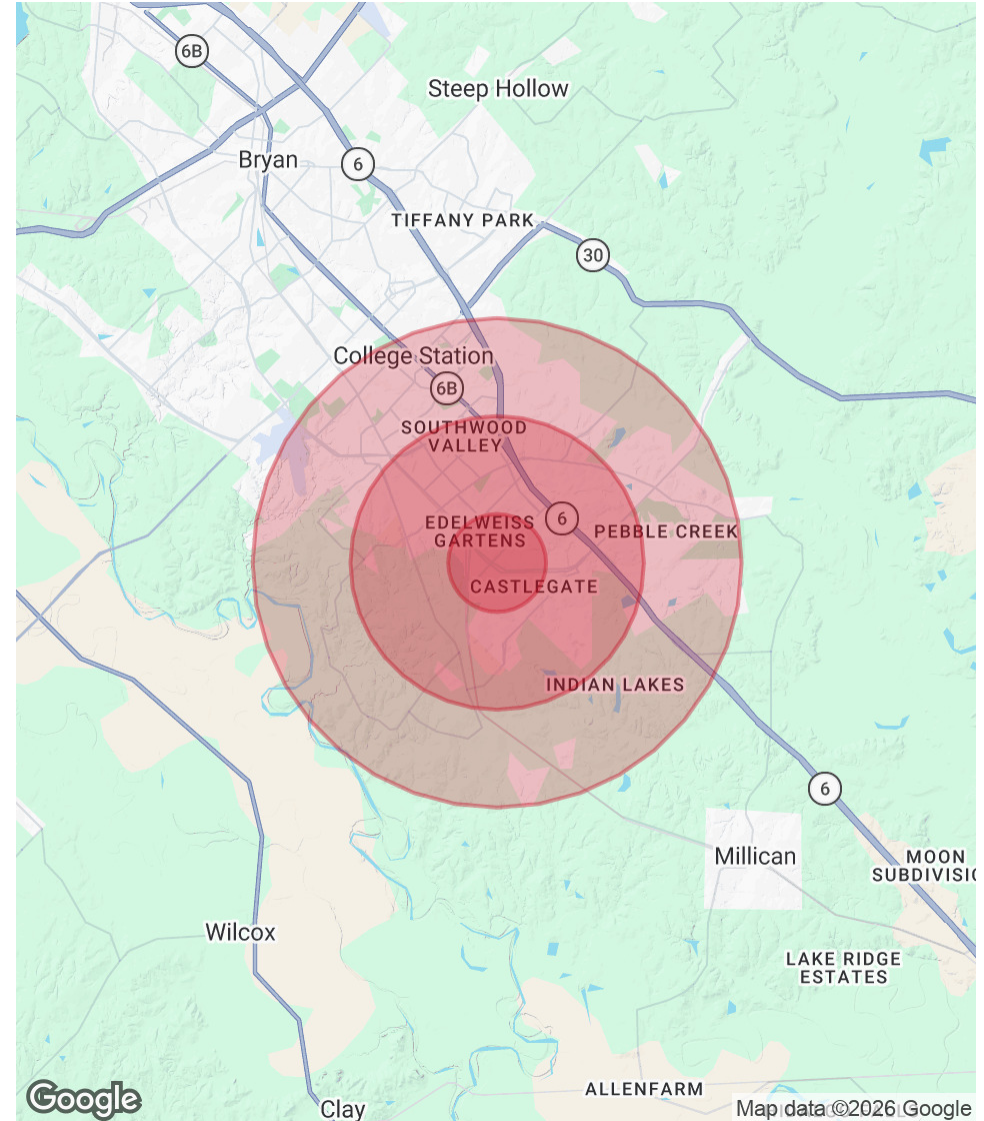
  

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,971	18,753	40,505
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$127,373	\$114,684	\$93,874
Average House Value	\$349,042	\$338,913	\$353,353

2023 American Community Survey (ACS)



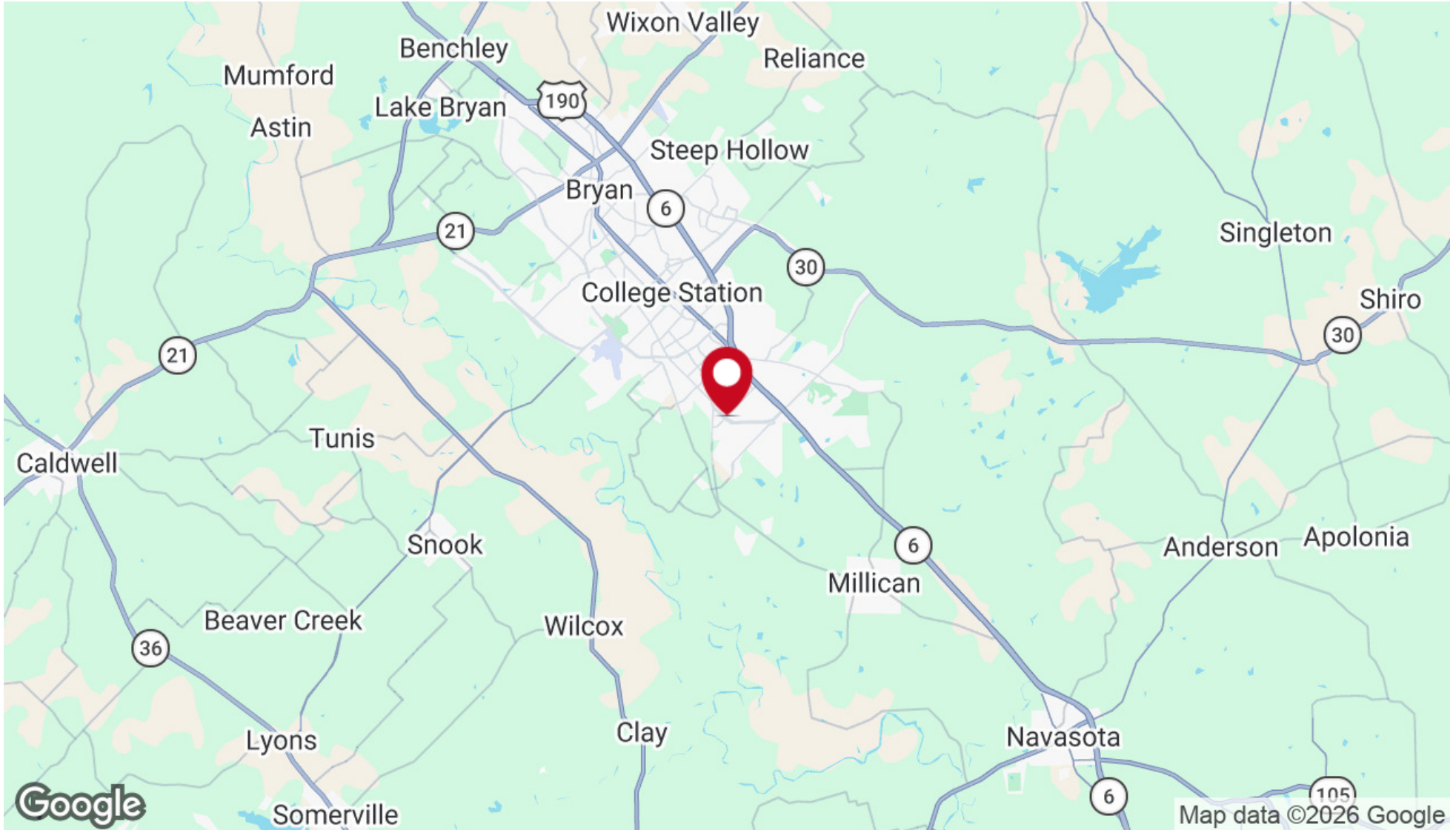
**RICK LEMONS, CCIM**  
 Broker  
 979.221.2929  
 rlemons@lkgra.com



**Special Purpose Property For Sale**

# Location Map

2775 BARRON ROAD | COLLEGE STATION, TX 77845



**RICK LEMONS, CCIM**  
Broker  
979.221.2929  
rlemons@lkgra.com



Special Purpose Property For Sale



# 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

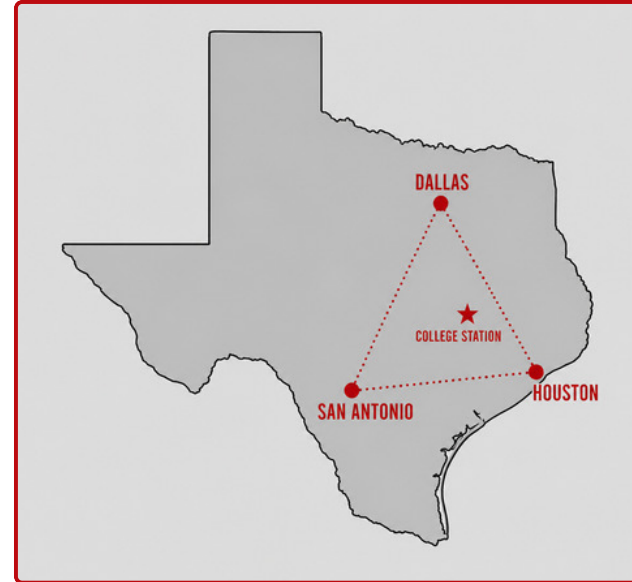


## Primary Trade Area:

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.