

Executive Summary

3828 SOUTH COLLEGE | 3828 SOUTH COLLEGE AVENUE, BRYAN, TX 77801



OFFERING SUMMARY

Available SF: 100– 2,200 SF

Lease Type: Gross

Price: \$500–\$3,200

PROPERTY OVERVIEW

Flex Space available. Inquire today for more information. Property features 1,800 SF of Shop Space, as well as up to 2 offices, shared restrooms with co-tenant, a roll up door, and secure parking lot

PROPERTY HIGHLIGHTS

- +- 1,800 SF of Shop Space Available
- 12' x 12' Roll Up Door
- 15' Eave Height
- Up to 3 Offices Available
- Secure Parking Spots available
- Large Stabilized Fenced Yard
- Fully Insulated Shop Space
- Epoxy Type Floor Finish

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Industrial Property For Lease

Additional Photos



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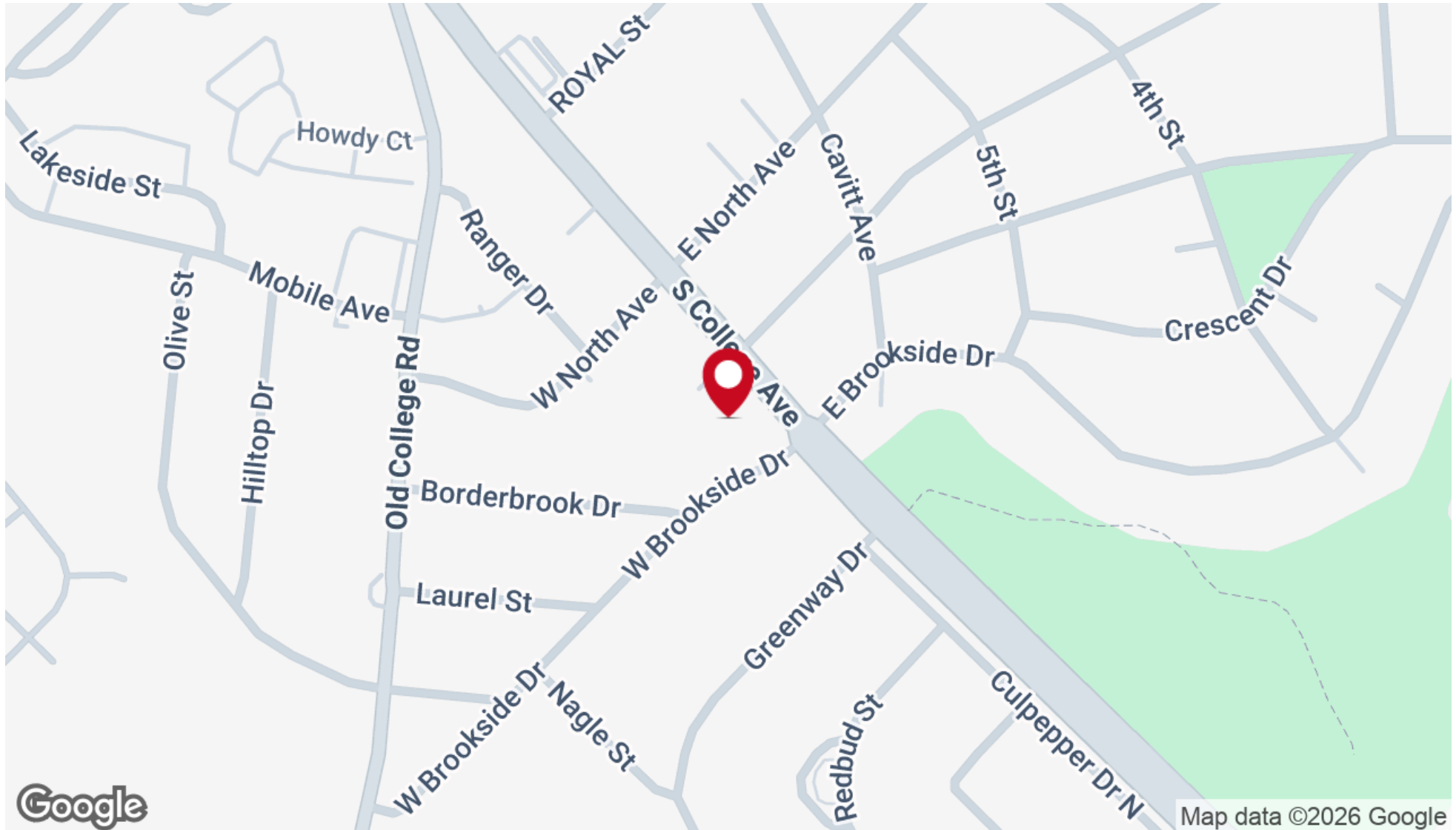


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P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

Location Map

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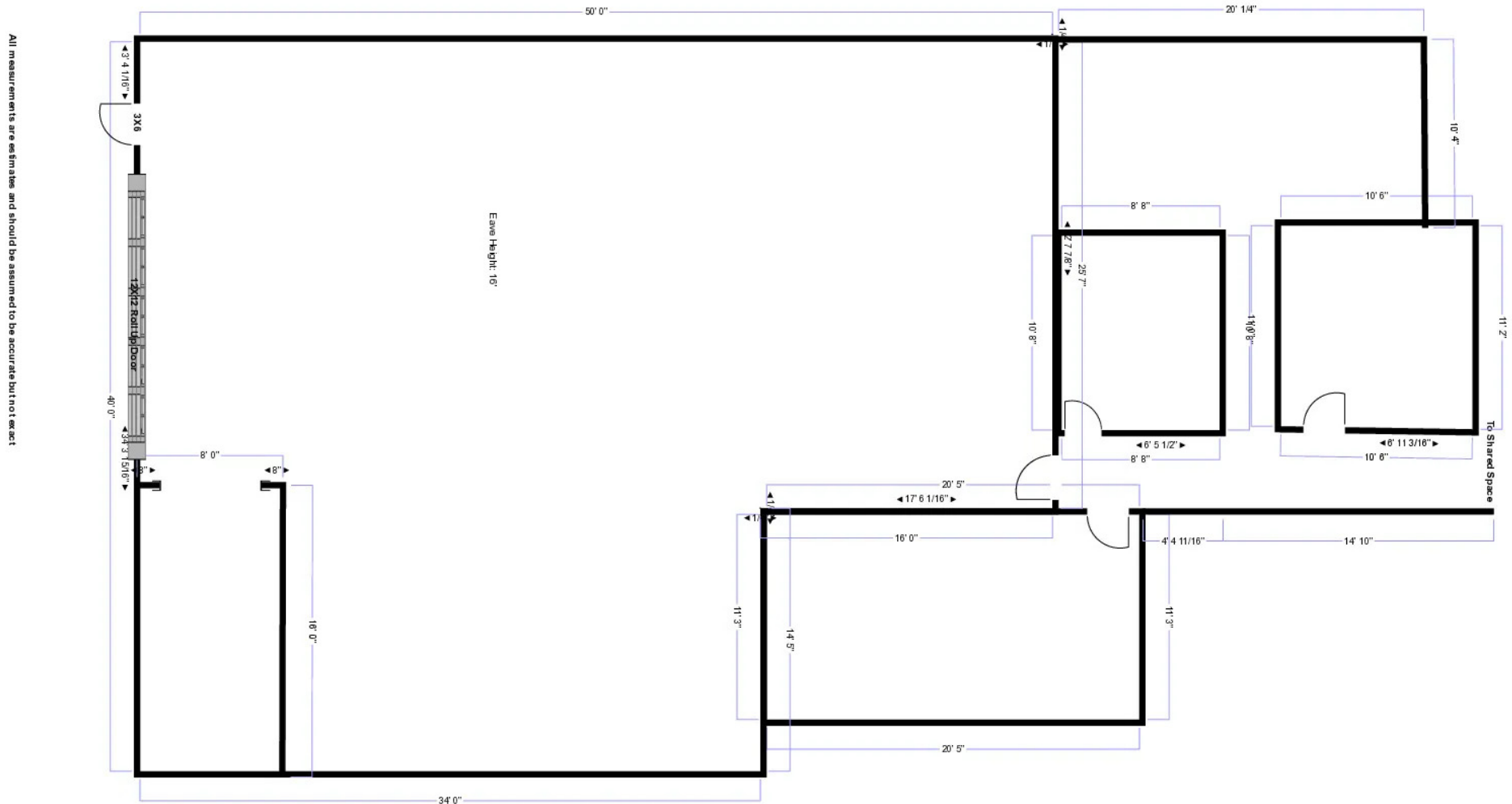


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Floor Plans

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Aerial Photo

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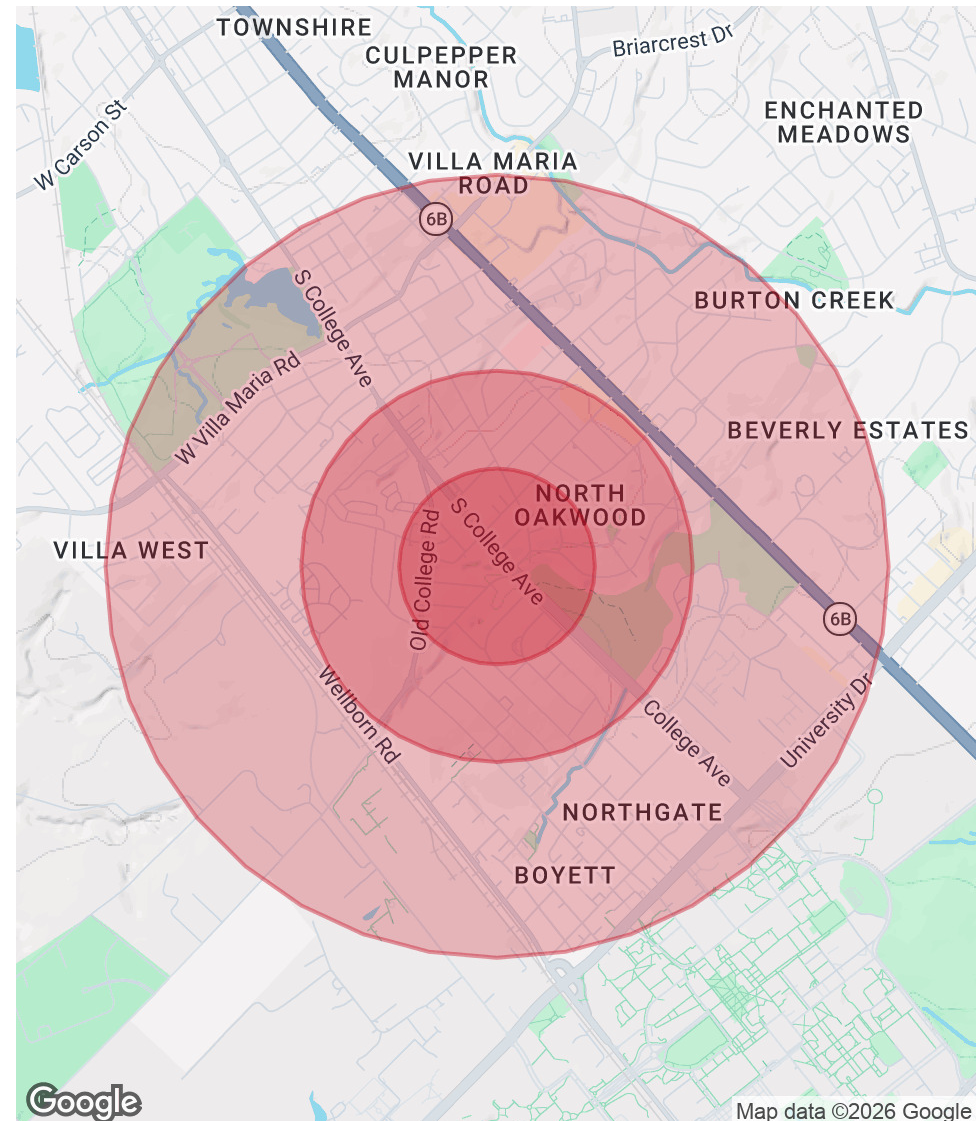
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	865	5,055	16,285
Average Age	21.7	21.8	22.5
Average Age (Male)	22.4	21.6	22.9
Average Age (Female)	22.6	21.2	22.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	319	1,780	5,260
# of Persons per HH	2.7	2.8	3.1
Average HH Income	\$46,690	\$42,696	\$45,600
Average House Value	\$300,686	\$251,888	\$231,293

2023 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

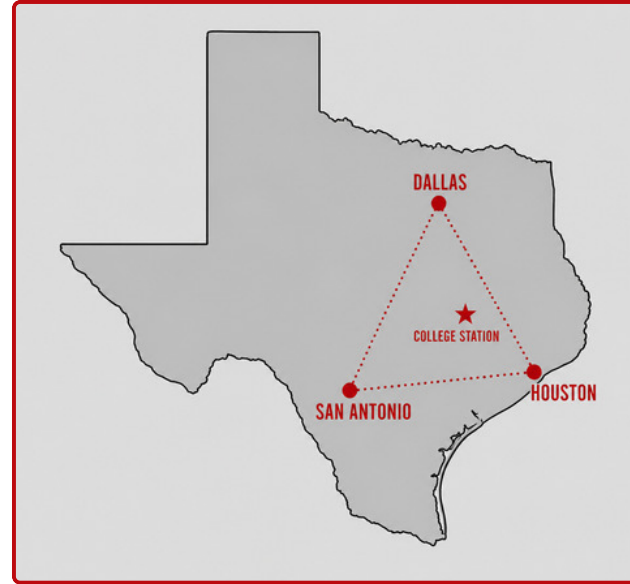


Primary Trade Area:

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.