

**±24,500 SQ.FT.
FREESTANDING
IOS BUILDING
FOR SALE OR
LEASE**



3706 ENDEAVOR LOOP, BRYAN, TEXAS 77808



PROPERTY FEATURES

- ▶ ±24,500 SF Total with ±1,750 SF Office on ±10 Acres
- ▶ Two (2) ±2,800 SF Wash Bays
- ▶ Fourteen (14) Grade-Level Doors with Full Drive-Thru Capability
- ▶ 10-Ton Crane with 14' Hook Height
- ▶ ±8 Acres of Stabilized Outside Storage with 6" Crushed Limestone
- ▶ Excellent Location Just Outside Bryan, TX, with Frontage on State Highway 21
- ▶ **AVAILABLE - February 1, 2026**
- ▶ **CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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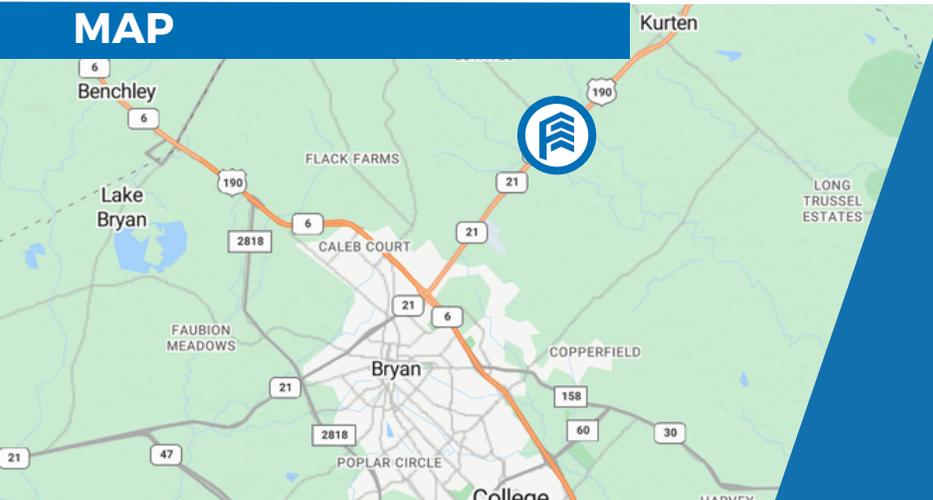
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Endeavor Loop is an extremely functional, single-tenant IOS property that sits just outside Bryan, TX on State Highway 21. The property is perfectly suitable for a user needing a maintenance facility with a large amount of secured outside storage and wash bays. It's strategic location in the rapidly growing Bryan / College Station market would benefit a company looking to help support the growth of those cities, or one that needs a facility nearby the Eaglebine Shale.

MAP



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