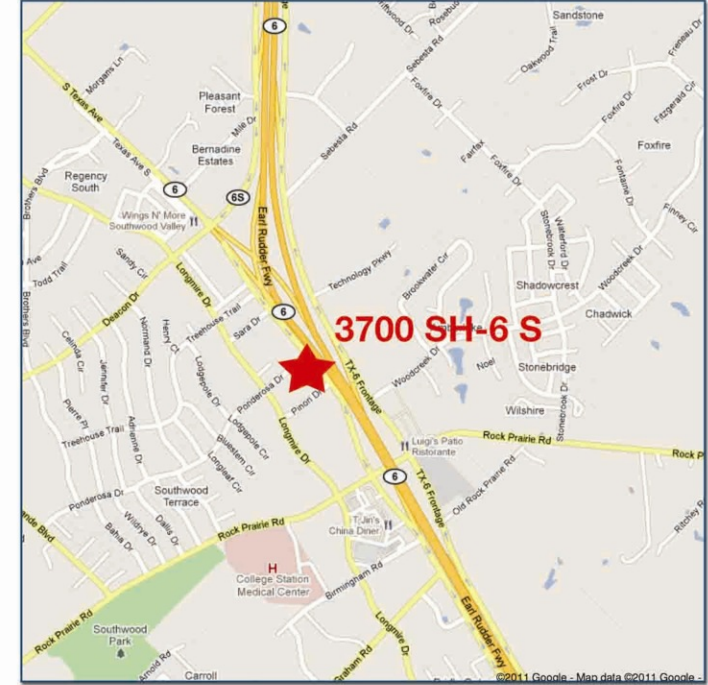


Commercial Corner

3700 SH-6 South
College Station, Texas 77845

FOR SALE



- High - traffic commercial corner in South College Station
- +/- 26,250 SF lot at the corner of the State Highway 6 South access road and Ponderosa Drive
- Great visibility and access from Highway 6 and Ponderosa Drive
- +/- 175 feet of frontage along SH-6 South and +/- 150 feet of frontage along Ponderosa Drive
- Zoned C-1 General Commercial
- Existing 1,372 SF building on property currently built out as office space with warehouse
- Great advertising with existing large pole sign on property
- Offered For Sale: \$599,500



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.

ClarkIshour.com

979.268.6840 o
979.268.6841 f

Looking South Along SH-6



Looking North Along SH-6





Commercial Corner

3700 SH-6 South

College Station, Texas 77845

