



- One Mile from Texas A&M University Campus on the lighted Northeast corner of South College Avenue and North Avenue
- Four assembled parcels totaling 1.755 acres and 4,941 SF of buildings. Occupied by Owner.
 - Tract 1 - 3707 South College - 1,464 SF office on 0.3648 Acres
 - Tract 2 - 3709 South College - 793 SF house on 0.13 Acres
 - Tract 3 - 100 North Avenue - 1,760 SF house on 0.67 Acres
 - Tract 4 - 106 North Avenue - 924 SF office/retail building on 0.5902 Acres
- Great opportunity to purchase an income producing property while getting development plans underway
- Approximately 260' of frontage on South College and 300' on North Avenue
- Zoned South College Business (SC-B) and allows a variety of commercial uses.
- South College Avenue is receiving increased attention by the City of Bryan and Texas A&M. Several capital improvement projects along South College Avenue are scheduled in the coming years
- Offered for sale: \$611,584



