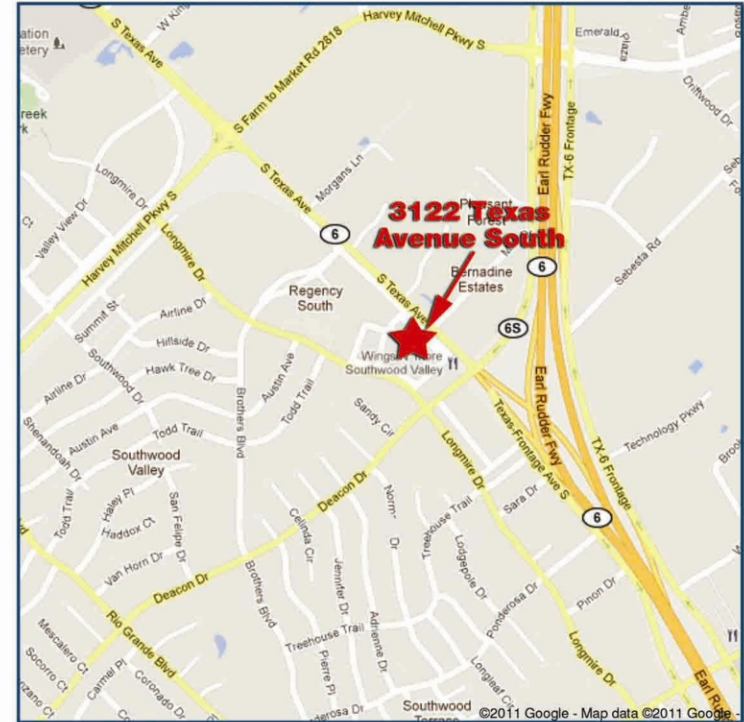


# Freestanding Building

**3122 Texas Avenue South  
College Station, Texas 77845**

**FOR SALE OR LEASE**



- Retail/Office building on Texas Avenue with multiple possible uses
- Great signage and visibility from Texas Avenue
- 4,890 SF (CAD) between two floors
  - 1st floor is mostly open showroom with two restrooms
  - 2nd floor has office and storage space
- Zoned C-1 Commercial
- Building has 10' overhead door and covered loading area
- Offered For Sale: \$399,500
- Offered For Lease: \$3,500/month Gross



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.

[Clarksenhour.com](http://Clarksenhour.com)

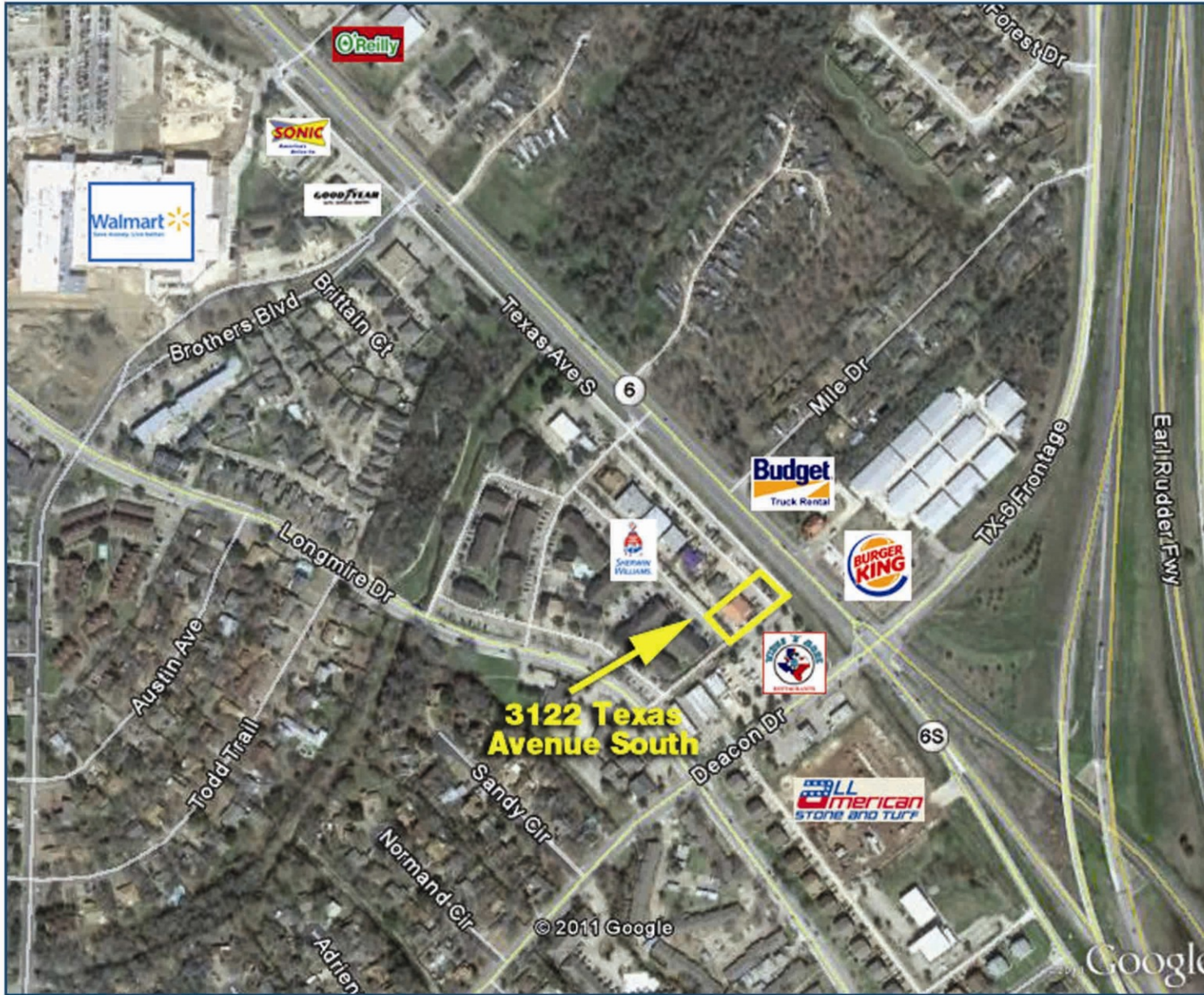
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# Freestanding Building

3122 Texas Avenue South

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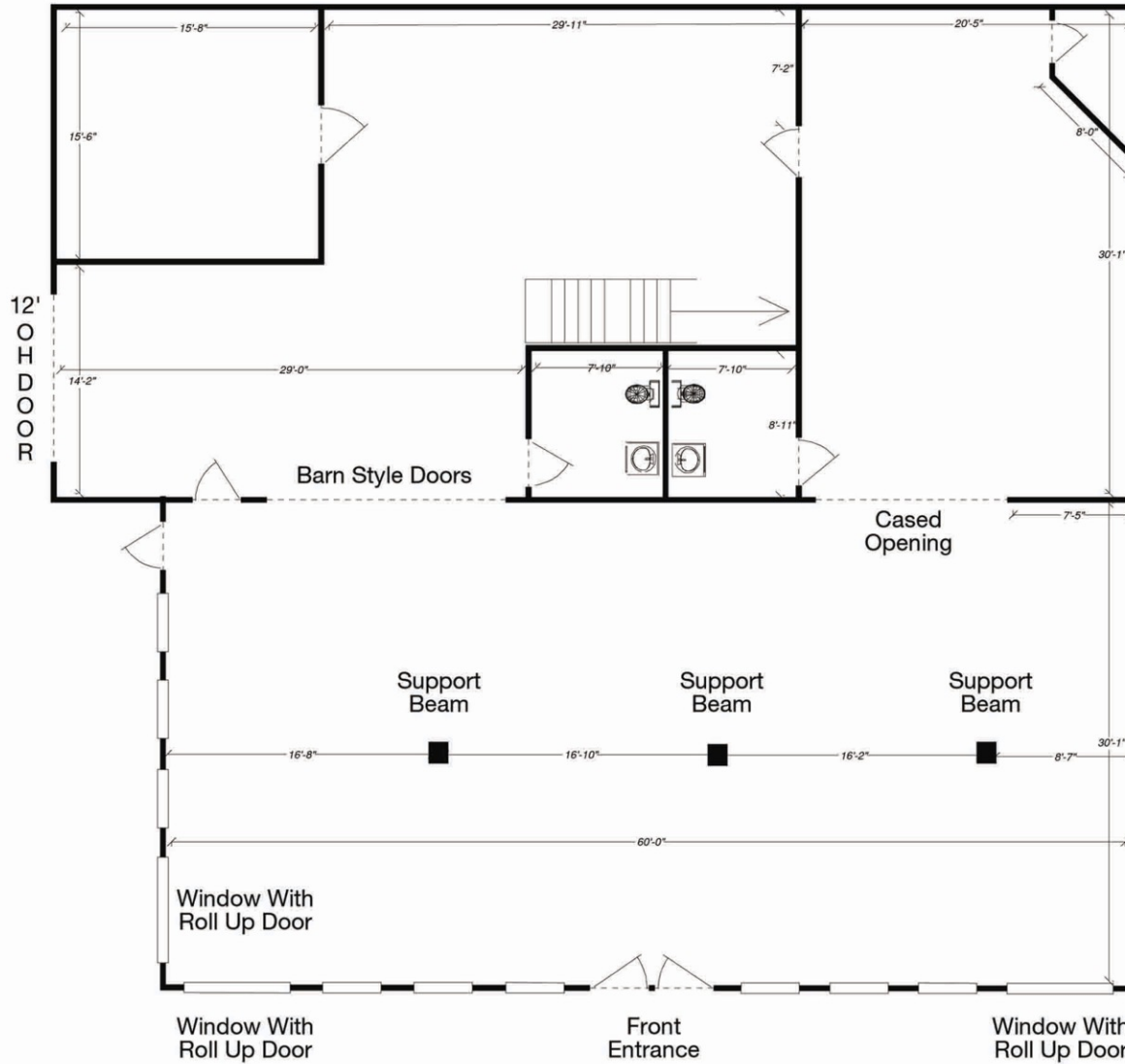


# Freestanding Building

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## First Floor



# Freestanding Building

3122 Texas Avenue South  
College Station, Texas 77845

## Second Floor

