



James Earl Rudder High

Austin's Colony Park

Mitchell Elementary

Sam Rayburn Middle School

Premiere Cinema Bryan

Lone Star Storage Center

Colony Park Shopping Mall

Store House Storage of Bryan

Valero

Campus Village Apartments

United States Postal Service

C&J Barbeque



RIVERSTONE
COMMERCIAL REAL ESTATE

± 15.75 ACRES ON HWY 6

N EARL RUDDER FREEWAY BRYAN, TX 77808



PROPERTY HIGHLIGHTS

- Situated in High Growth Corridor of Northeast Bryan
- Sam Rayburn Rd Extension Next to Sam Rayburn Intermediate School
- ± 565 Ft of Texas 6 Frontage Road
- Located Next to Bryan PREMIERE LUX Cine 15 Imax & Pizza Pub, Cotton Patch, Hooters, Freddy's, Los Cucos, and a 75,000 SF Kroger Grocery Store
- Minutes Away From Vibrant Downtown Bryan, St. Joseph's Regional Health Hospital, and Blinn College

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	15.747 Acres
Zoning:	Retail District (C-2)
Hwy-6 Traffic Count:	±78,905 VPD



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JIM JONES
Managing Partner

979.431.4400 | jim@riverstonecos.com

± 15.75 ACRES ON HWY 6 | N EARL RUDDER FREEWAY | BRYAN, TX



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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

33.1

Median Age



20,329

Households

\$45,867

Median Disposable Income



52,247

2023 Total Population

EDUCATION

14%

No High School Diploma



27%

High School Graduate



24%

Some College



35%

College Graduate

INCOME



\$77,417

Average Household Income



\$30,449

Per Capita Income



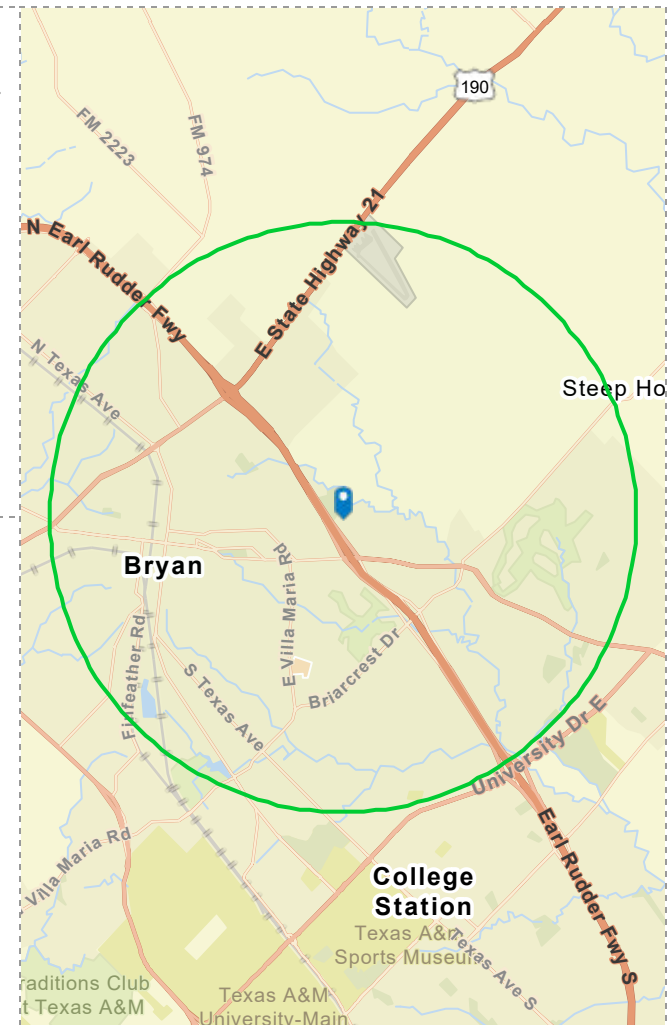
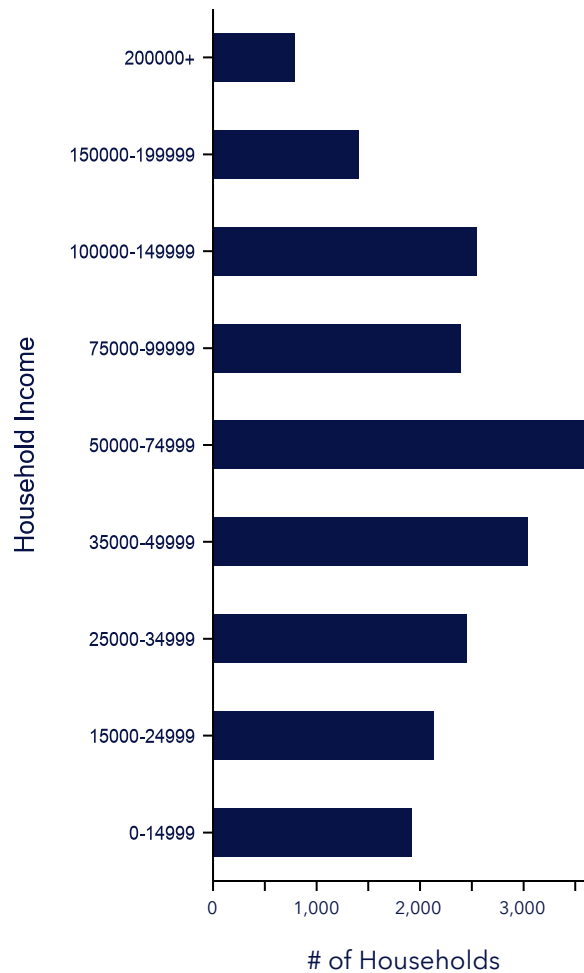
\$476,965

Average Net Worth



\$243,640

Average Home Value



EMPLOYMENT



White Collar

62%



Blue Collar

24%



Services

14%

3.9%

Unemployment Rate

