

FOR SALE

Campus Commercial Development

College Station, TX 77840

KELLER WILLIAMS
REALTY

JUST LISTED



1 - 4.91 acres available, zoned commercial

EXCLUSIVELY LISTED BY
Justin M. Whitworth
Commercial Broker

GW

COMMERCIAL
PROPERTIES

FORREST WEBBER

Commercial Agent
979.255.6376

FOR SALE

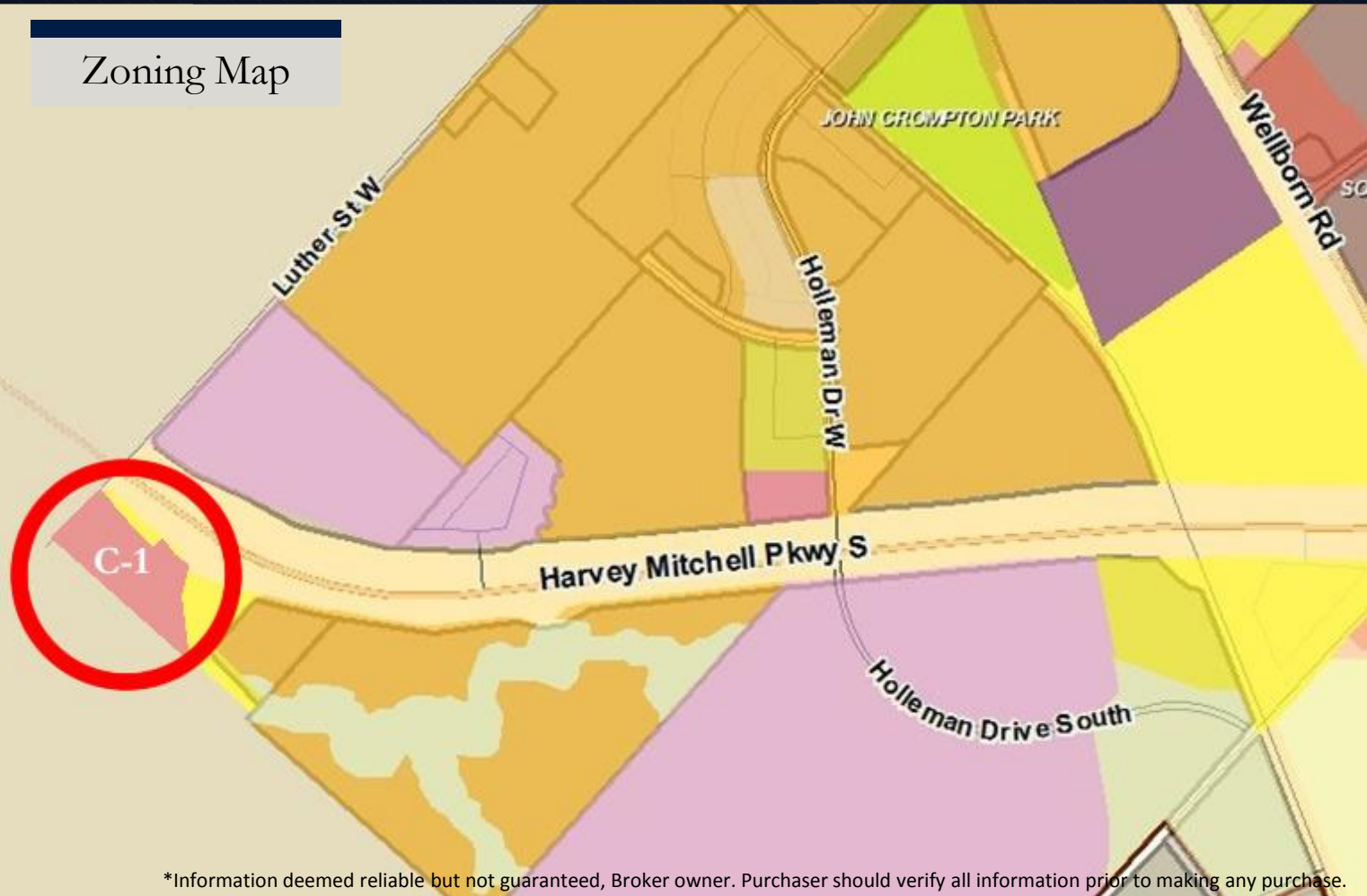
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Zoning Map

Zoning	
A-O	
A-OR	
A-P	
C-1	
C-2	
C-3	
C-U	
M-1	
M-2	
NG-1	
NG-2	
NG-3	
NO	
OV	
PDD	
PDD-B	
PDD-H	
R&D	
R-1	
R-1B	
R-2	
R-3	
R-4	
R-6	
R-7	
WPC	
Scanned Plats	



*Information deemed reliable but not guaranteed, Broker owner. Purchaser should verify all information prior to making any purchase.

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Offering Price

\$1,176,337 (\$5.50 per foot)

Traffic

2818 & Luther Intersect
~31,000 per day

Income Profile

Median HH Income (1/3/5mi)
\$12,499 / \$23,315 / \$29,887



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Accessibility

Direct access to Harvey Mitchell Pkwy (2818), allowing East & West access

Available Utilities

Water – College Station
Power – College Station
Sewer – College Station
Natural Gas – ATMOS Energy
Phone – Verizon/Suddenlink
Cable/Internet - Suddenlink

Property Description

4.91 Acres of commercial land zoned C-1 per the City of College Station. This strategically located tract is well suited for Hospitality, Restaurant, or a variety of other commercial uses. Property can be divided into smaller tracts as needed. Approved preliminary plat on file with the City of College Station, this tract can be purchased in as small as 1 acre parcels. Dynamic location directly adjacent to Texas A&M University with east/west access to 2818. Will sell, lease, or build to suit. All utilities available in immediate area.

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For more information on this property,
and others, contact:



Forrest Webber

Master of Land Economics
& Real Estate,
Texas A&M University

www.GrantWhitworth.com

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