



FOR LEASE



RIVERSTONE
COMMERCIAL REAL ESTATE

3400 EAST STATE HIGHWAY 21

BRYAN, TX 77808



PROPERTY HIGHLIGHTS

- 2nd Gen. Built Out for Bank Space with 2 Drive-Thru Lanes and Available Vault
- Main Thoroughfare Coming into Bryan from US Hwy 190
- Located on the Prime Corner of TX-6 Frontage and E State Highway 21
- Near Master Planned Industrial Parks: Parkwood-Carraba Industrial Park, East Brazos Industrial Park, Coulter Business Park, and Ranger Industrial Park
- High Visibility and Easy Access to Highway 6 and Highway 21
- Close proximity to Downtown Bryan
- Ready for Immediate Occupancy

OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	1,172 SF
Building Size:	5,256 SF
Hwy 6 Traffic Counts:	40,616 VPD
Hwy 21 Traffic Counts:	27,881 VPD





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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

31.9

Median Age



34,236

Households

\$52,951

Median Disposable Income



90,705

2023 Total Population

EDUCATION

14%

No High School Diploma



28%

High School Graduate



24%

Some College



34%

College Graduate

INCOME



\$84,505

Average Household Income



\$32,493

Per Capita Income



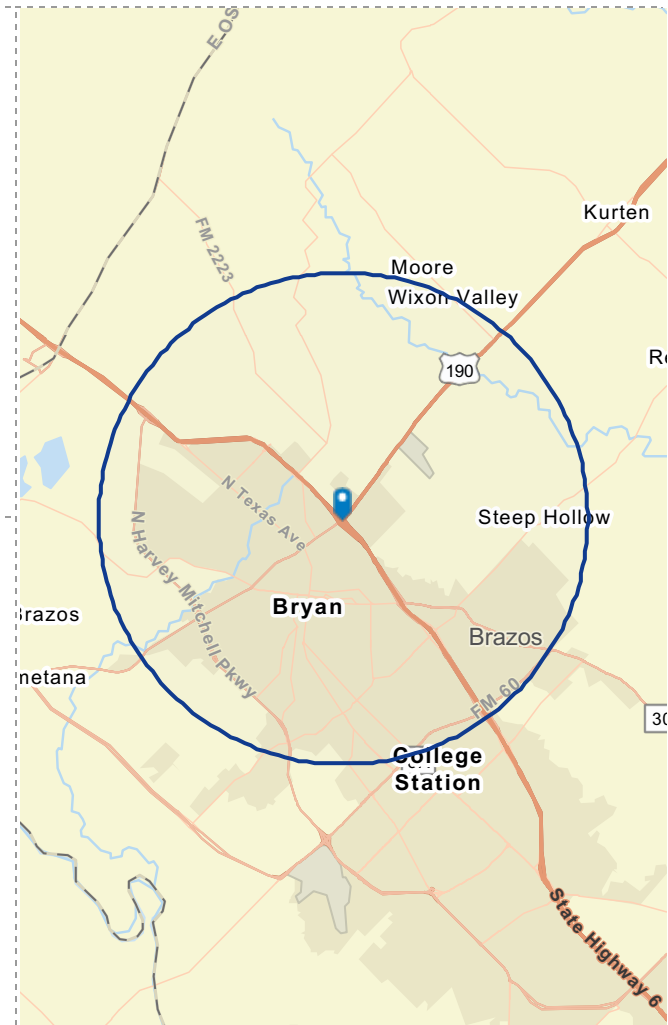
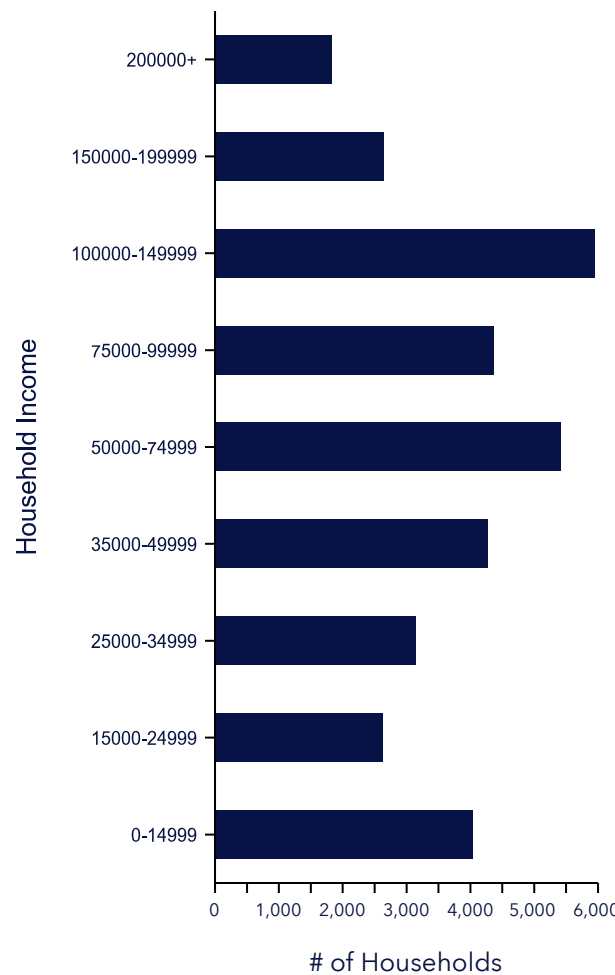
\$656,809

Average Net Worth



\$298,142

Average Home Value



EMPLOYMENT



White Collar

60%



Blue Collar

25%



Services

15%

4.1%
Unemployment Rate