



RIVERSTONE
COMMERCIAL REAL ESTATE

**PALASOTA DRIVE &
GROESBECK STREET**
BRYAN, TX 77803

JIM JONES 979.431.4400

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840



PROPERTY DESCRIPTION

This 1.89 acre property is situated at the intersection of Groesbeck Street and Palasota Drive and is located within the Bryan City Limits. It offers ~340 ft of road frontage on Palasota Drive and ~338' ft on Groesbeck Street, providing great visibility to both. The property currently zoned C-2 Retail, and is less than one mile from Downtown Bryan. All utilities are in the area.

PROPERTY HIGHLIGHTS

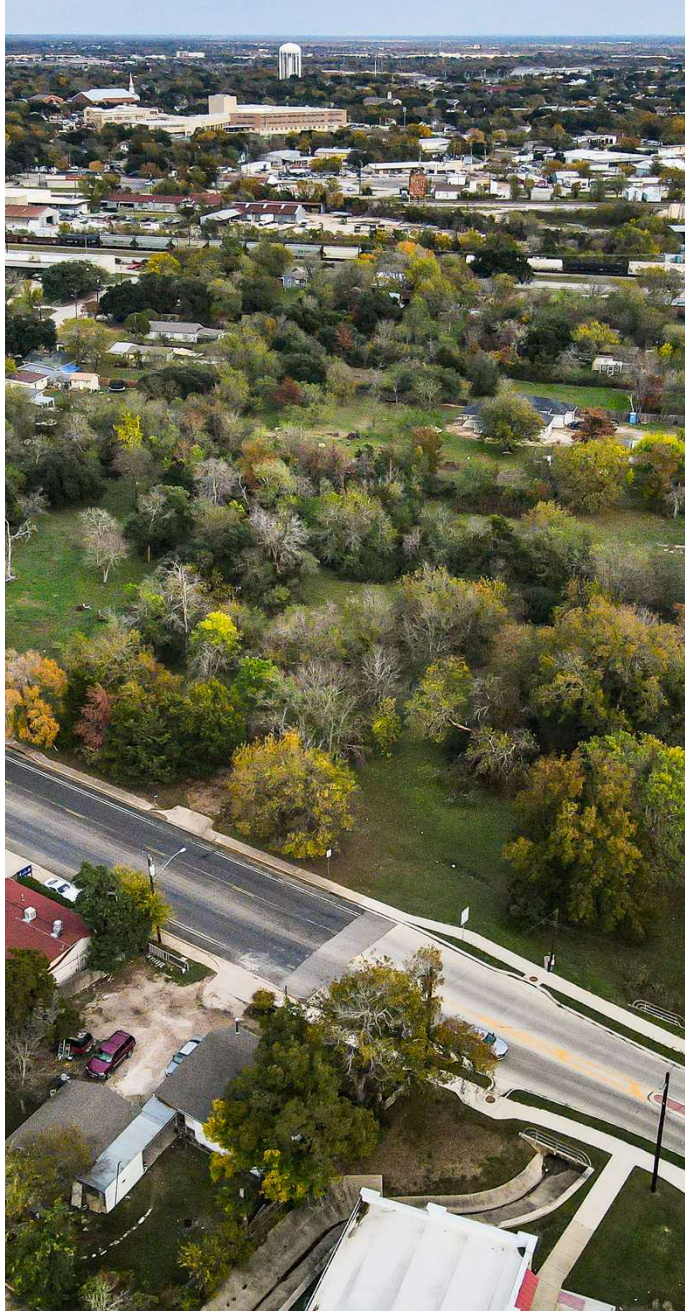
- Less than a mile to Downtown Bryan
- Approximately 2 Miles from Highway 21
- Less Than 10 Minutes From Blinn College - Bryan Campus
- Located in Prime Residential Area
- Approximately 1 Mile from Stephen F. Austin Middle School

OFFERING SUMMARY

Sale Price:	\$6.25 / SF
Lot Size:	1.89 Acres
Current Zoning:	C-2 Retail



GROESBECK ST



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JIM JONES
Managing Partner

979.431.4400 | jim@riverstonecos.com



Site Demographic Summary



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Ring of 5 miles

KEY FACTS

25.1

Median Age



44,706

Households

\$45,238

Median Disposable Income



129,885

2023 Total Population

EDUCATION

13%

No High School Diploma



27%

High School Graduate



24%

Some College



36%

College Graduate

INCOME



\$76,753

Average Household Income



\$27,151

Per Capita Income



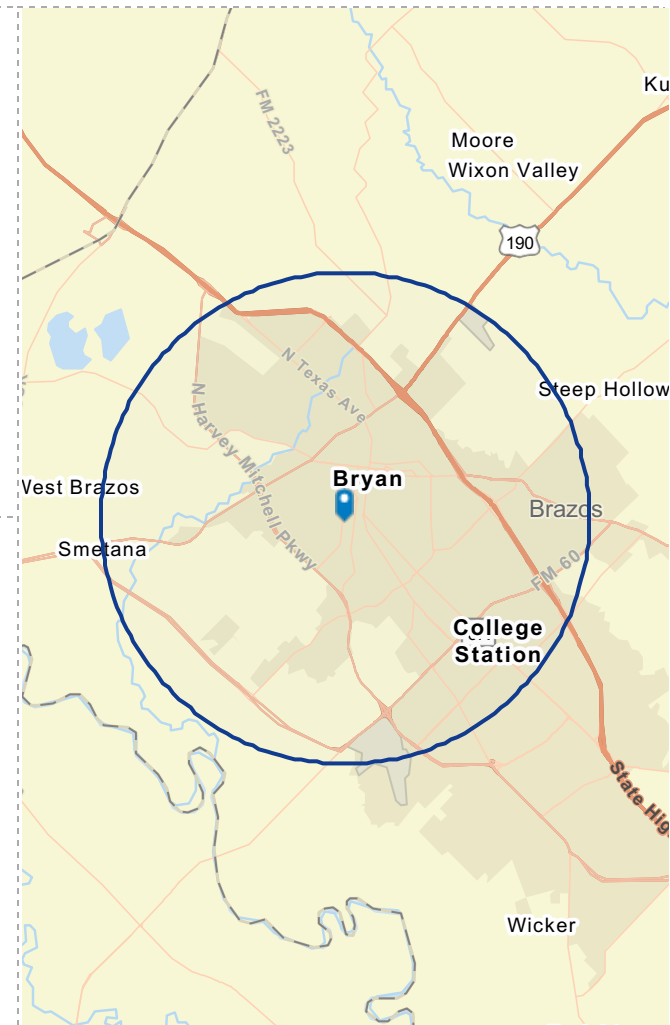
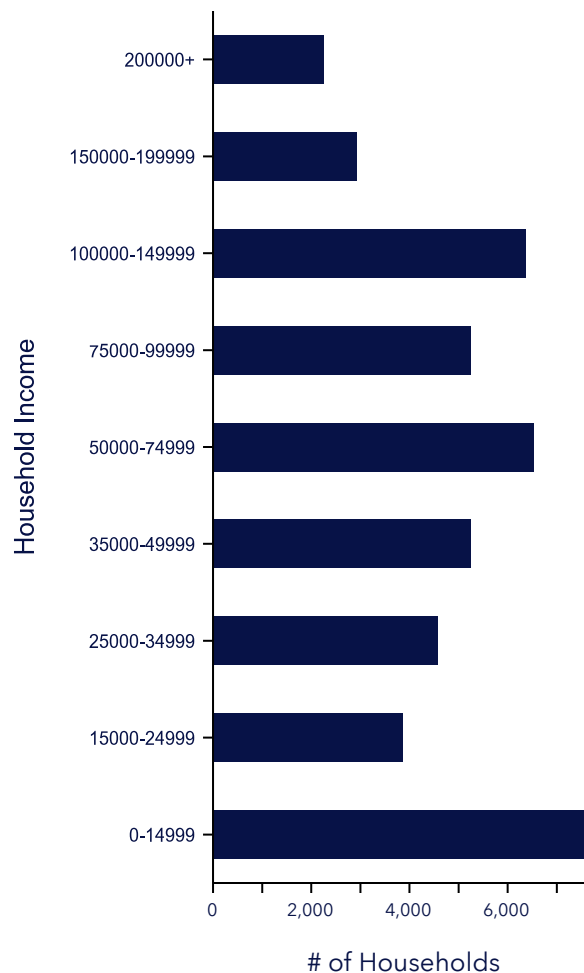
\$511,783

Average Net Worth



\$299,896

Average Home Value



EMPLOYMENT



White Collar

61%



Blue Collar

22%



Services

16%

5.0%

Unemployment Rate

