



Tract 2
2.07 Acres

Tract 1
2.07 Acres



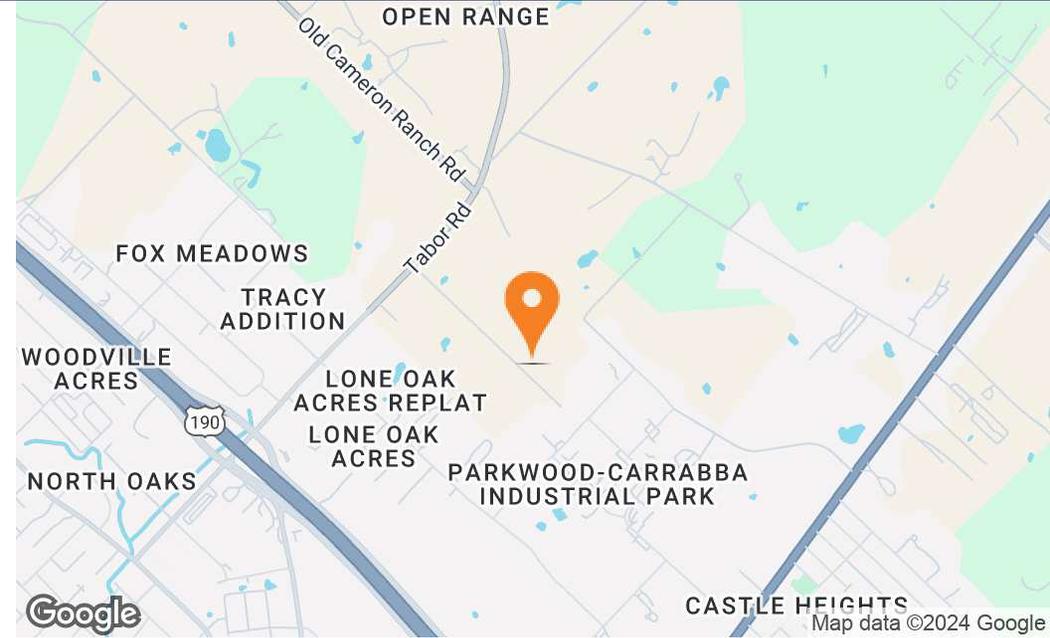
RIVERSTONE
COMMERCIAL REAL ESTATE

FOR SALE | ALL OR PART
1000 BOATCALLIE RD

BRYAN, TX 77808

KEVIN CARNES 979.450.6610

www.riverstonecos.com | 809 University Drive East, College Station, TX 77840



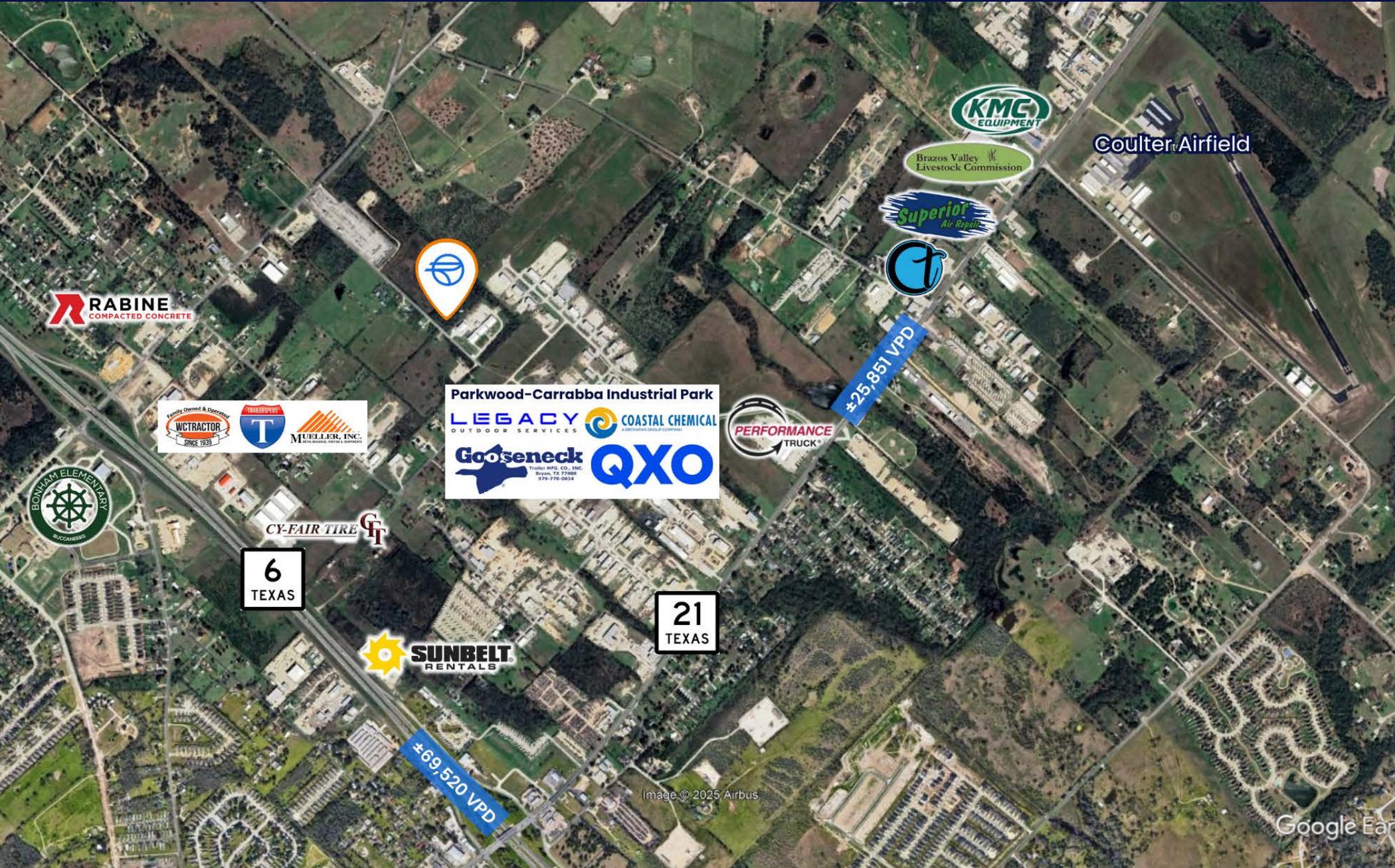
PROPERTY HIGHLIGHTS

- 4.14 Acre Lot Just Outside Bryan City Limits; All or Part
- Enjoy Freedom from Zoning Outside the City Limits
- 800 SF Wood Building On Property
- Adjacent to Carrabba Industrial Park
- Less Than 1 Mile from Highway 26
- Neighboring Businesses Include Gooseneck Trailers, Performance Truck, and Black Wolf CDL Training Center

OFFERING SUMMARY

Sale Price:	\$379,000
Lot Size:	4.14 Acres

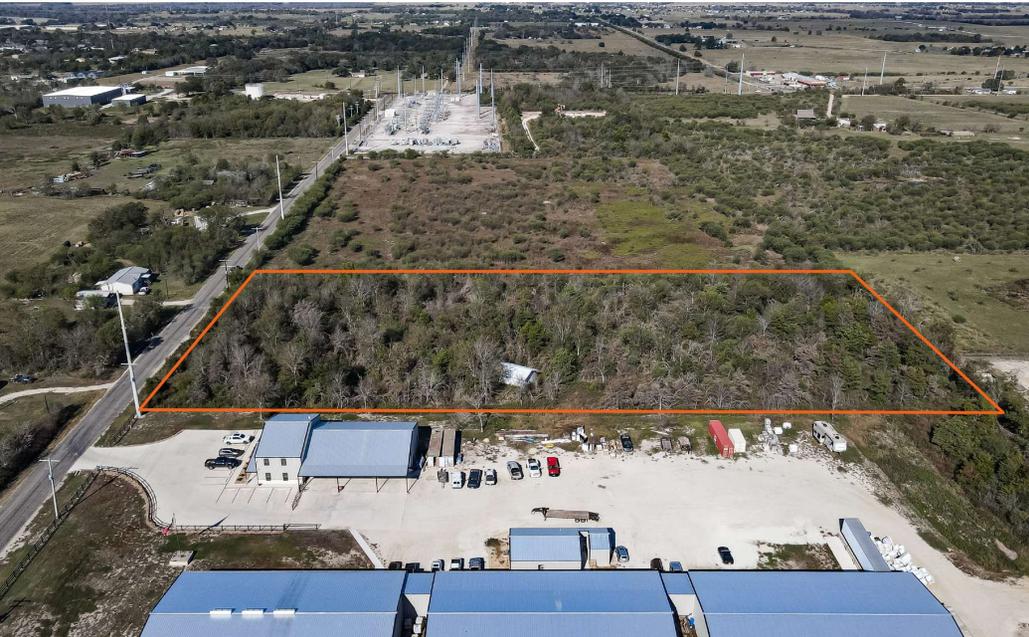




RIVERSTONE
COMMERCIAL REAL ESTATE

KEVIN CARNES
Advisor

979.450.6610 | kevin.carnes@riverstonecos.com



Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

34.5

Median Age



9,487

Households

\$52,423

Median Disposable Income



27,914

2023 Total Population

EDUCATION

17%

No High School Diploma



34%

High School Graduate



27%

Some College



22%

College Graduate

INCOME



\$82,748

Average Household Income



\$28,205

Per Capita Income



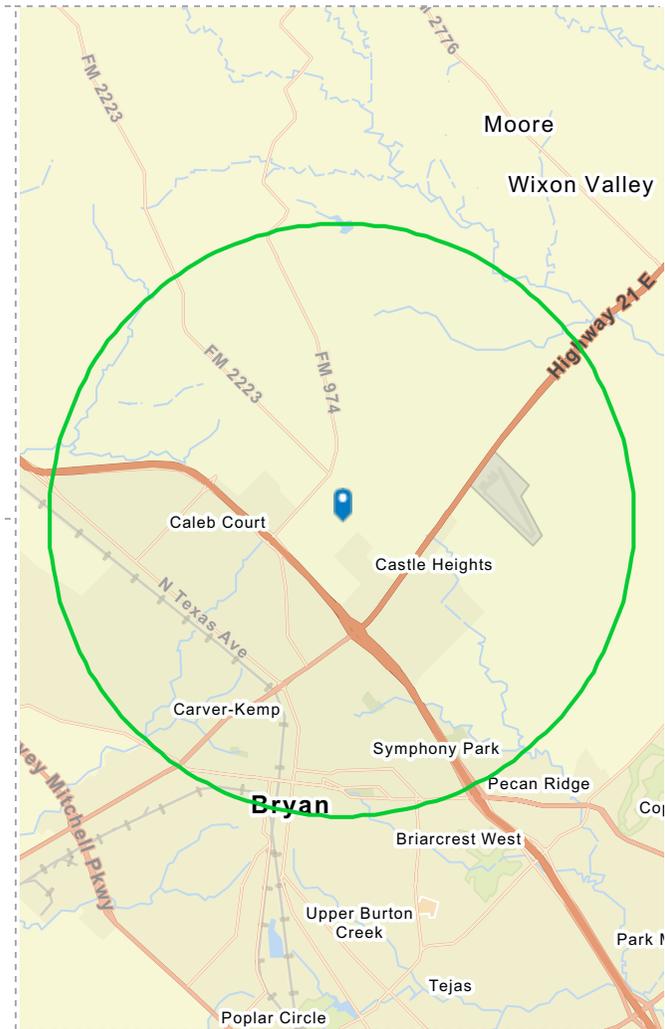
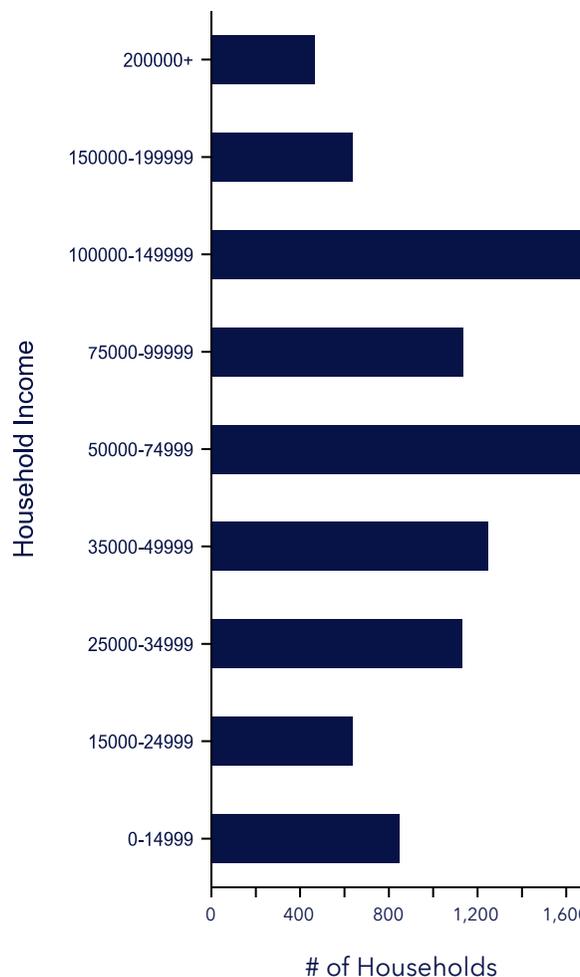
\$698,645

Average Net Worth



\$275,116

Average Home Value



EMPLOYMENT



50%

White Collar



32%

Blue Collar



Services

6.1%

Unemployment Rate

18%

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

34.3

Median Age



24,098

Households

\$54,473

Median Disposable Income



67,281

2023 Total Population

EDUCATION

17%

No High School Diploma



32%

High School Graduate



23%

Some College



28%

College Graduate

INCOME



\$86,280

Average Household Income



\$31,400

Per Capita Income



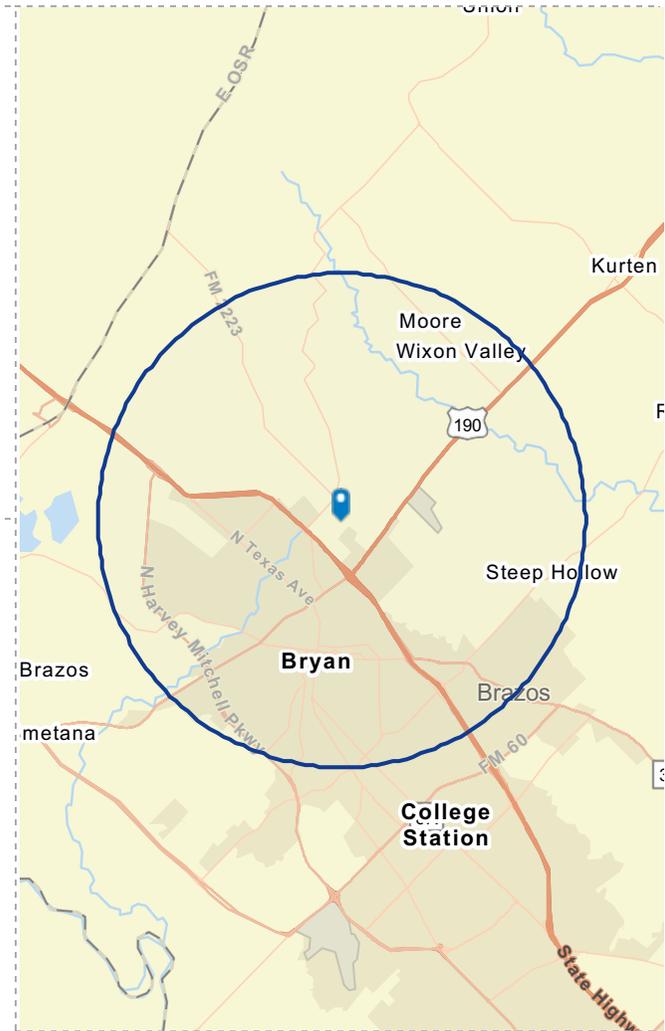
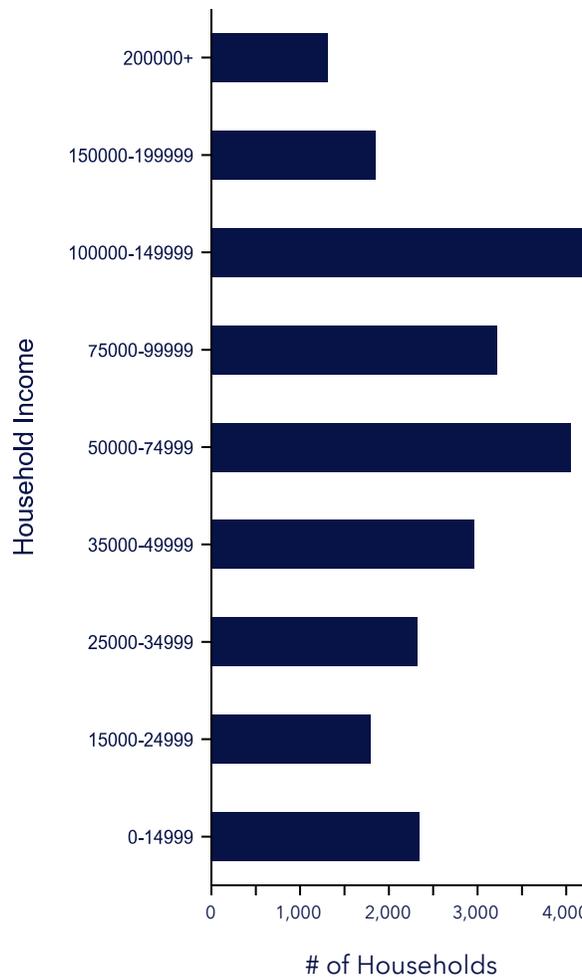
\$746,331

Average Net Worth



\$279,905

Average Home Value



EMPLOYMENT



56%

White Collar



28%

Blue Collar



Services

4.6%

Unemployment Rate

15%

