



**FOR LEASE**

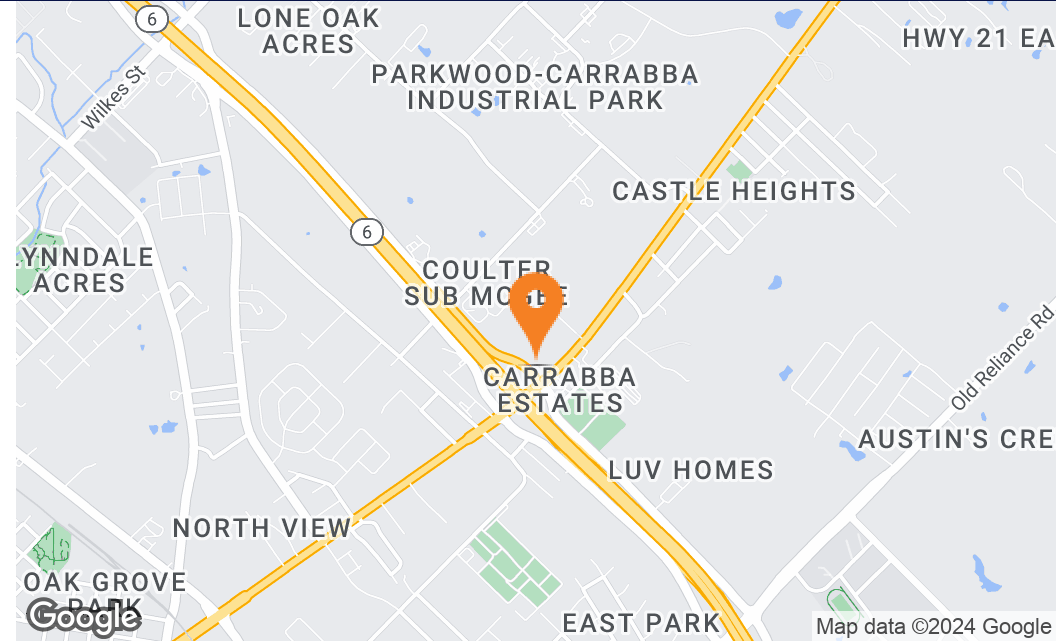


**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**2ND GEN. BANK SPACE**  
**3400 EAST STATE HIGHWAY 21**  
BRYAN, TX 77808

JIM JONES 979.431.4400

[www.riverstoneecos.com](http://www.riverstoneecos.com) | 809 University Drive East, College Station, TX 77840



### PROPERTY HIGHLIGHTS

- 2nd Gen. Bank Space with 2 Drive-Thru Lanes
- 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, EastBrazos 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





Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



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**JIM JONES**  
*Managing Partner*  
979.431.4400  
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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

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



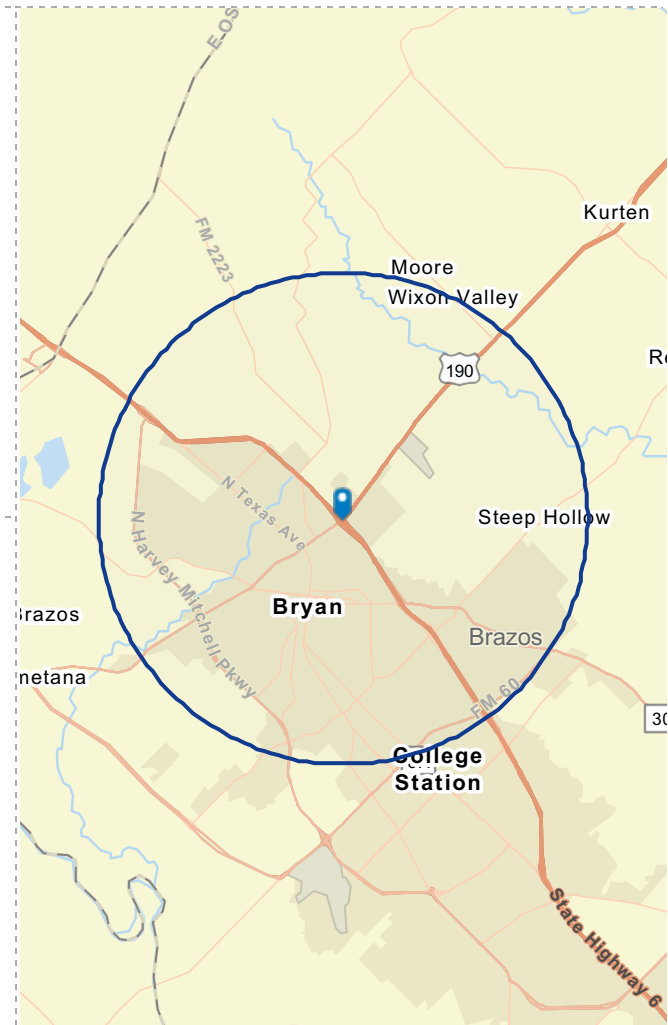
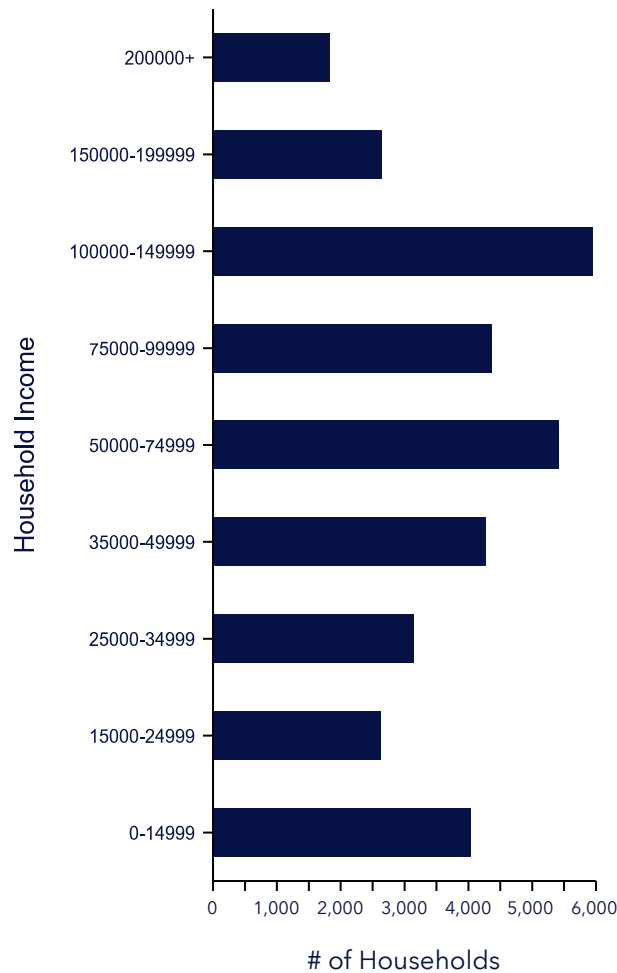
\$656,809

Average Net Worth



\$298,142

Average Home Value



## EMPLOYMENT



60%

White Collar



25%

Blue Collar



Services

4.1%

Unemployment Rate

15%

