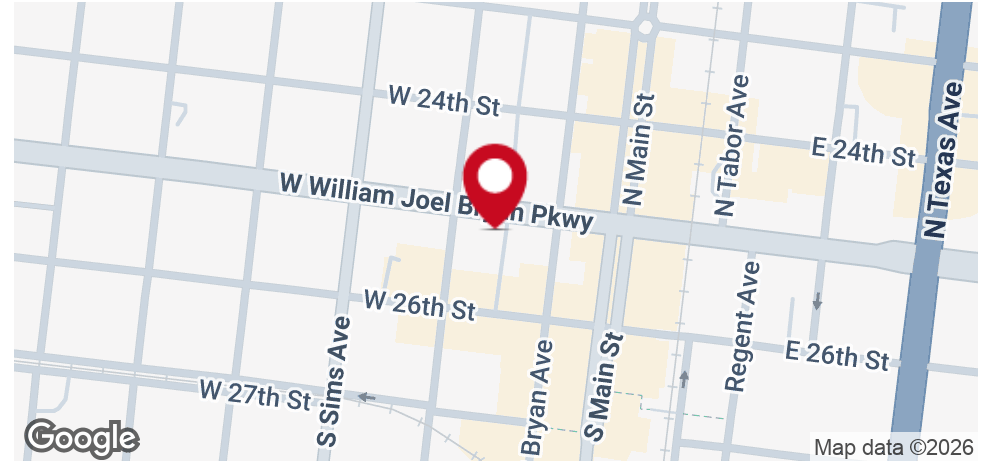


Executive Summary

211 W WILLIAM JOEL BRYAN PARKWAY | BRYAN, TX 77803



OFFERING SUMMARY

Available SF: 2,386 SF

Lease Rate: \$20 SF/yr (NNN)

Lot Size: 0.19 Acres

Building Size: 5,163

Zoning: DT-S

PROPERTY OVERVIEW

The downstairs space is a fantastic bar/retail/restaurant space with a standalone office suite with private access, large fenced patio area and commercial kitchen. The building has had significant updates in recent years, including new roofs, ADA / Code updates, and many other MEP related upgrades.

LOCATION OVERVIEW

Located in the heart of Downtown Bryan! Heading west on William Joel Bryan Pkwy the property is on your left just before Parker Avenue.

PROPERTY HIGHLIGHTS

- Restaurant/Bar space in downtown Bryan
- Outdoor fenced patio Space
- Commercial Kitchen
- Lots of Parking directly adjacent

PETER KRAMER

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Additional Photos

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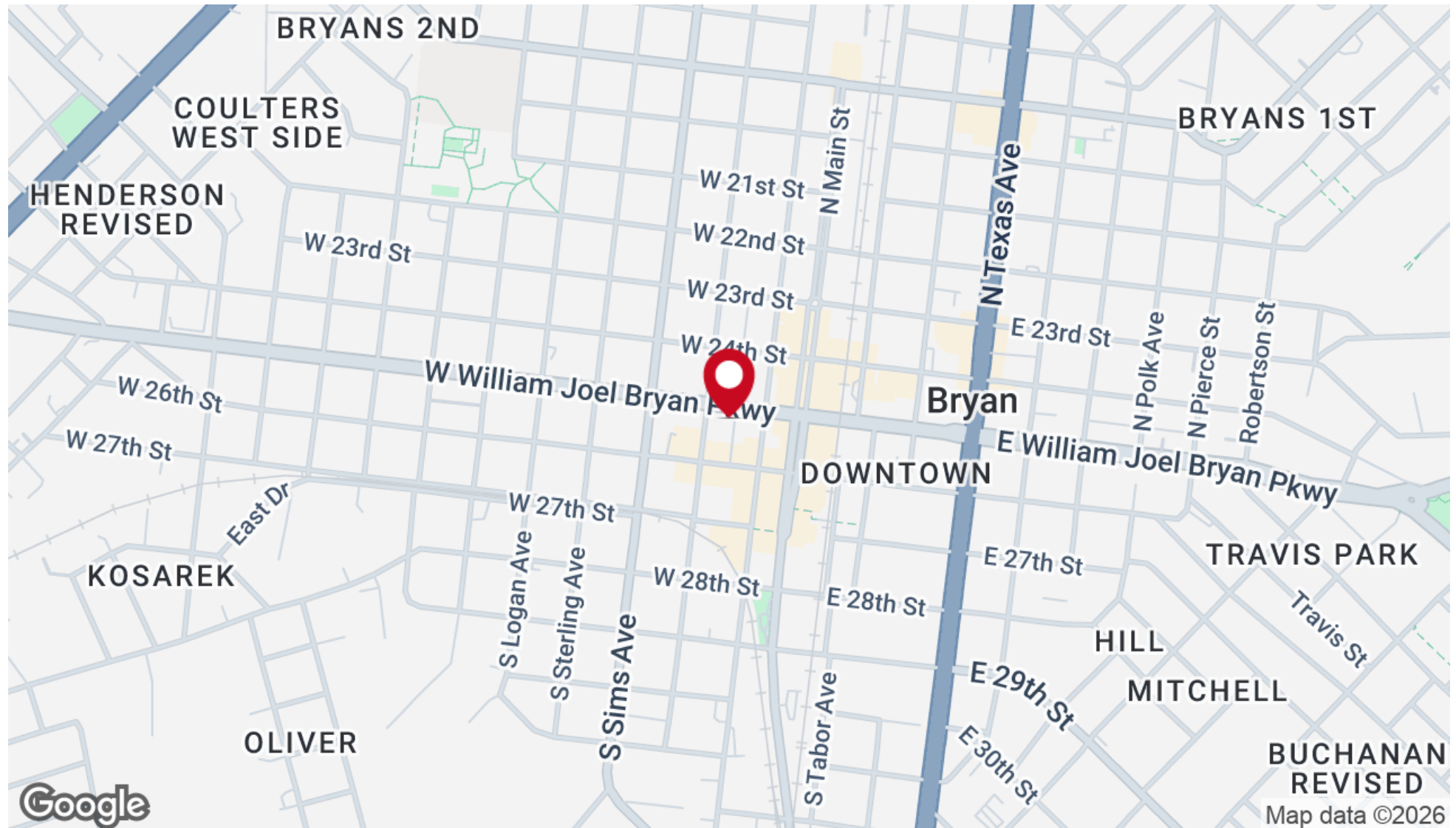
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Location Map

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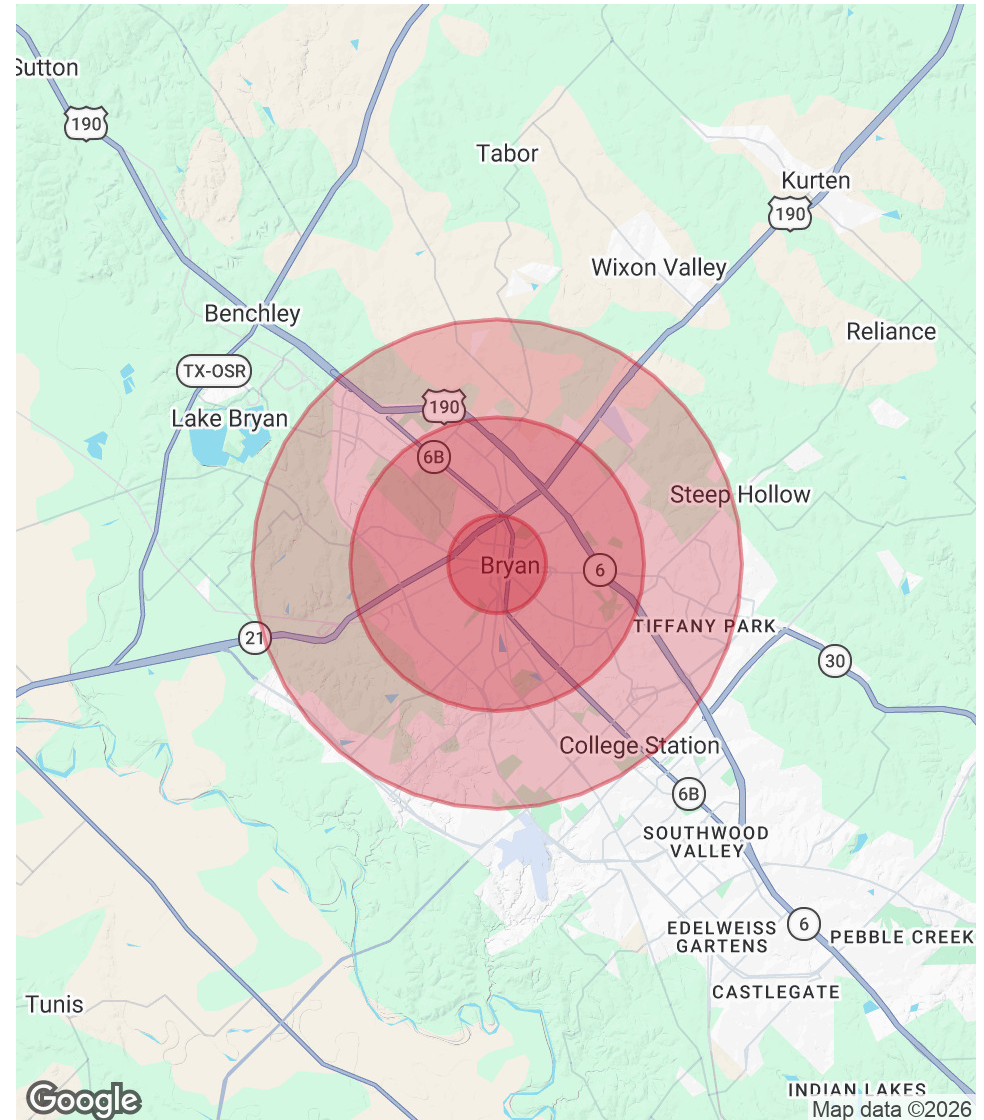
Demographics Map & Report

211 W WILLIAM JOEL BRYAN PARKWAY | BRYAN, TX 77803

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,598	53,442	96,321
Average Age	26.2	27.8	27.2
Average Age (Male)	23.9	26.1	26.3
Average Age (Female)	28.2	29.4	28.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,859	17,936	32,965
# of Persons per HH	3.4	3.0	2.9
Average HH Income	\$37,963	\$43,850	\$44,194
Average House Value	\$87,643	\$104,180	\$119,762

2020 American Community Survey (ACS)

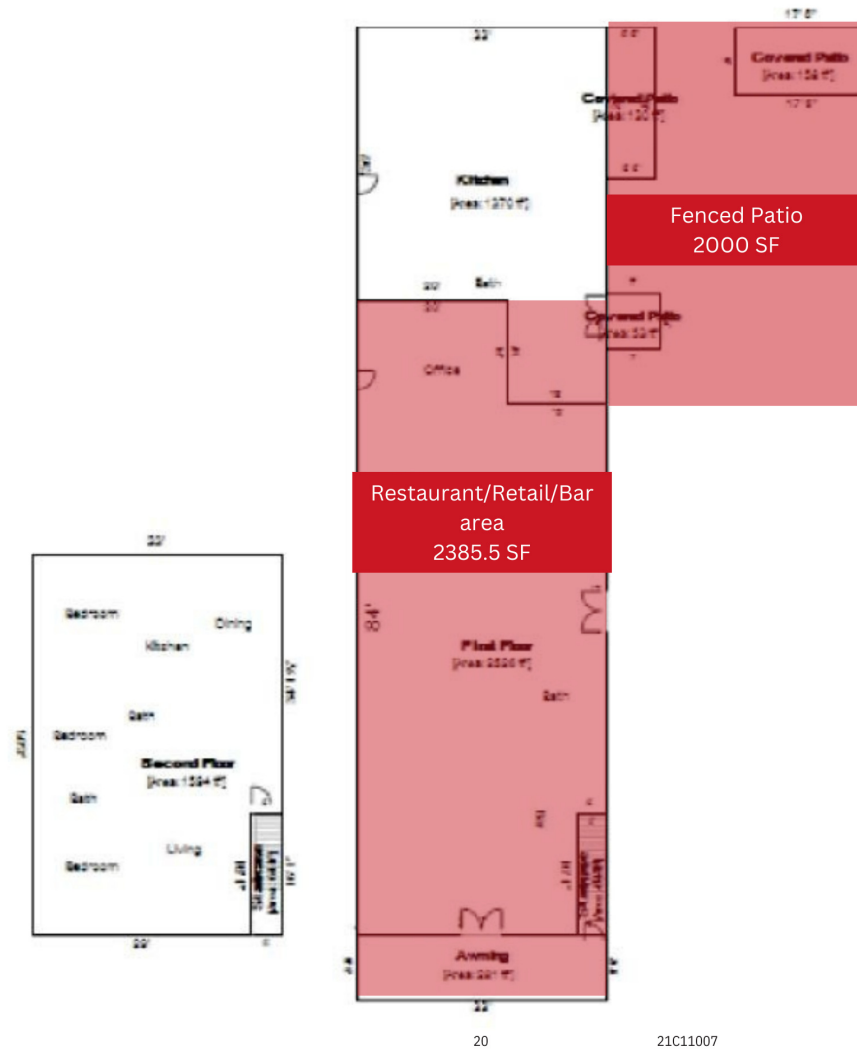


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Retailer Map

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Bryan - College Station

LKG Realty Advisors

Demographics of the Brazos Valley

Population: 249,088 (2025)

■ Median Property Value:
\$296,000

■ Median Household Income:
\$58, 553

■ Population Growth Rate:
1.7%

Education

TEXAS A&M UNIVERSITY

- Founded in 1876
- Enrollment of over 70,000
- Known for its strong academic programs & rich traditions

BLINN COLLEGE

- Founded in 1883
- Enrollment of over 18,000
- Offers certificates and two-year degrees in various academic and technical areas

RELLIS CAMPUS

- Home to several Texas A&M System state agencies
- Enrollment of over 3,000
- Research & development focused

Rankings & Recognition

Forbes **Best** 25 Places to Retire

#3 Best-Performing City in Texas

#4 Best Small College Town in America

The BCS Area

Located inside the Texas Triangle, BCS is a dynamic, fast-growing area in east-central Texas, located halfway between Houston and Austin

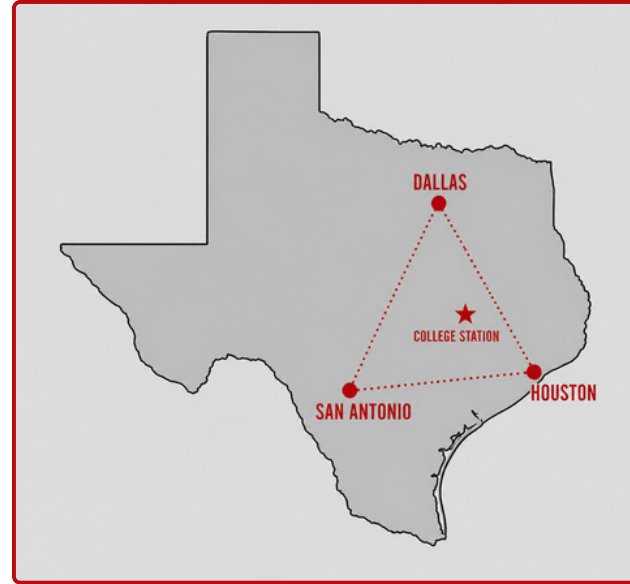


Primary Trade Area:

Brazos County

Secondary Trade Area:

Robertson, Leon, Madison, Burleson, Grimes, Washington Counties



The Texas Triangle

Developing Commercial & Recreational Areas in BCS

CENTURY SQUARE

- 60-acre walkable, mixed-use destination featuring retail, restaurants, etc.
- Located adjacent to Texas A&M University

DOWNTOWN BRYAN

- A nationally designated Texas Cultural Arts District
- Features locally owned restaurants, shops, galleries, and live music venues

MIDTOWN PARK

- 150-acre world-class recreational destination in Bryan
- Features outdoor athletic fields, the Legends Event Center, Top Golf, etc.