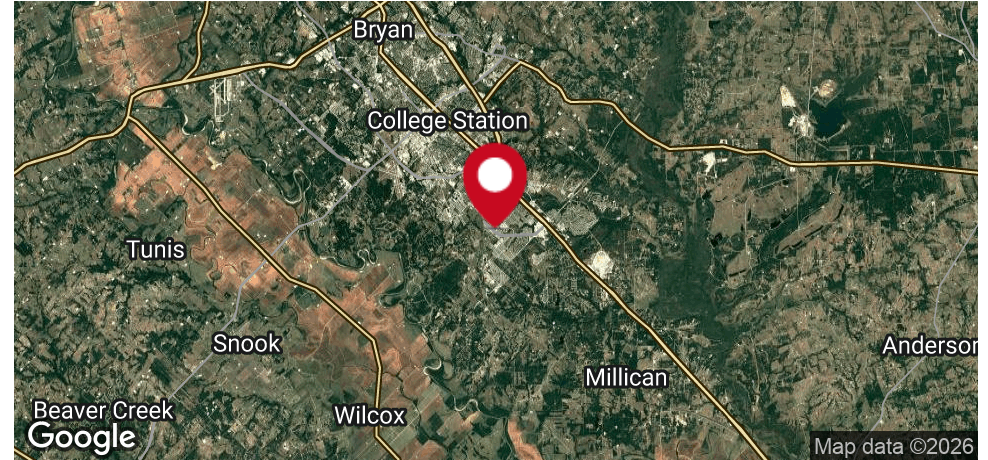


2775 Barron Road Sale Brochure



2775 BARRON ROAD | COLLEGE STATION, TX 77845



OFFERING SUMMARY

Sale Price: \$3,950,000.00

Lot Size: 2.0 Acres

Building Size: 12,359 SF

Zoning: PDD, GS

PROPERTY OVERVIEW

2775 Barron Road offers a unique opportunity for both owner-users and investors seeking a well-located special-purpose property in South College Station. The approximately 12,000-square-foot building provides a flexible layout with the space and functionality to accommodate a school, training facility, childcare center, religious organization, or other institutional use.

Situated in one of College Station's fastest-growing areas, the property offers convenient access to surrounding residential developments, major thoroughfares, and area amenities. It is well-suited for an organization looking to establish or expand its operations, as well as an investor seeking a specialized asset with long-term leasing potential.

PROPERTY HIGHLIGHTS

- Special Purpose / School / Childcare
- Efficient 2024 Construction
- Highly visible/ high traffic intersection
- Ample parking for staff and visitors
- Spacious classrooms and common areas
- Versatile layout for various educational uses

RICK LEMONS, CCIM

Broker
979.221.2929
rlemons@lkgra.com



Special Purpose Property For Sale

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

Additional Photos



2775 BARRON ROAD | COLLEGE STATION, TX 77845



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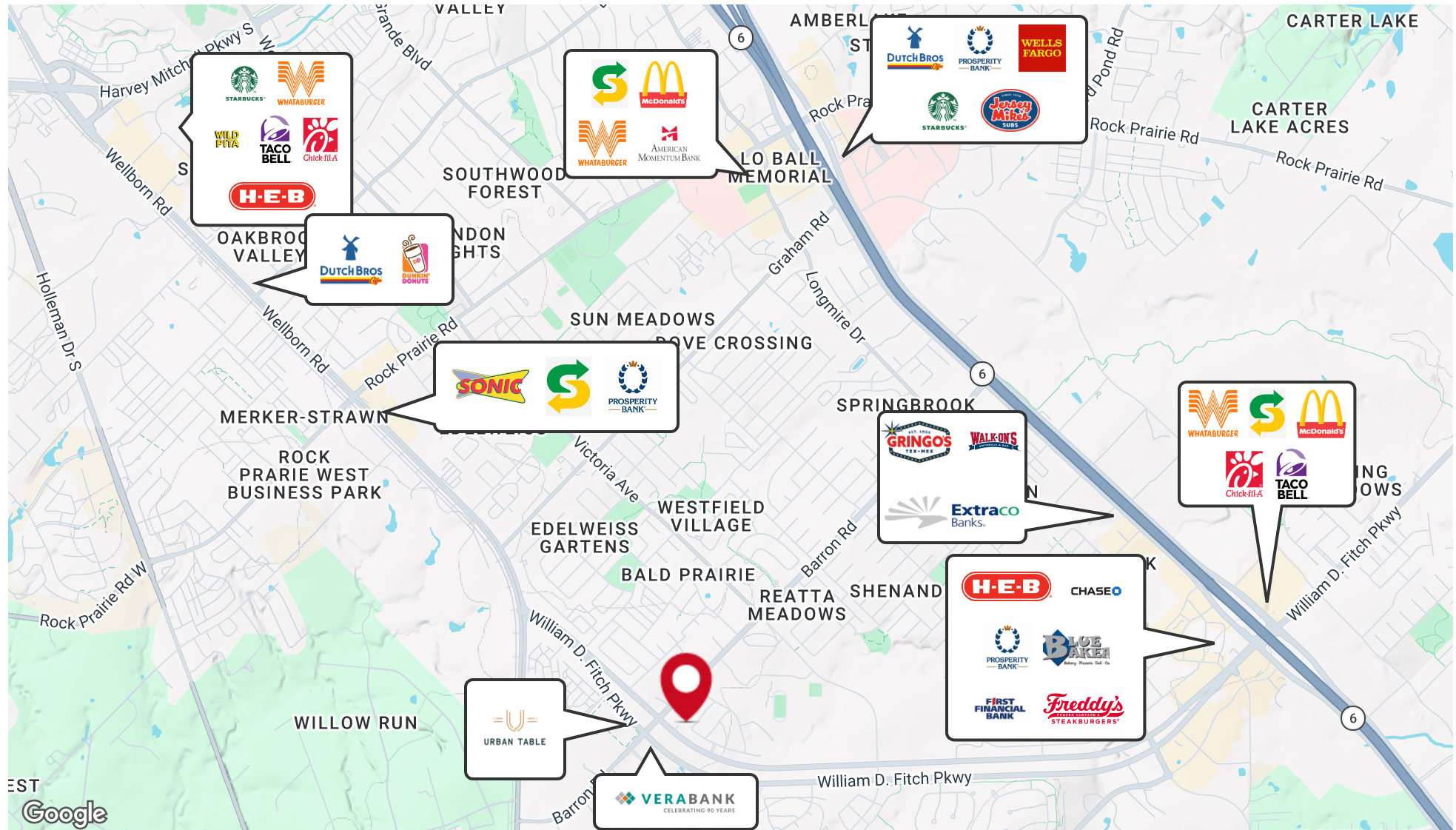


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Retailer Map

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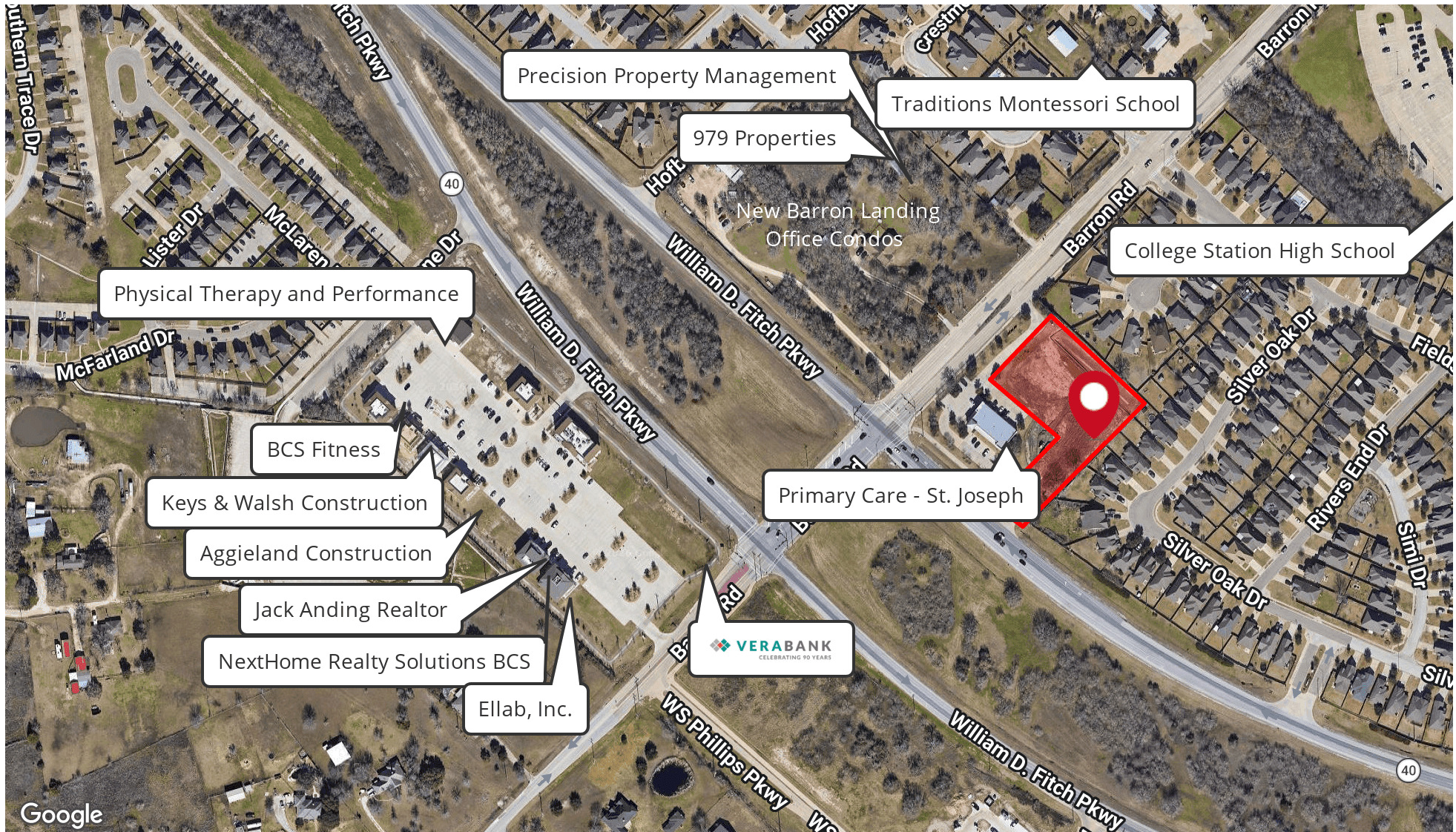


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Supplemental Documents

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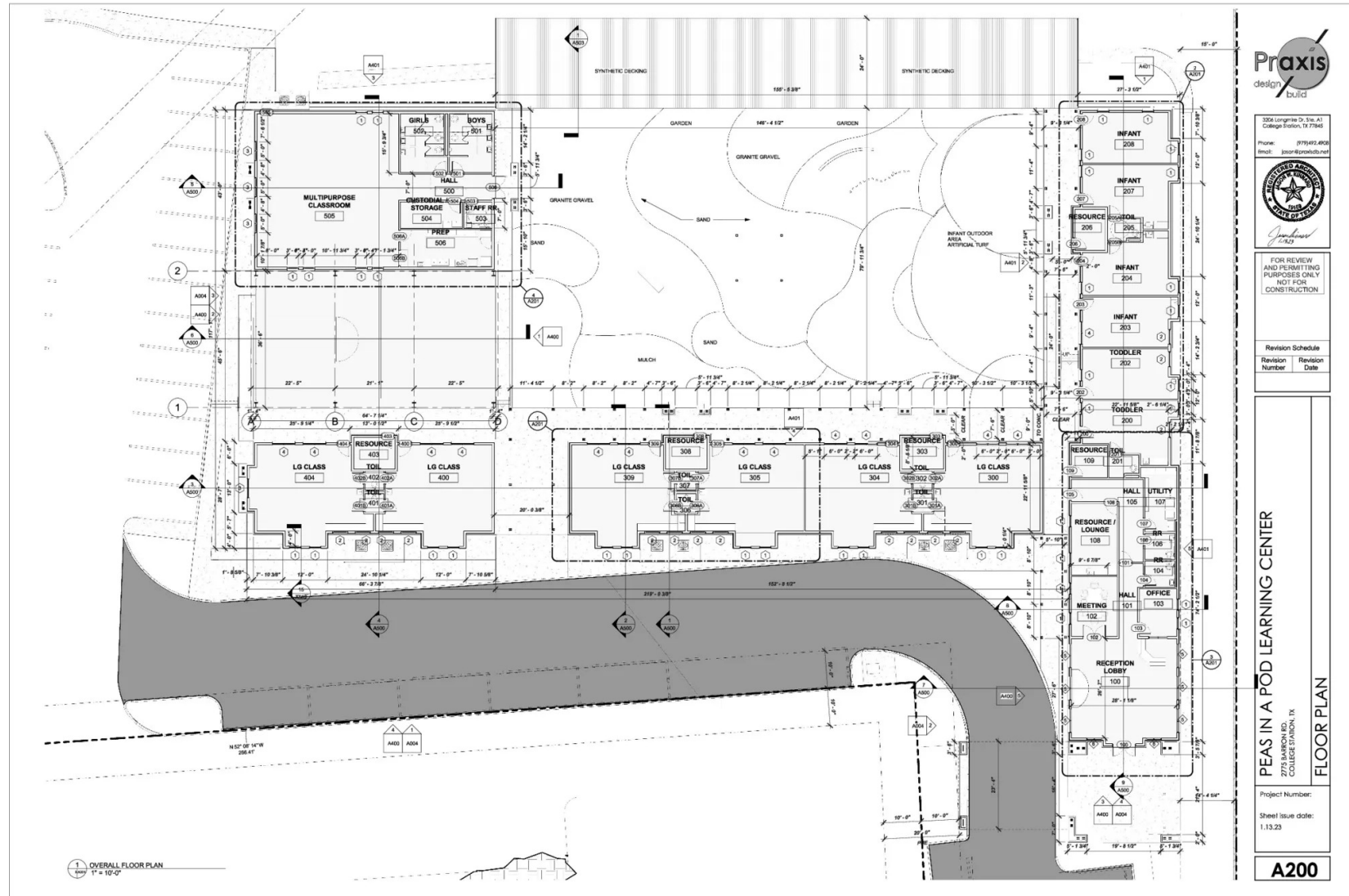


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Demographics Map & Report

2775 BARRON ROAD | COLLEGE STATION, TX 77845

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,911	49,034	106,428
Average Age	34.5	33.9	30.1
Average Age (Male)	31.3	32.9	29.4
Average Age (Female)	35.1	33.9	30.6

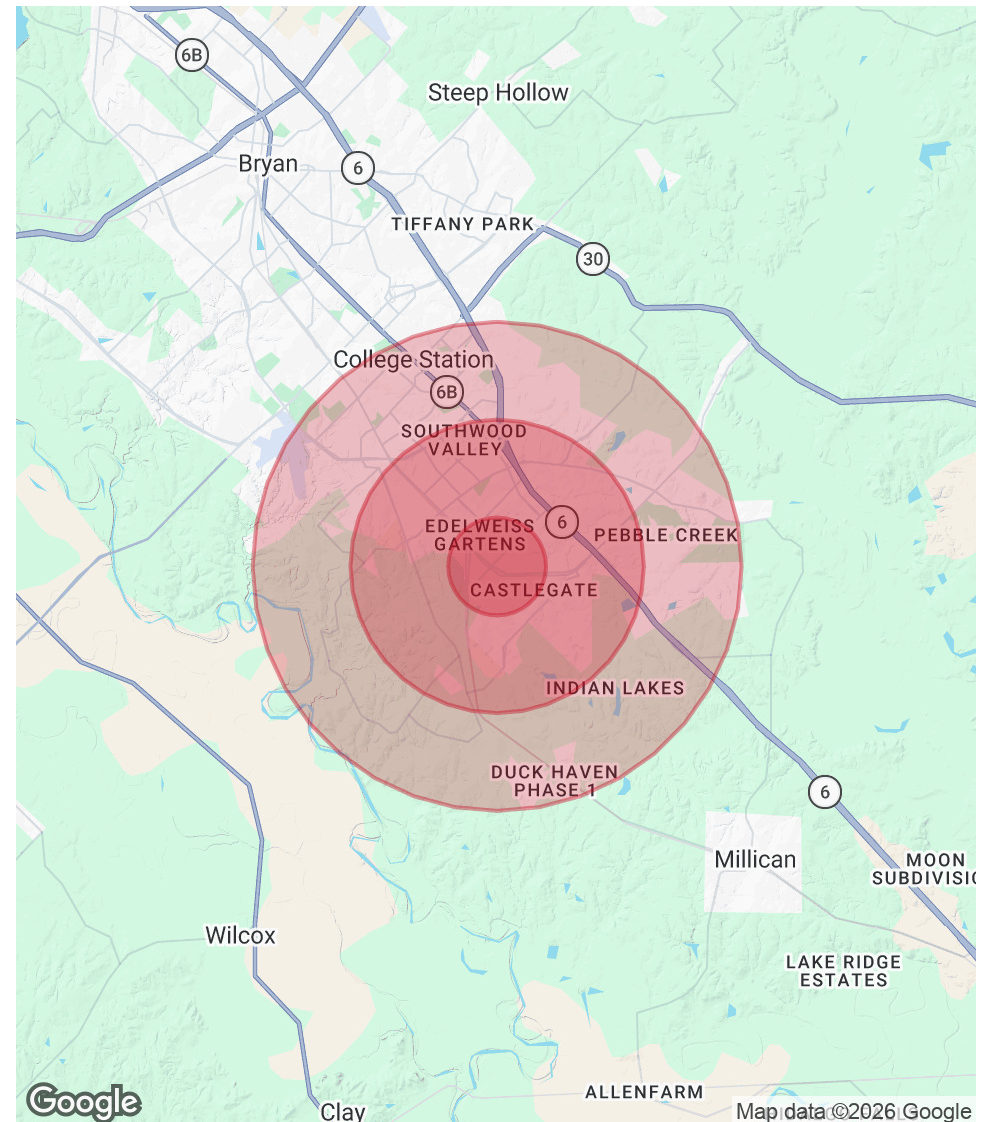
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,971	18,753	40,505
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$127,373	\$114,684	\$93,874
Average House Value	\$349,042	\$338,913	\$353,353

2023 American Community Survey (ACS)



RICK LEMONS, CCIM

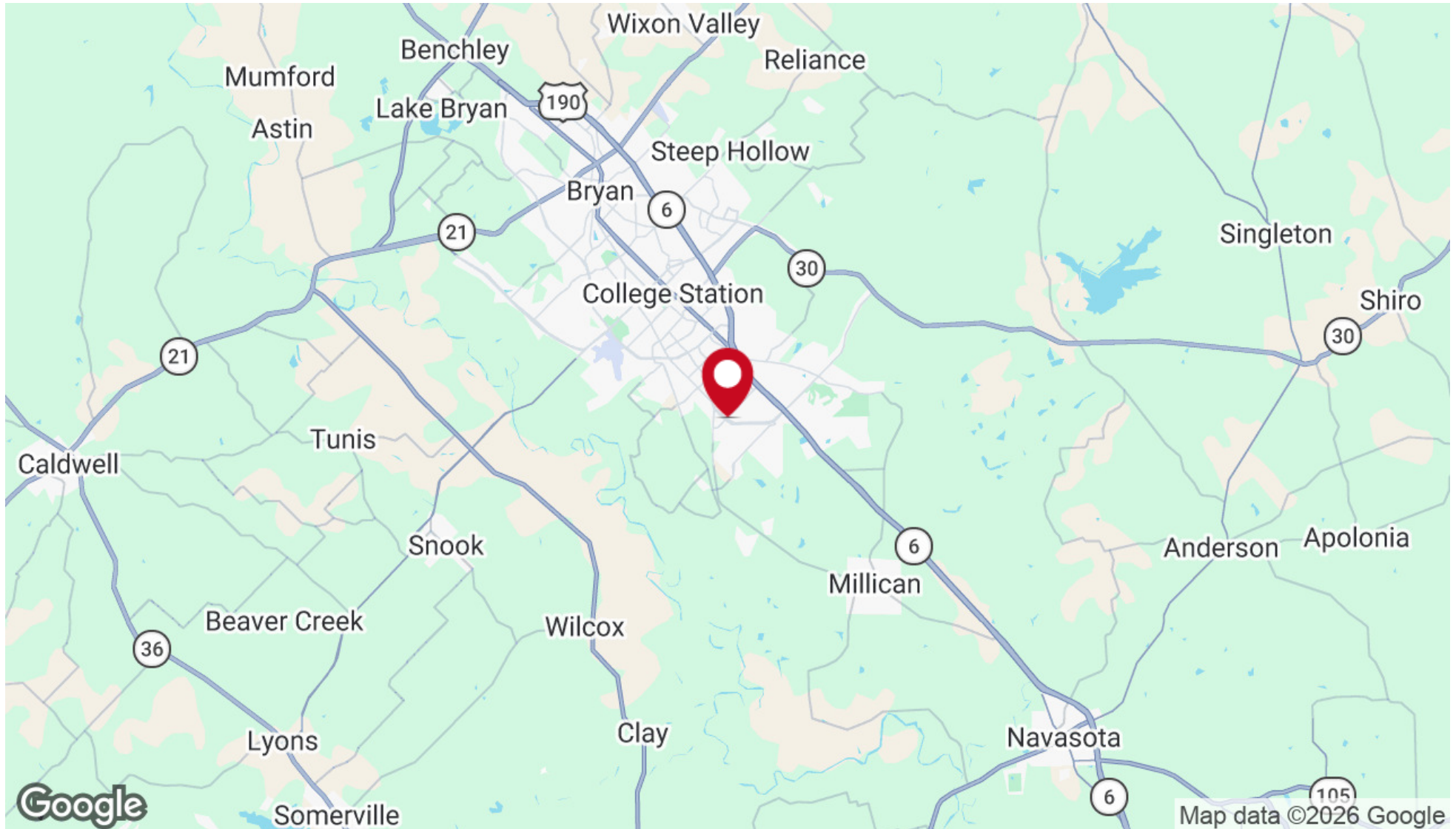
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Special Purpose Property For Sale

Location Map

2775 BARRON ROAD | COLLEGE STATION, TX 77845



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Special Purpose Property For Sale

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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

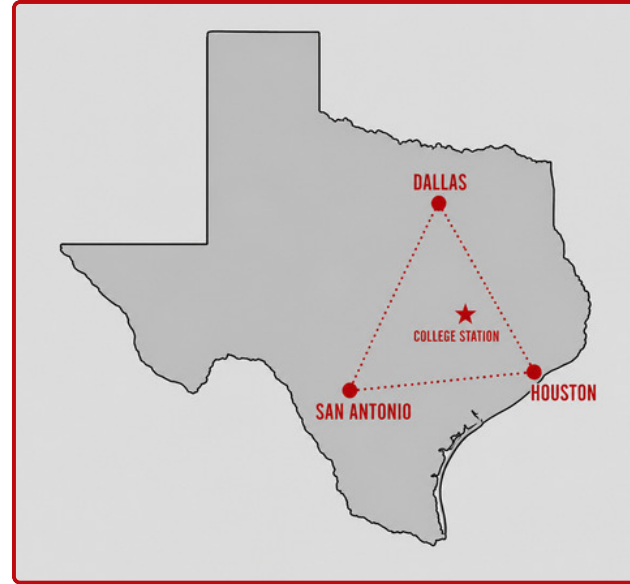


Primary Trade Area:

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.