



# HARVEY ROAD COLLEGE STATION, TX 77845



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**HARVEY ROAD**  
LAND FOR SALE  
\$1,990,000

## PROPERTY DETAILS & HIGHLIGHTS

### OFFERING SUMMARY

- SALE PRICE: \$1,990,000
- LOT SIZE: +/-11.45 Acres

### PROPERTY HIGHLIGHTS

- Great visibility with frontage on Hwy 30
- Immediate proximity to Hwy 6, Veterans Park and Post Oak Mall
- Less than +/- 5 miles from Texas A&M University
- All utilities available on site
- Zoned Commercial & NAP



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# LOCATION MAP

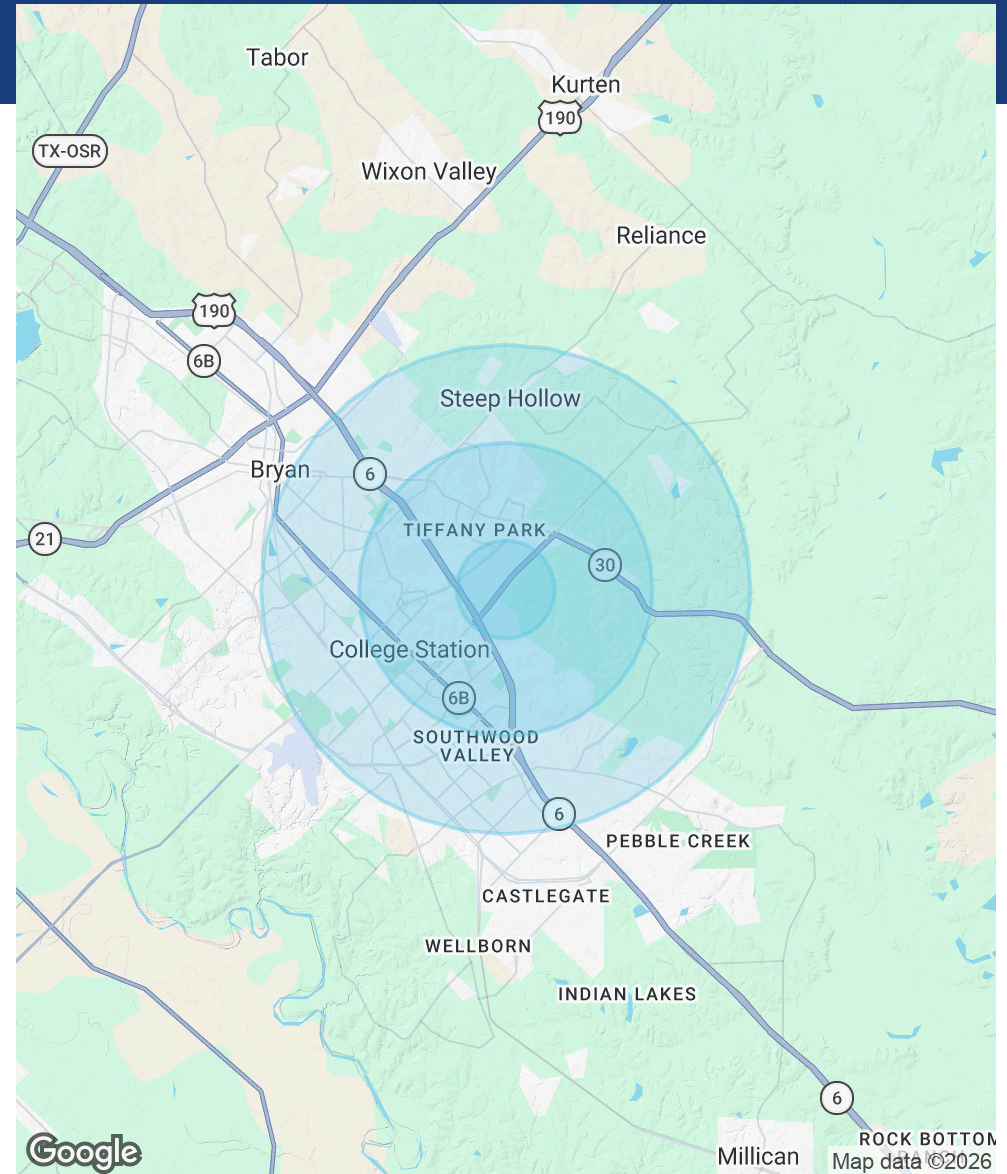


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## MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,909	54,622	138,833
AVERAGE AGE	30.1	27.8	29.2
AVERAGE AGE (MALE)	30.1	27.2	28.3
AVERAGE AGE (FEMALE)	30.9	29.1	30.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,423	25,254	60,334
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$70,577	\$54,869	\$55,343
AVERAGE HOUSE VALUE	\$171,503	\$134,473	\$141,006

2020 American Community Survey (ACS)





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## BROKERAGES SERVICES

### SAGO BROKERAGE SERVICES

Sago Commercial Real Estate brokers are connectors. We commit ourselves to not only understanding the markets in which we work, but knowing the people who make them work. Our commitment to community leadership and involvement sets us apart. Our knowledge of local real estate market trends and recent transaction data makes Sago Commercial Real Estate the clear choice for your Commercial Real Estate Brokerage needs.

Our team is focused on providing the absolute highest level of service to owners and users of Land, Retail, Office, and Industrial properties. Whether we are reducing the cost of occupancy for a tenant or maximizing return for a landlord, our focus is always on client relationships to ensure they last beyond one transaction.

Sago Commercial Real Estate's clients benefit from our constant education program. Our brokers are involved in continuing education programs that far exceed the average Commercial Broker or the industry mandated coursework. All of our brokers are candidates or designees of the prestigious Certified Commercial Investment Member (CCIM) program and are involved in the International Council of Shopping Centers (ICSC) and National Association of Industrial and Office Parks (NAIOP). We believe that our commitment to constantly improving ourselves has a direct effect on our Client's bottom line and overall satisfaction.

“

*SAGO's communication skills were what I appreciated the most about them. They always got back to me in a timely manner and communicated everything I asked and more!*

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## DISCLAIMER

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## CONTACT

Whether you're buying, selling, or need a trusted partner to manage your commercial property or portfolio, we're here to help — and would be honored to earn your business.

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