



SAGO

**3375 ROCK PRAIRIE ROAD WEST
COLLEGE STATION, TX 77845**

PREPARED BY:

Barry Moore, CCIM, SIOR
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3375 ROCK PRAIRIE ROAD WEST
INDUSTRIAL PROPERTY FOR SALE
+/- 31,500 SF

PROPERTY DETAILS & HIGHLIGHTS

OFFERING SUMMARY

SALE PRICE: Please Call for Pricing

LOT SIZE: +/- 5.52 Acres

BUILDING SIZE: +/- 31,500 SF

PROPERTY HIGHLIGHTS

- Includes reception/showroom, multiple offices, breakroom, and restrooms
- Dock high and grade level day doors
- Pull-through ability



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INTERIOR PHOTOS



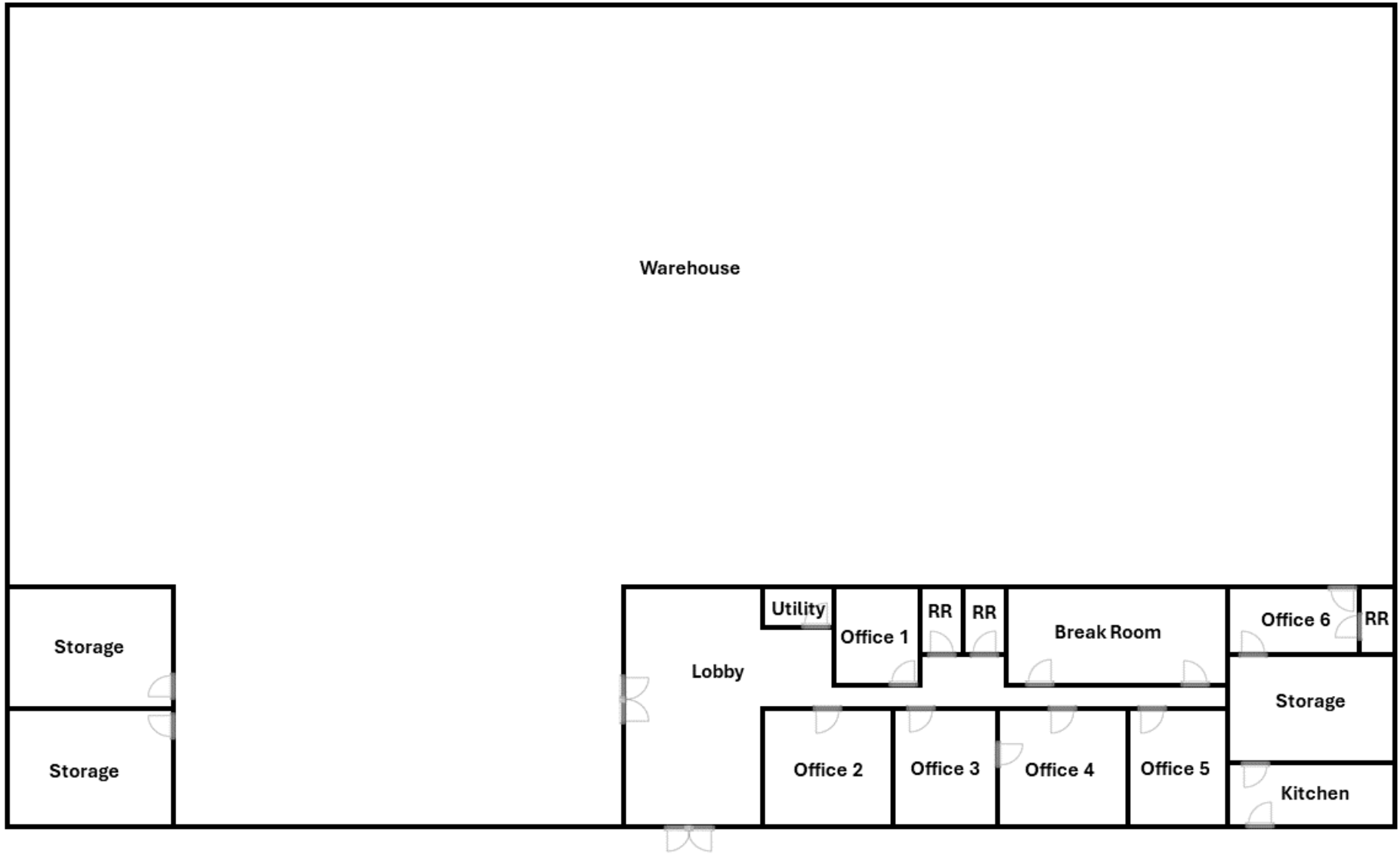
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WAREHOUSE SPACE



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LOCATION MAP



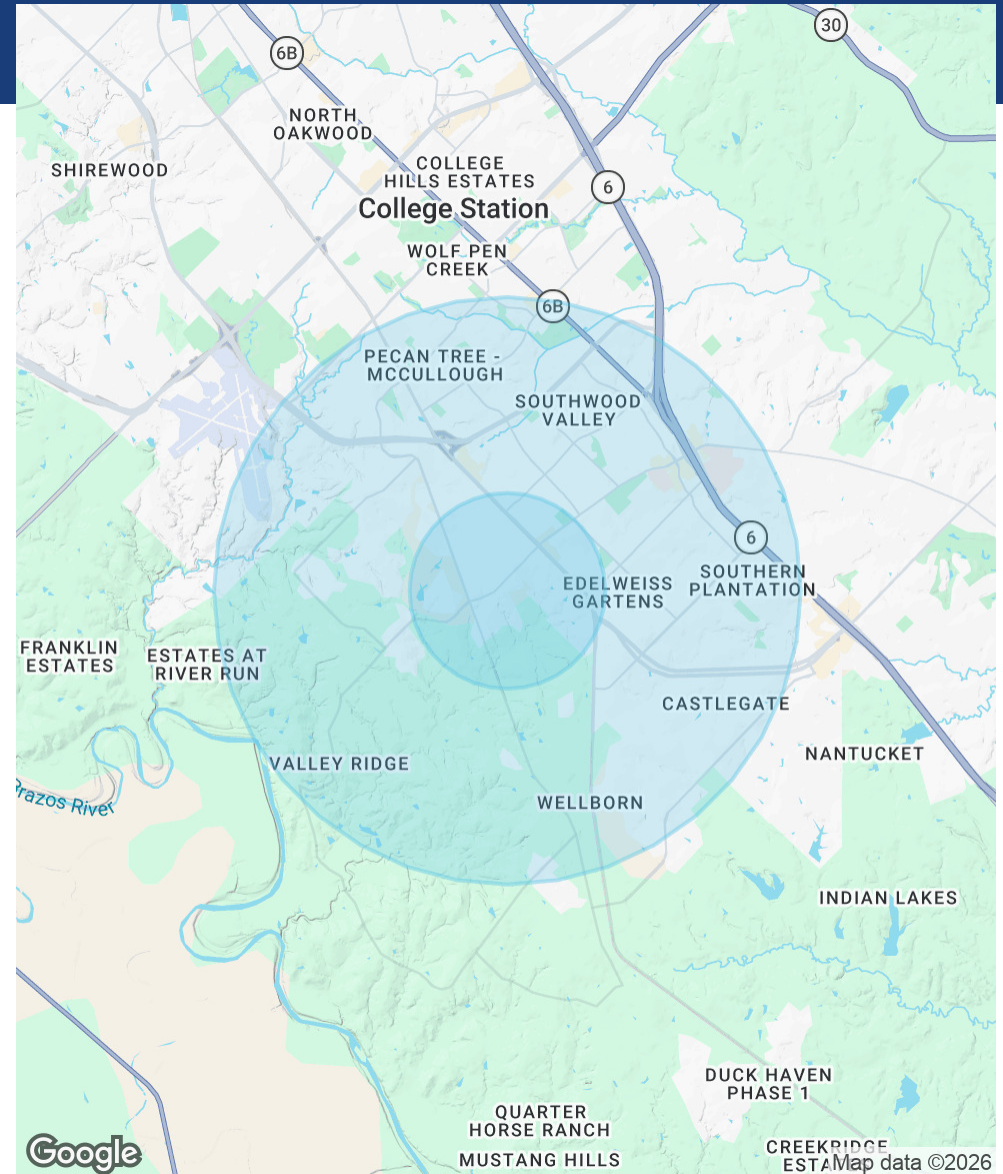
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MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,846	70,846	132,149
AVERAGE AGE	30	30	29
AVERAGE AGE (MALE)	29	30	29
AVERAGE AGE (FEMALE)	31	31	30
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,865	26,478	47,040
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$73,088	\$79,722	\$75,249
AVERAGE HOUSE VALUE	\$288,546	\$372,608	\$371,822

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

This information has been derived from sources deemed reliable. However, it is subject to errors, omissions, price changes, and/or withdrawals, and no warranty is made for accuracy. Further, no warranties or representation shall be made by Sago Commercial Real Estate and/or its agents, representatives, or affiliates regarding oral statements made in the discussion of the above property. This presentation, prepared by Sago Commercial Real Estate, was sent to the recipient under the assumption that s/he is a buying/leasing principal. Any potential reviewer is advised that s/he should either have the abstract covering the real estate, which is the subject of the contract examined by an attorney or be furnished with a policy of title insurance.

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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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