



**COLONY LANDING**  
**992 N EARL RUDDER FWY**  
**BRYAN, TX 77808**

**PREPARED BY:**

**Barry Moore, CCIM, SIOR**  
979.260.5000  
bmoore@sagocre.com

## COLONY LANDING

RETAIL & OFFICE BUILDINGS FOR LEASE  
+/- 2,001 - 2,392 SF SPACES AVAILABLE

## PROPERTY DETAILS & HIGHLIGHTS

### OFFERING SUMMARY

**LEASE RATE:** Please Call for Pricing

**AVAILABLE SF:** +/- 2,001 - 2,392 SF

**BUILDING SIZE:** +/- 26,643 SF

### PROPERTY HIGHLIGHTS

- Class A office/retail space ideal for professional services, healthcare, or boutique retail
- Highly visible with State Hwy 6 road frontage in Bryan, Texas
- Nearby retailers include Premiere LUX, Kroger, Los Cucos, Freddy's Frozen Custard, Kid to Kid, Dutch Bros, Element Dental, Mathnasium and more!



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**RENDERINGS**

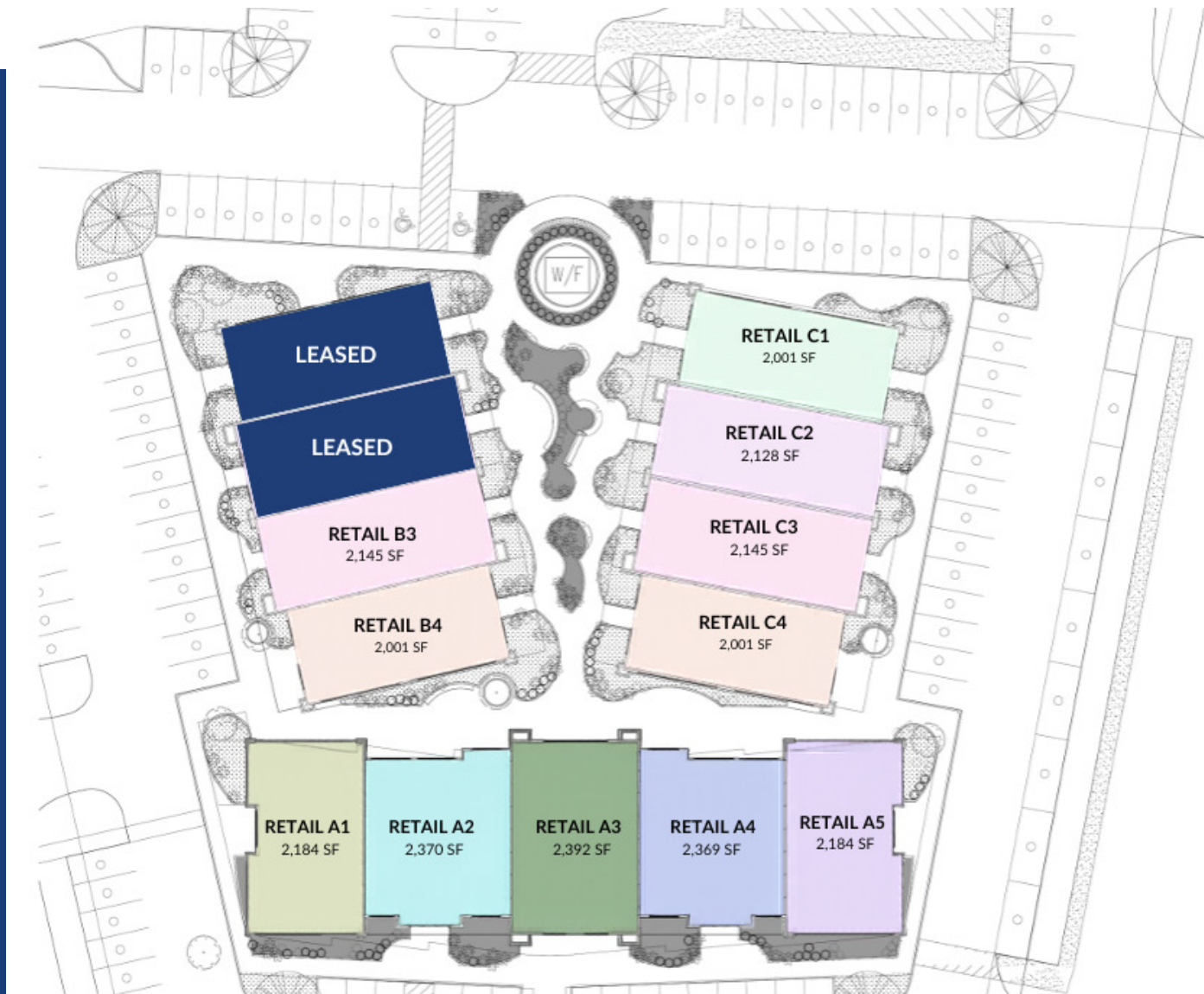


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## LEASE SPACES



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SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE
Building A, Suite 100	Available	2,184 SF	NNN	Please Call for Pricing
Building A, Suite 200	Available	2,370 SF	NNN	Please Call for Pricing
Building A, Suite 300	Available	2,391 SF	NNN	Please Call for Pricing
Building A, Suite 400	Available	2,369 SF	NNN	Please Call for Pricing
Building A, Suite 500	Available	2,184 SF	NNN	Please Call for Pricing
Building B, Suite 300	Available	2,145 SF	NNN	Please Call for Pricing
Building B, Suite 400	Available	2,001 SF	NNN	Please Call for Pricing
Building C, Suite 100	Available	2,001 SF	NNN	Please Call for Pricing
Building C, Suite 200	Available	2,128 SF	NNN	Please Call for Pricing
Building C, Suite 300	Available	2,145 SF	NNN	Please Call for Pricing
Building C, Suite 400	Available	2,001 SF	NNN	Please Call for Pricing

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# LOCATION MAP



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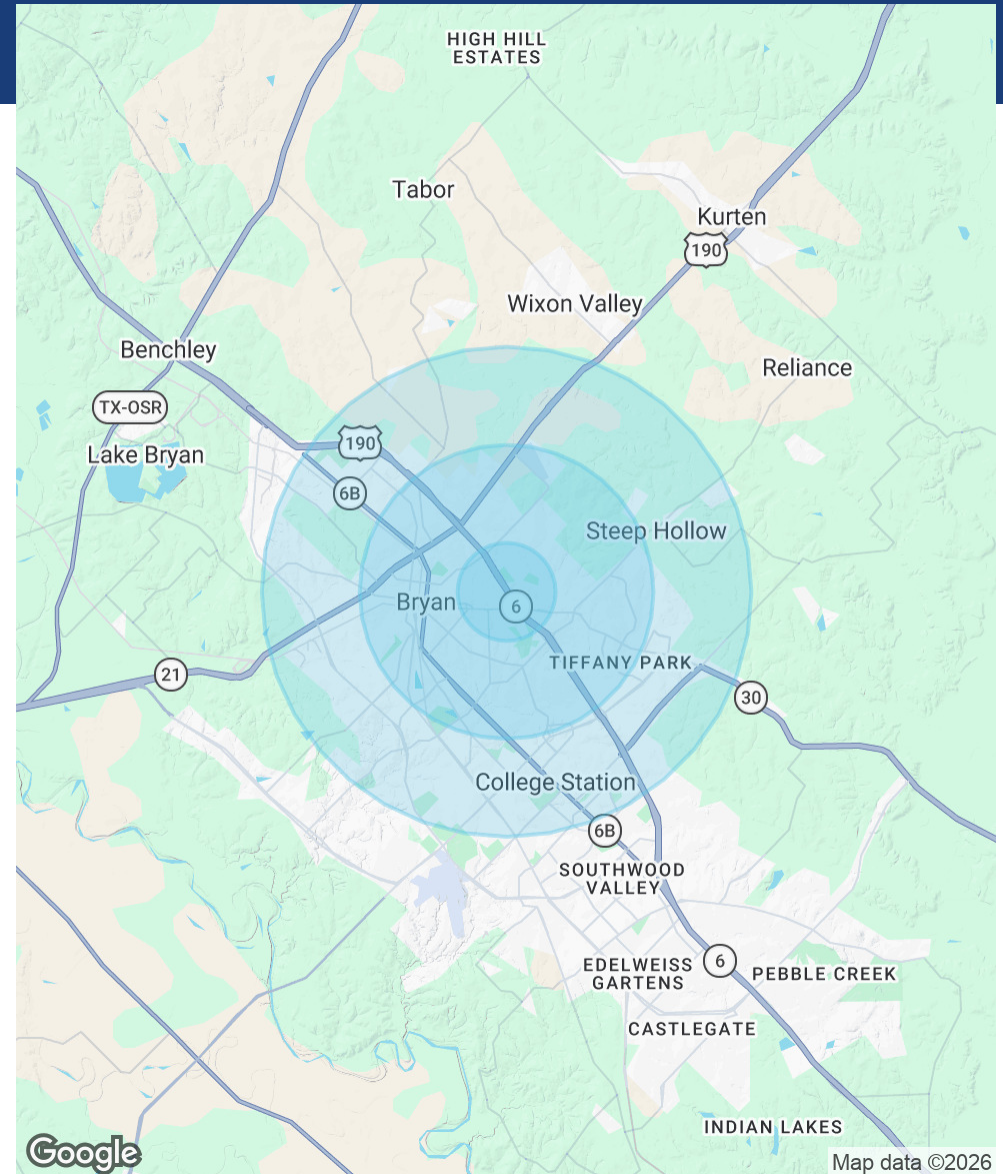
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## MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,335	56,266	128,725
AVERAGE AGE	38	37	33
AVERAGE AGE (MALE)	37	36	32
AVERAGE AGE (FEMALE)	40	39	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,963	21,603	49,057
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$82,029	\$74,929	\$68,124
AVERAGE HOUSE VALUE	\$247,899	\$258,810	\$297,891

2020 American Community Survey (ACS)



Map data ©2026  
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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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# 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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