

# EXCEPTIONAL IOS & FABRICATION PROPERTY

7932 WEST STATE HIGHWAY 21 | BRYAN, TX 77807



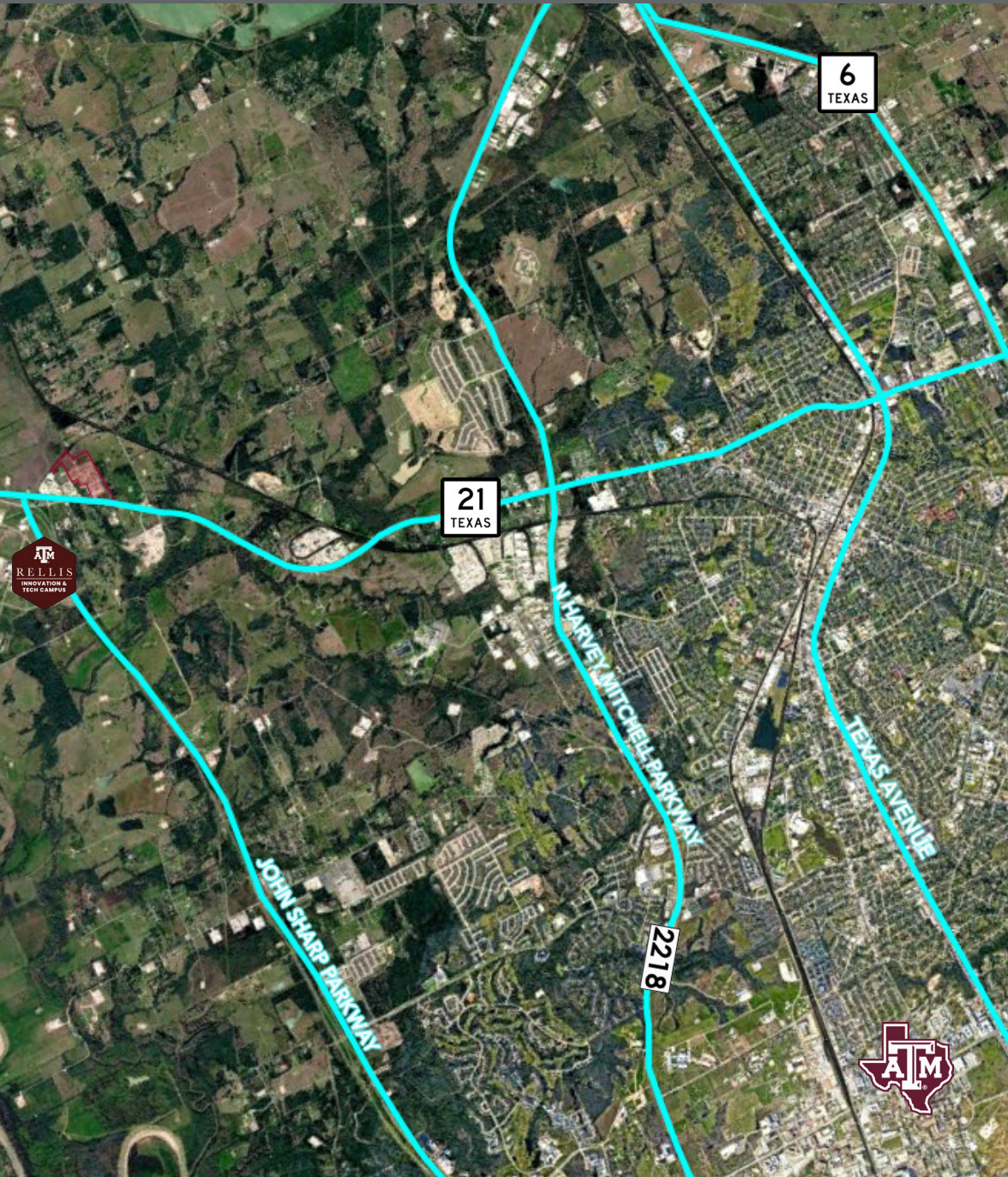
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COMMERCIAL



# OFFERING OVERVIEW



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## FOR LEASE DIVISIBLE YARD

**ASKING RATE:** \$2,500 a Month/ Per Acre  
Can Subdivide

**LAND SIZE:** ±45 acre site comprised of two (2) tracts:

- Tract 1 : 42.692 acres
- Tract 2 : 3.046 acres

**LAND CONDITION:** ±27 acres of stabilized land ±15 acres of non-stabilized land.

**COMMERCIAL BUILDINGS:** ±48,765 SF: Built between 2006 & 2011, there are 7 steel frame/metal warehouses & 1 single story wood frame office building.

**TRAFFIC COUNT:** ~10,000+ cars daily



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OSR  
TEXAS

**AXIS**  
PIPE AND TUBE  
**FedEx**  
Ground  
KRISTEN  
DISTRIBUTING  
COMPANY  
*Since 1930*

**DARLING**  
INGREDIENTS  
**Sanderson Farms**  
ARCACONTINENTAL  
*Coca-Cola* SOUTHWEST  
BEVERAGES  
**Honeywell** **HESS**  
**CC CREATIONS** **TOYOINK**

BUSINESS  
6

JOHN DEERE | **DOGGETT**

**C-LARS**  
LAUNCH AND RECOVERY SYSTEMS  
**NABORS**  
**S-CON**  
INC  
**MUSTANG** **CAT**

**KNIFE RIVER**  
**WRI**  
TRACTORS

**SITE**

21  
TEXAS

**TSC** Texas Steel  
Conversion  
**LSPI**  
A Berkshire Hathaway Company

30  
TEXAS



6  
TEXAS

BUSINESS  
6

6  
TEXAS

50  
TEXAS

FOR FURTHER INFORMATION, PLEASE CONTACT US:

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