



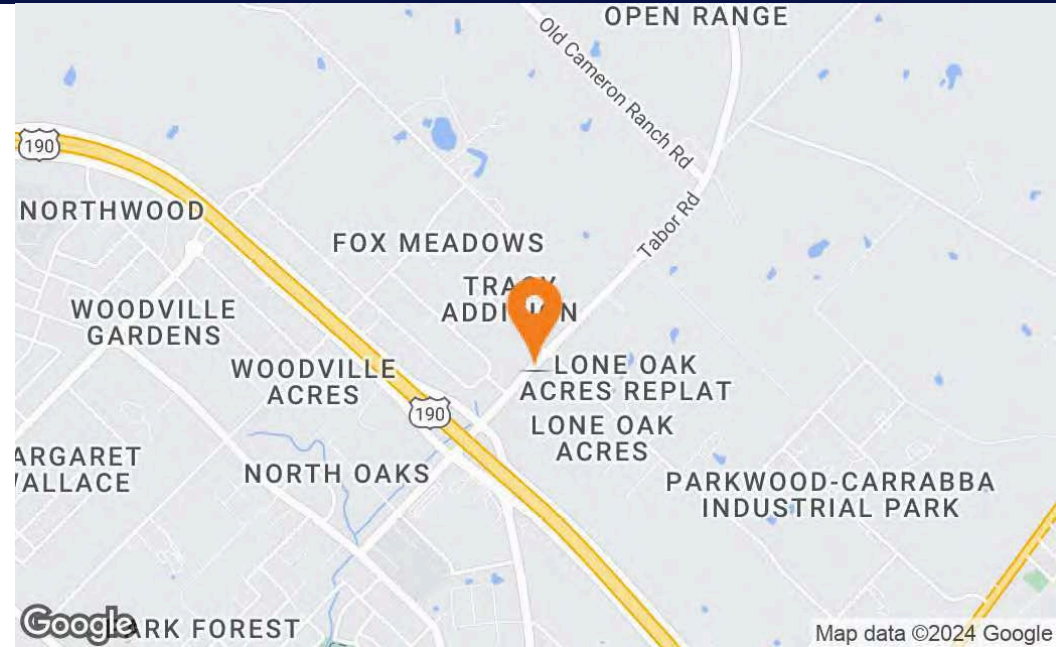
RIVERSTONE
COMMERCIAL REAL ESTATE

FOR LEASE | ±2,500 SF + YARD
3606 TABOR ROAD
Bryan, TX 77808

CHRIS LERMANN 979.943.7614 | JIM JONES 979.431.4400

www.riverstonecos.com | 809 University Drive East, College Station, TX 77840

3606 Tabor Road



OFFERING SUMMARY

Lease Price:	\$3,000/mo (Gross)
Building Space Size:	±2,500 SF
Lot Size:	±0.57 Acres
Property Dimensions:	±164 Feet x ±150 Feet
Distance to Hwy 6:	900 Feet
Utilities:	City Utilities
Zoning:	Industrial (I)

PROPERTY HIGHLIGHTS

- Dual access points, fully fenced, plenty of yard/parking space, well-appointed office area with multiple offices, reception, and warehouse/shop space
- Ideal Spot for Local Service Company
- Water, Sewer, and Electricity Available
- Within Bryan City Limits
- Quick Access to HWY 6, 1.5 Miles From HWY 21
- Industrial District



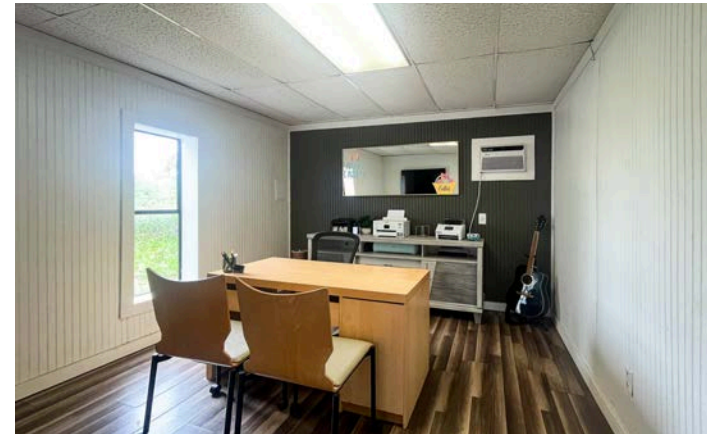
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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

34.4

Median Age

23,193
Households

\$51,734

Median Disposable Income

63,891

2023 Total Population

EDUCATION

18%

No High School Diploma



32%
High School Graduate



24%
Some College



26%
College Graduate

INCOME



\$83,146

Average Household Income



\$30,356

Per Capita Income



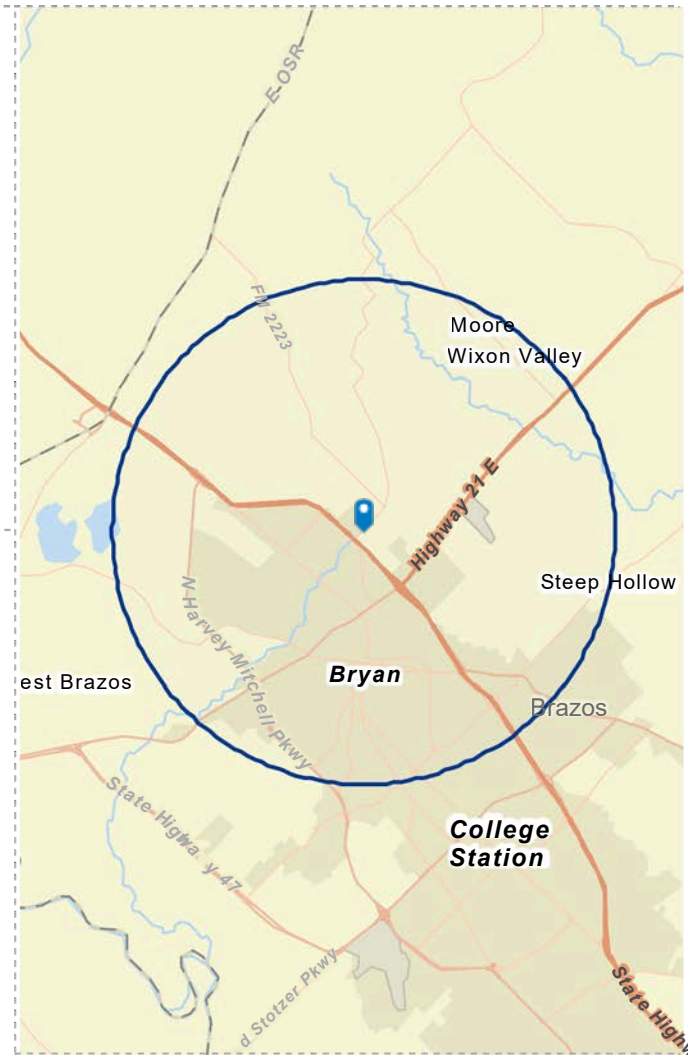
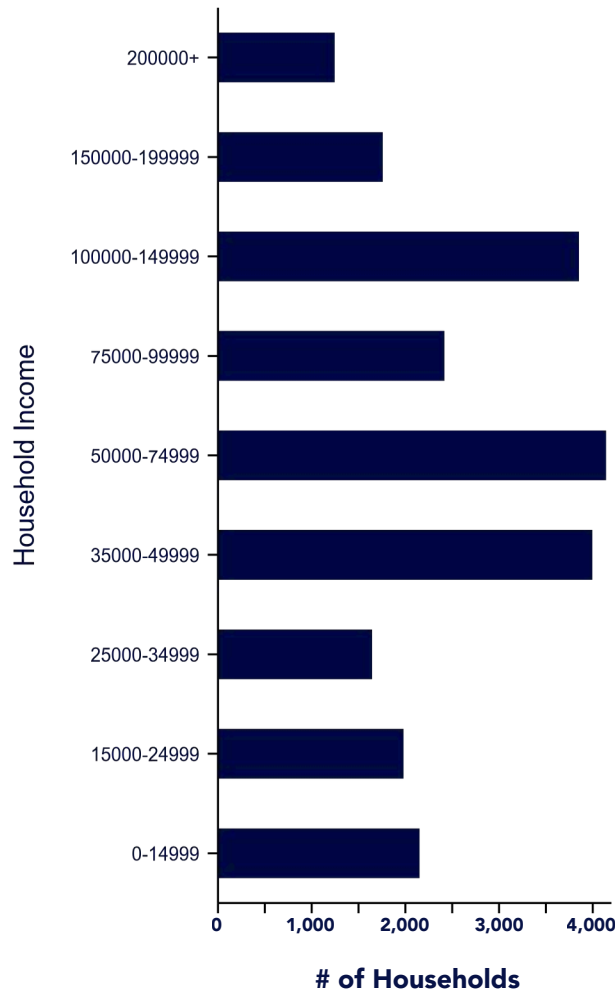
\$639,631

Average Net Worth



\$286,355

Average Home Value



EMPLOYMENT



White Collar

55%



Blue Collar

30%



Services

16%

Unemployment Rate

4.7%

