



# TONKAWAY BUSINESS PARK

12948 & 12986 TONKAWAY LAKE ROAD  
COLLEGE STATION, TX 77845

PREPARED BY:

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**TONKAWAY BUSINESS PARK**  
INDUSTRIAL PROPERTY FOR LEASE  
+/- 1,250 - 3,000 SF

## PROPERTY DETAILS & HIGHLIGHTS

### OFFERING SUMMARY

**LEASE RATE:** \$10.50 - 14.00  
SF/YR

**AVAILABLE SF:** +/- 1,250 -  
3,000 SF

### PROPERTY HIGHLIGHTS

- Industrial office/warehouses in College Station
- Insulated warehouse space with 14 foot bay doors and drive-thru ability
- Tenant is responsible for electric & internet
- Easy access off of HWY 30
- Security cameras at entrance and throughout property



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**EXTERIOR PHOTOS**



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## INTERIOR PHOTOS



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**AVAILABLE SPACES**

SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE
Bldg: 7   Ste: 733	Available	1,500 SF	NNN	\$10.50 - 14.00 SF/yr
Bldg: 10   Ste: 1033	Available	1,250 SF	NNN	\$11.00 SF/YR
Bldg: 13   Ste: 1344	Available	3,000 SF	NNN	\$11.00 - 12.00 SF/YR
Bldg: 13   Ste: 1300	Available	2,000 SF	NNN	\$11.00 - 12.00 SF/yr

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## LOCATION MAP



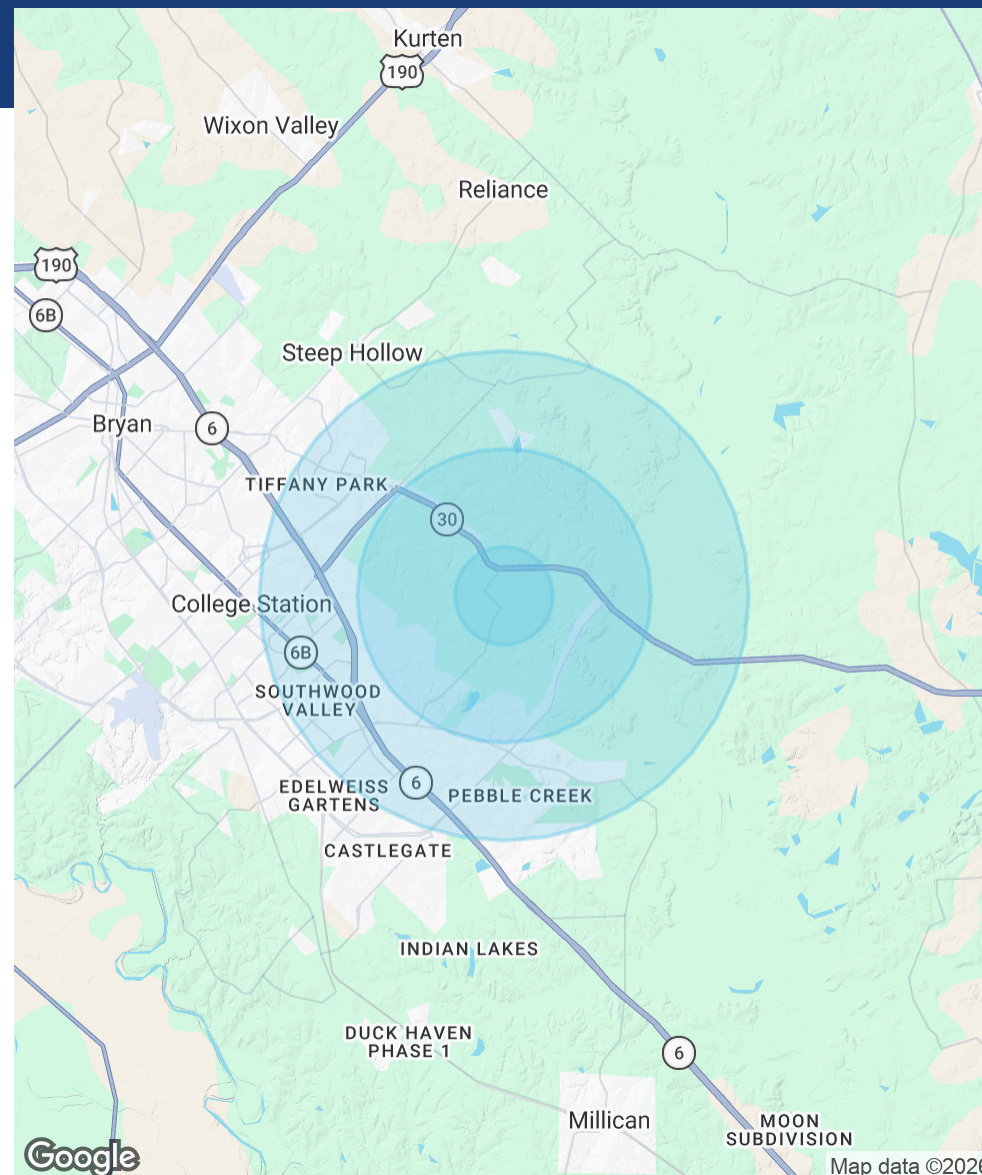
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**MARKET OVERVIEW**

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	154	4,878	52,723
AVERAGE AGE	39	41	35
AVERAGE AGE (MALE)	39	41	35
AVERAGE AGE (FEMALE)	39	42	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	72	1,954	23,101
# OF PERSONS PER HH	2.1	2.5	2.3
AVERAGE HH INCOME	\$112,531	\$142,838	\$94,659
AVERAGE HOUSE VALUE	\$465,988	\$432,769	\$406,064

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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