



CHARLESTON MILL

0000 HOLLEMAN DRIVE
COLLEGE STATION, TX 77845

PREPARED BY:

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HOLLEMAN DRIVE
LAND FOR SALE
+/- 3.23 ACRES

PROPERTY DETAILS & HIGHLIGHTS

OFFERING SUMMARY

SALE PRICE: \$1,500,000

LOT SIZE: +/- 3.23 Acres

PROPERTY HIGHLIGHTS

- Easy access and great visibility on Holleman Drive
- Zoned neighborhood center
- Dense residential population nearby
- Minutes from Texas A&M University
- All utilities available



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LOCATION MAP



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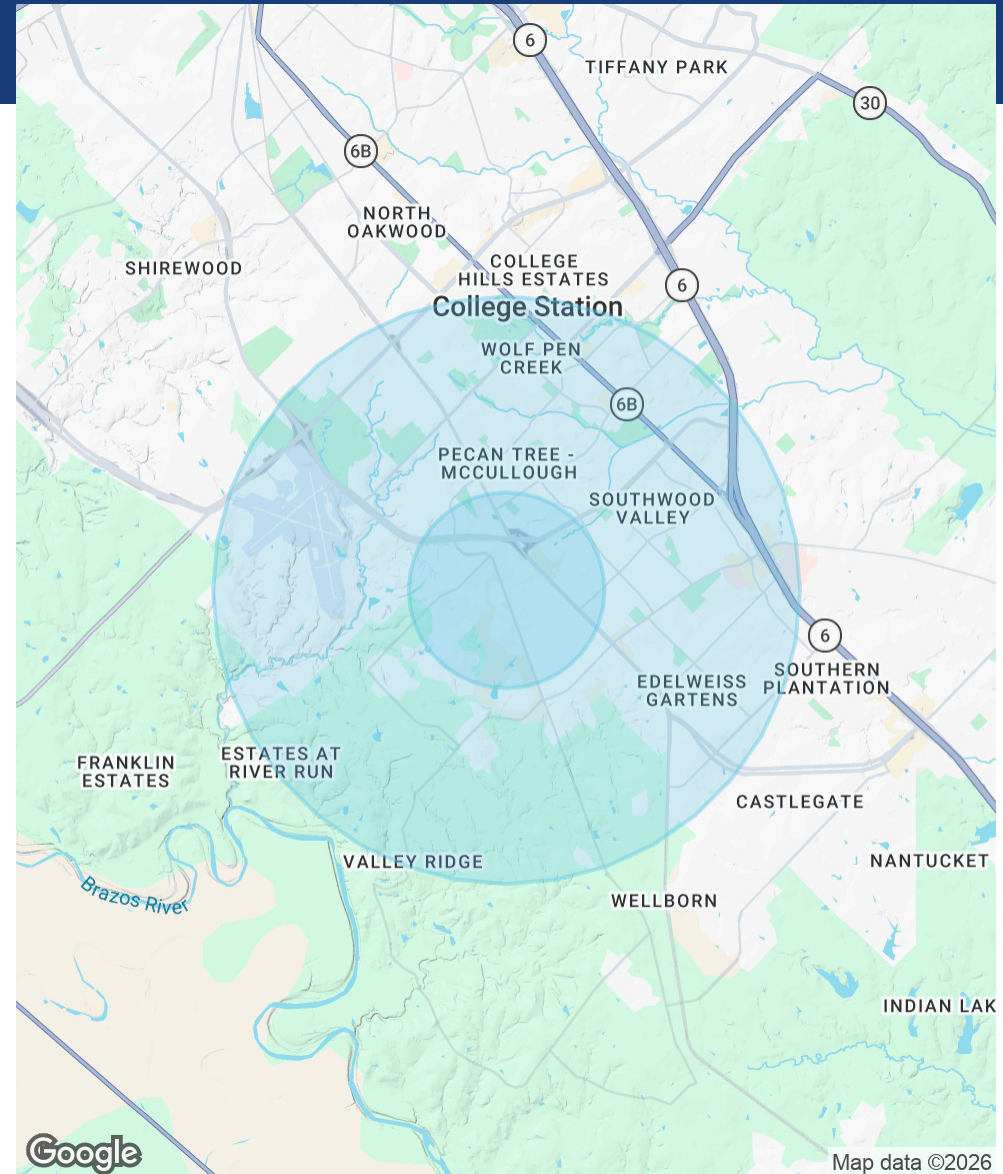
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MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,581	90,654	153,281
AVERAGE AGE	23.4	24.9	28.8
AVERAGE AGE (MALE)	22.5	24.6	28.6
AVERAGE AGE (FEMALE)	24.5	26.1	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,062	38,964	66,056
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$35,400	\$45,465	\$58,143
AVERAGE HOUSE VALUE	\$139,005	\$121,982	\$146,328

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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