

Executive Summary

REVILLE RANCH INDUSTRIAL BUILDING | 4319 G ROLLIE WHITE RD, BRYAN, TX 77845



OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: 0.63 Acres

Year Built: 2027

Building Size: 4,250

Zoning: C-3

Price / SF: \$282.35

PROPERTY OVERVIEW

New Construction 4,250 SF Light industrial property located just off of HWY 30. This property features 3 14' Roll up doors, all concrete drives, and a fully fenced yard. Ready for an owner user or as an investment property, inquire today.

PROPERTY HIGHLIGHTS

- 4,250 SF building
- Built in 2027
- Zoned C-3
- all concrete drives
- 3x 14ft overhead doors
- concrete fenced yard
- fully landscaped

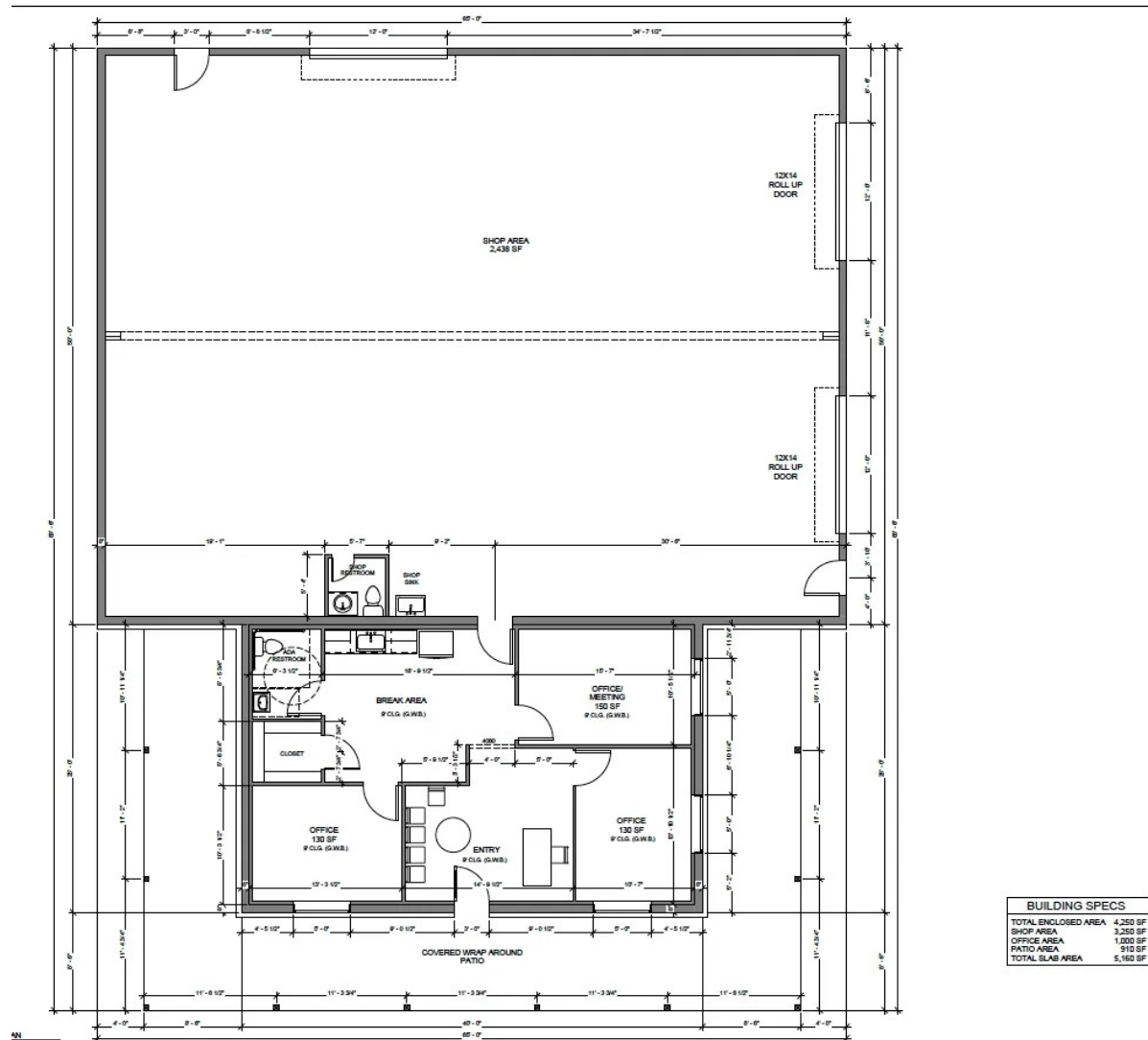
PETER KRAMER
Broker
979.221.2929
pkramer@lkgra.com



Industrial Property For Sale

Additional Photos

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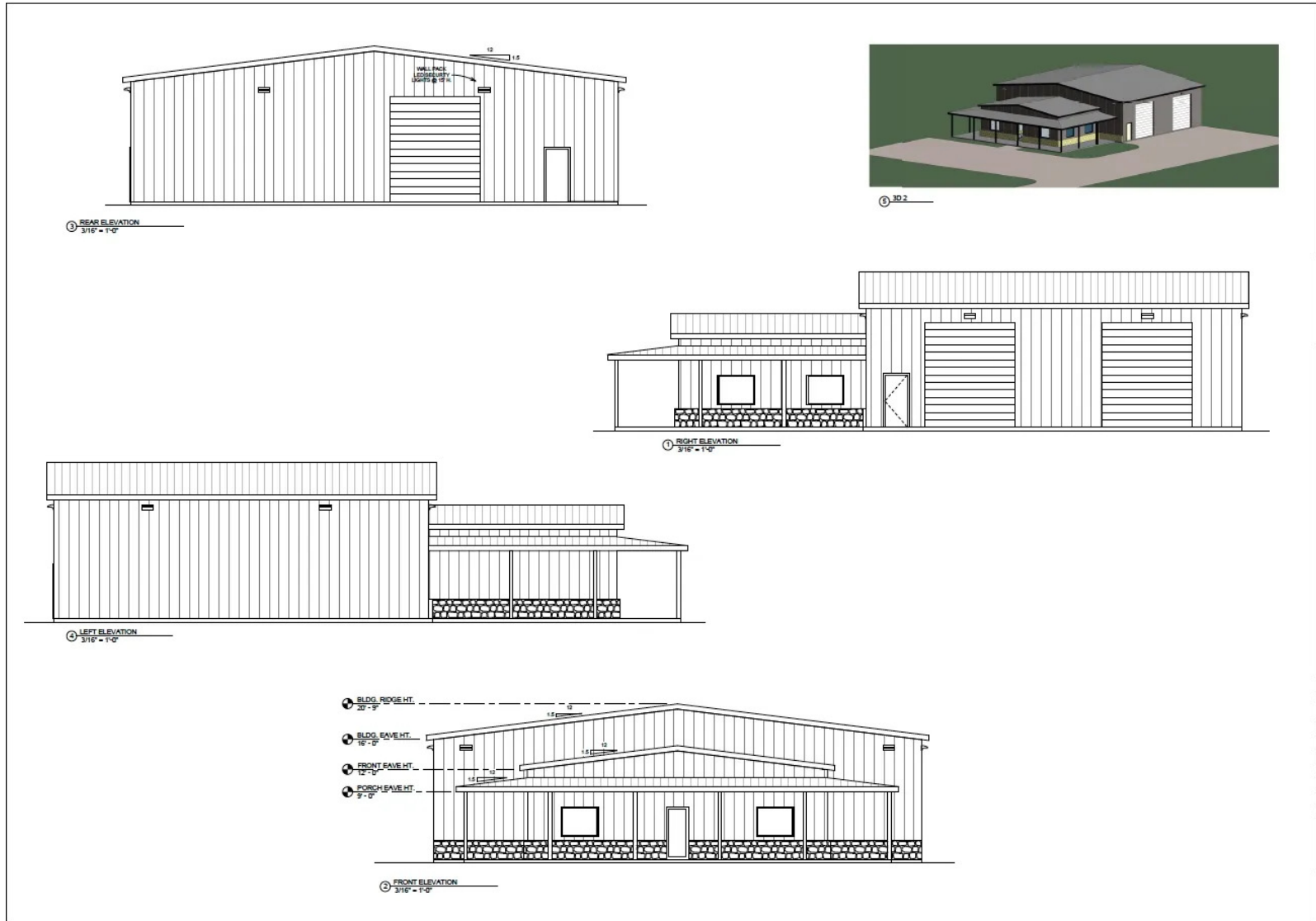


Industrial Property For Sale

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

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Bryan - College Station

LKG Realty Advisors

Demographics of the Brazos Valley

Population: 249,088 (2025)

■ Median Property Value:
\$296,000

■ Median Household Income:
\$58, 553

■ Population Growth Rate:
1.7%

Education

TEXAS A&M UNIVERSITY

- Founded in 1876
- Enrollment of over 70,000
- Known for its strong academic programs & rich traditions

BLINN COLLEGE

- Founded in 1883
- Enrollment of over 18,000
- Offers certificates and two-year degrees in various academic and technical areas

RELLIS CAMPUS

- Home to several Texas A&M System state agencies
- Enrollment of over 3,000
- Research & development focused

Rankings & Recognition

Forbes **Best** 25 Places to Retire

#3 Best-Performing City in Texas

#4 Best Small College Town in America

The BCS Area

Located inside the Texas Triangle, BCS is a dynamic, fast-growing area in east-central Texas, located halfway between Houston and Austin

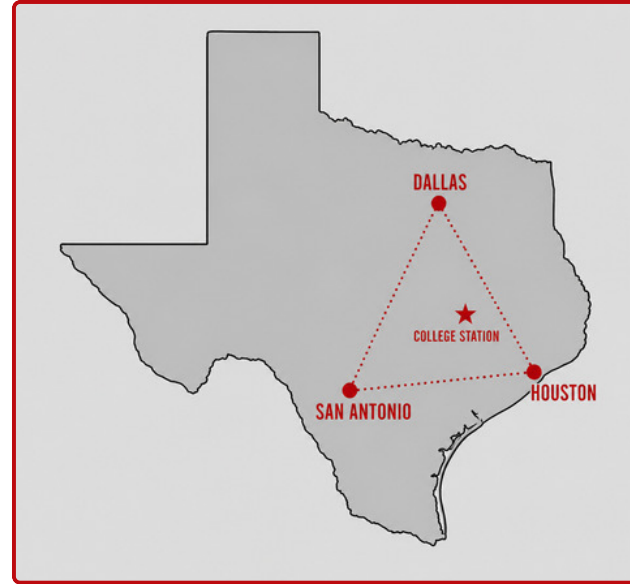


Primary Trade Area:

Brazos County

Secondary Trade Area:

Robertson, Leon, Madison, Burleson, Grimes, Washington Counties



The Texas Triangle

Developing Commercial & Recreational Areas in BCS

CENTURY SQUARE

- 60-acre walkable, mixed-use destination featuring retail, restaurants, etc.
- Located adjacent to Texas A&M University

DOWNTOWN BRYAN

- A nationally designated Texas Cultural Arts District
- Features locally owned restaurants, shops, galleries, and live music venues

MIDTOWN PARK

- 150-acre world-class recreational destination in Bryan
- Features outdoor athletic fields, the Legends Event Center, Top Golf, etc.