



BRYAN INDUSTRIAL  
PARK

FM 2818 / HARVEY MITCHELL PARKWAY

UNITED AG & TURF  
(JOHN DEERE)

STATE HIGHWAY 21

Boundary lines are approximate and for illustrative purposes only

# OFFERING MEMORANDUM

3208 State Highway 21 W  
Bryan, Texas 77803  
+/- 2.625 Acres

[ArmstrongPropertiesTX.com](http://ArmstrongPropertiesTX.com)



# DEVELOPMENT OPPORTUNITY

Highway 21 Frontage! This +/- 2.6 acre tract offers exceptional visibility and accessibility, being situated along one of the area's major industrial corridors, connecting Bryan/College Station to key regional markets. Utilities on-site include BTU electric, City of Bryan water & sewer, and Atmos Energy. Neighboring businesses include a mix of manufacturing facilities, distribution centers, and service companies. High traffic flows, including over 20,000 vehicles per day, with nearby intersections recording over 36,000 VPD (TxDOT). Strategic proximity to both local & regional transportation routes, including HWY 21 and State HWY 6, creating efficient inbound/outbound logistics. Competitive sized tract lends well to industrial buildings or yard/storage areas. A tract this size, with close proximity to a high-traffic intersection, is a rare find in this ever-growing area of Bryan, TX!





# Location Overview



## Location Overview

- Located directly off of State Highway 21 with a recorded 16,117 Average Annual Daily Drivers.
- Less than 0.5 miles from FM 2818 / Harvey Mitchell Parkway, with a recorded 20,845 Average Annual Daily Drivers.
- 4 miles to Highway 6 with a recorded 41,941 Average Annual Daily Drivers.
- Close proximity to West Loop Industrial Park, Brazos County Industrial Park, and Bryan Industrial Park.



**20,845 AADT**

HWY 21/(FM 2818) Harvey Mitchell Parkway Intersection



**249,624**

2024 POPULATION



**\$88,284**

2023 AVERAGE HOUSEHOLD



**95,194**

2020 APPROXIMATE TOTAL HOUSING UNITS  
BRYAN/COLLEGE STATION

# Location Overview



# Current Zoning Map

## ZONING

- AGRICULTURAL OPEN DISTRICT (A-O)
- COMMERCIAL DISTRICT (C-3)
- DOWNTOWN CIVIC DISTRICT (DT-C)
- DOWNTOWN NORTH DISTRICT (DT-N)
- DOWNTOWN SOUTH DISTRICT (DT-S)
- INDUSTRIAL DISTRICT (I)
- MIDTOWN CORRIDOR DISTRICT (MT-C)
- MIDTOWN HIGH DENSITY DISTRICT (MT-HD)
- MIXED USE GENERAL DISTRICT (MU-2)
- MULTI FAMILY DISTRICT (MF)
- OFFICE DISTRICT (C-1)
- PLANNED DEVELOPMENT DISTRICT (PD)



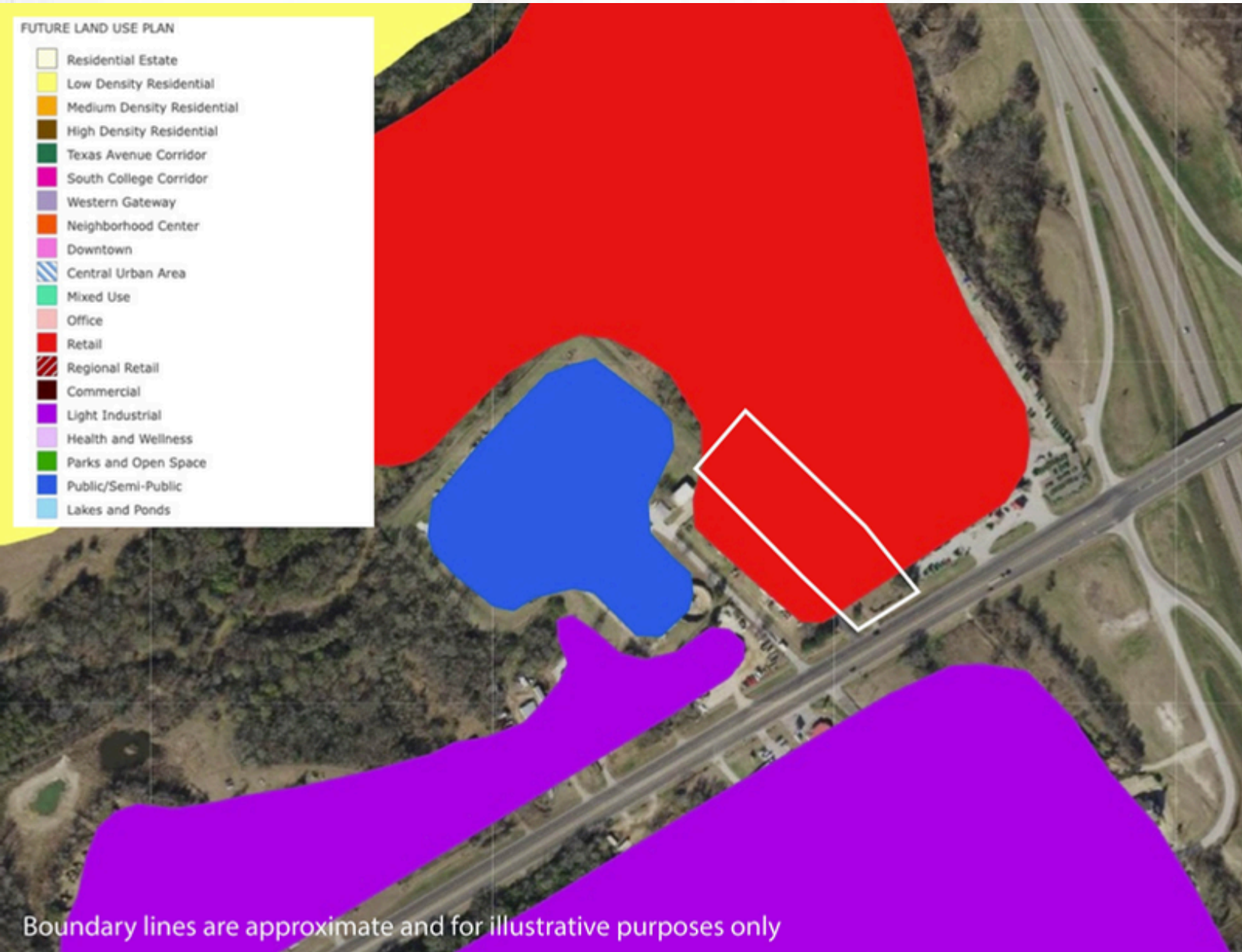
## Bryan Code of Ordinances



# Future Land Use Plan

## FUTURE LAND USE PLAN

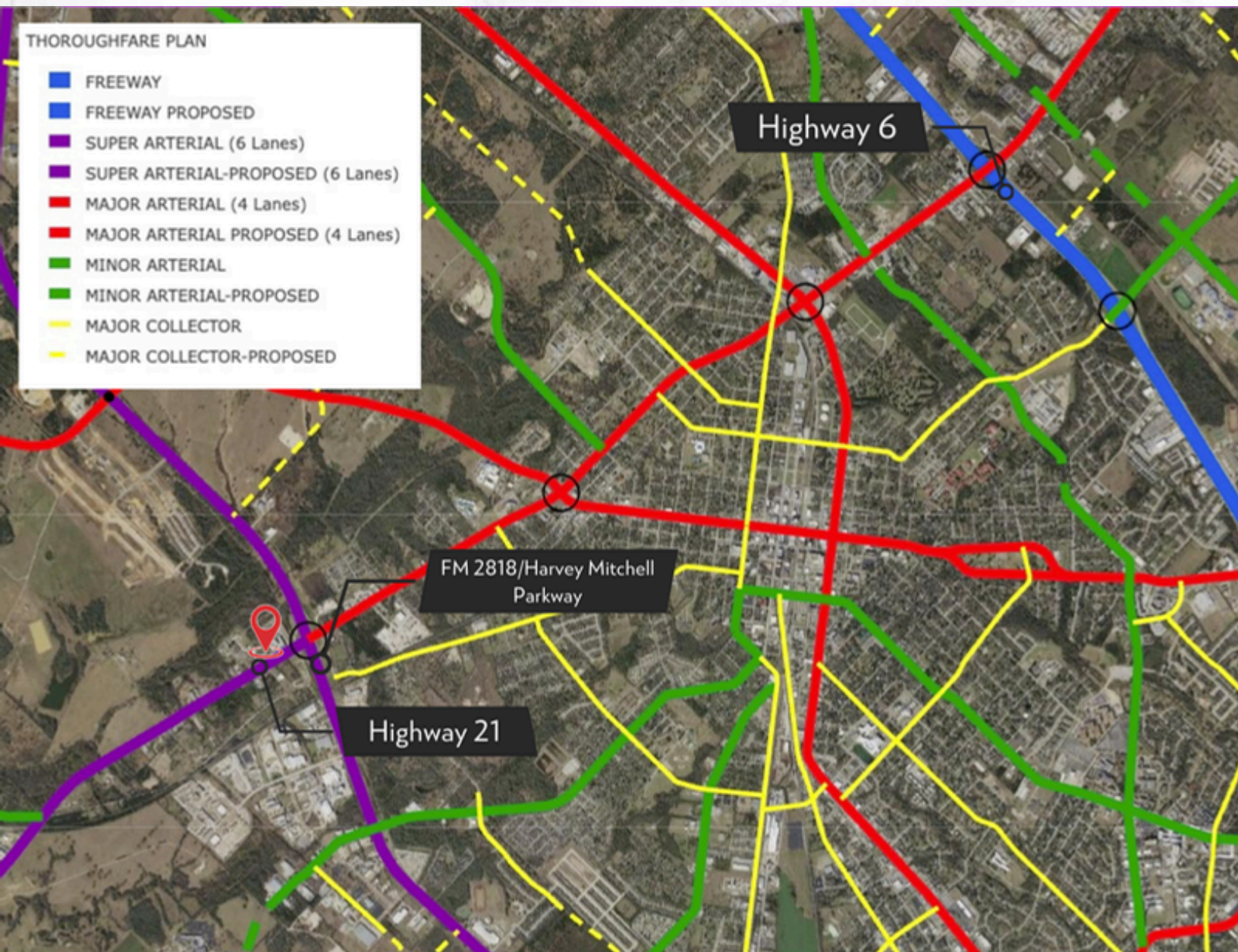
- Residential Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Texas Avenue Corridor
- South College Corridor
- Western Gateway
- Neighborhood Center
- Downtown
- Central Urban Area
- Mixed Use
- Office
- Retail
- Regional Retail
- Commercial
- Light Industrial
- Health and Wellness
- Parks and Open Space
- Public/Semi-Public
- Lakes and Ponds



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# Future Thoroughfare Plan



# Area Overview



## BRYAN/COLLEGE STATION



2023 - BRAZOS COUNTY  
**POPULATION**  
245,549

**23<sup>RD</sup>** BRAZOS COUNTY  
LARGEST COUNTY  
IN TEXAS



2025 - BRAZOS COUNTY  
**PROJECTED GROWTH**  
303,685



2050 - BRAZOS COUNTY  
**PROJECTED GROWTH**  
421,771



**#1**

BEST SMALL PLACES  
FOR BUSINESS AND  
CAREERS IN TEXAS

**#1**

FASTEST JOB GROWTH  
RATE IN TEXAS IN MID-  
SIZED METRO AREAS



### HOME TO TEXAS A&M UNIVERSITY

**1<sup>ST</sup>** IN THE NATION FOR MOST GRADUATES SERVING  
AS CEO'S OF FORTUNE 500 COMPANIES  
**4<sup>TH</sup>** IN THE NATION AMONG PUBLIC UNIVERSITIES

**12%** LOWER COST  
OF LIVING THAN THE  
NATIONAL AVERAGE



**610+** HOSPITAL BEDS  
**NATIONALLY ACCREDITED**  
MEDICAL CENTERS

# State Overview



**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



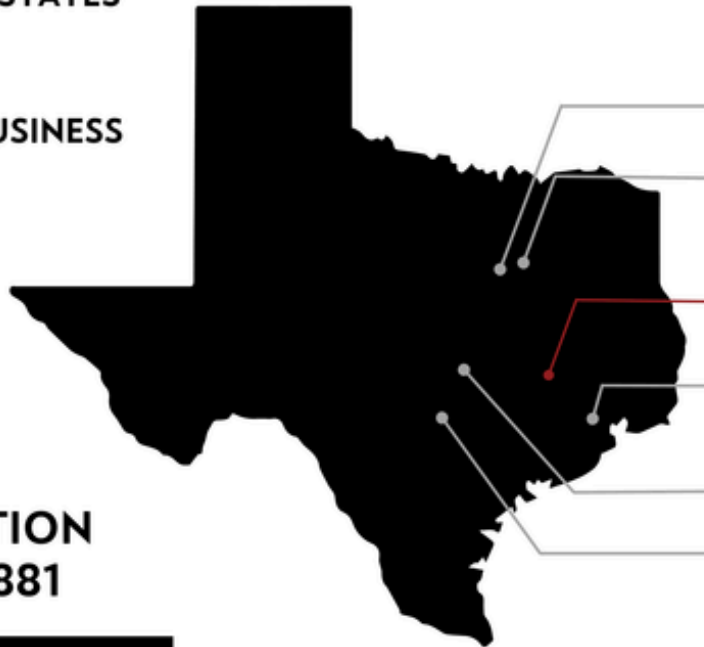
**POPULATION**  
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

## TEXAS OVERVIEW



**FORT WORTH**  
TOP CITY FOR SALES GROWTH IN 2018

**DALLAS**  
TOP MSA FOR POPULATION GROWTH  
IN 2020

**BRYAN/COLLEGE STATION**  
#1 BEST SMALL PLACES FOR BUSINESSES  
IN TEXAS

**HOUSTON**  
4TH LARGEST POPULATION IN THE U.S.

**AUSTIN**  
NAMED BEST CITY TO START A BUSINESS IN 2020

**SAN ANTONIO**  
2ND FASTEST GROWING CITY IN THE NATION



**TOP STATE**  
FOR JOB GROWTH



**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX







# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Armstrong Properties</u>	<u>604426</u>	<u>info@armstrongpropertiestx.com</u>	<u>(979)567-7653</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Jessica Armstrong</u>	<u>574391</u>	<u>jessica@armstrongpropertiestx.com</u>	<u>(979)777-4471</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____ Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2

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