

Executive Summary

2502 BECK ST | BRYAN, TX 77803



OFFERING SUMMARY

Sale Price: \$275,000

Lot Size: 7.75 Acres

Zoning: C-2

Price / SF: -

PROPERTY OVERVIEW

1.75 AC of Commercially Zoned land with frontage on Beck St. Located between 2818 Loop and Downtown Bryan. Additional land on the rear of the property is in the floodplain.

PROPERTY HIGHLIGHTS

- Commercial Zoning
- 1.75 developable acres
- Additional land in the rear of the property (floodplain)
- Frontage on Beck St
- Conveniently located between 2818 Loop and Downtown Bryan

PETER KRAMER
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Land For Sale

Additional Photos

2502 BECK ST | BRYAN, TX 77803



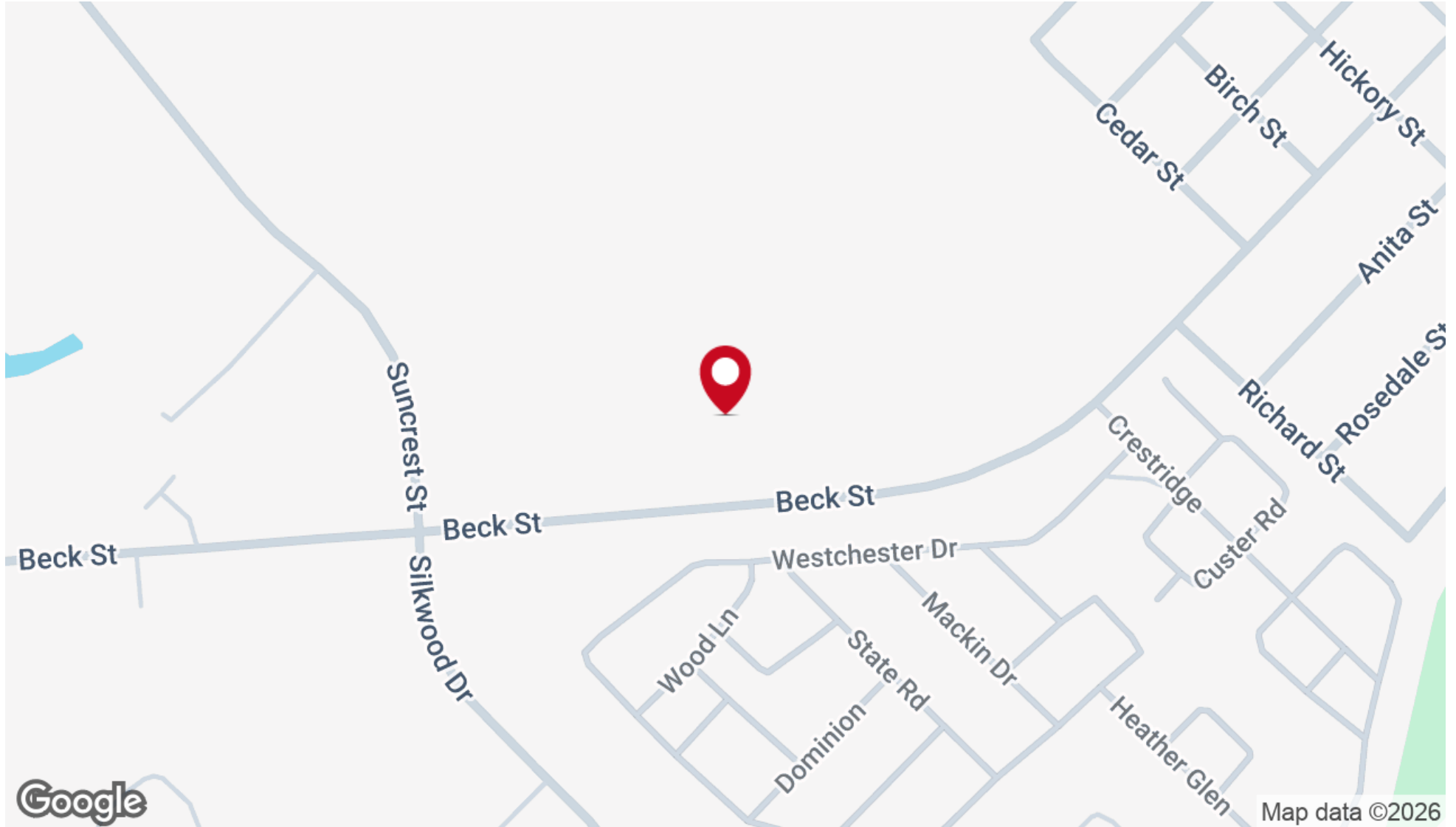
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Location Map

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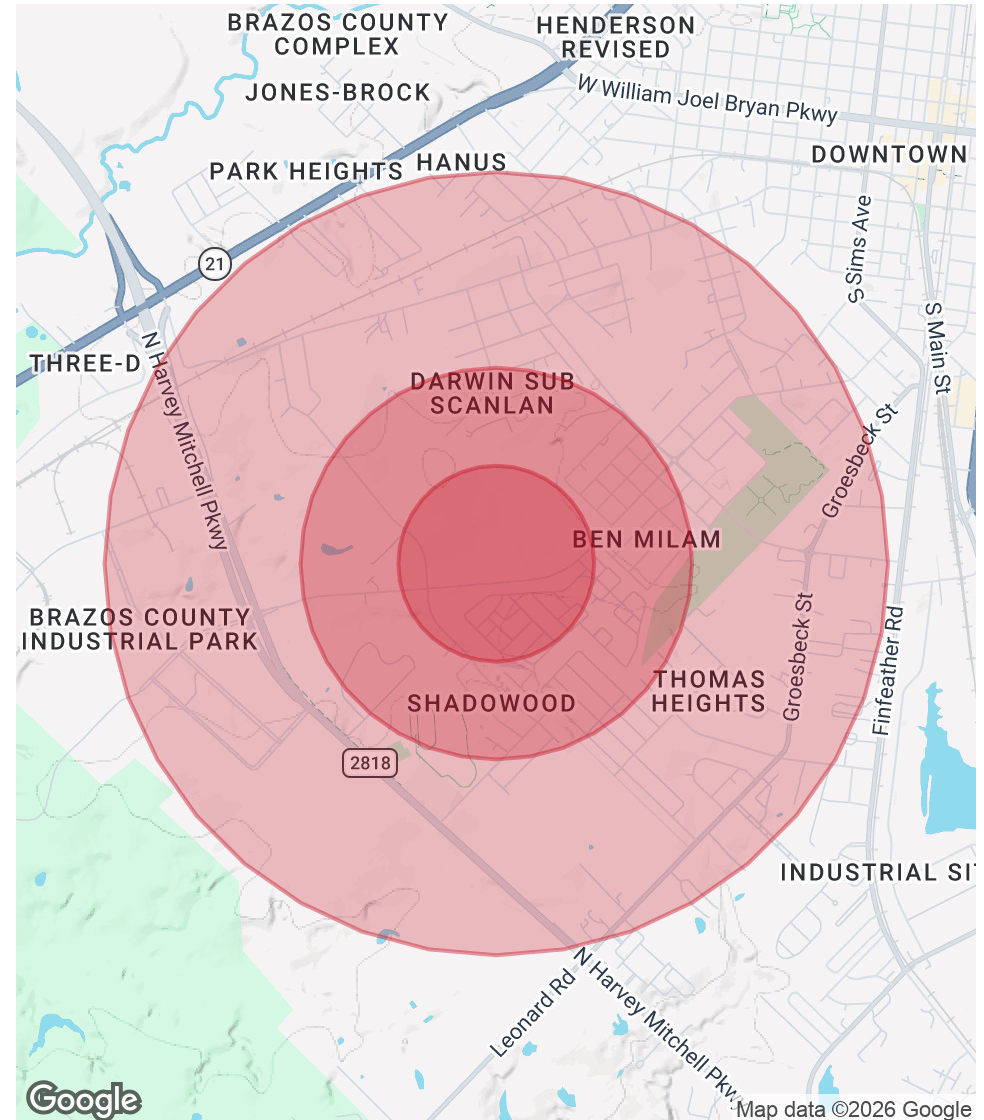
Demographics Map & Report

2502 BECK ST | BRYAN, TX 77803

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	565	2,262	7,675
Average Age	27.5	28.1	28.4
Average Age (Male)	27.1	27.7	26.9
Average Age (Female)	31.7	31.9	31.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	185	732	2,456
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$59,061	\$59,706	\$57,562
Average House Value	\$64,419	\$65,009	\$89,915

2023 American Community Survey (ACS)



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Land For Sale



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

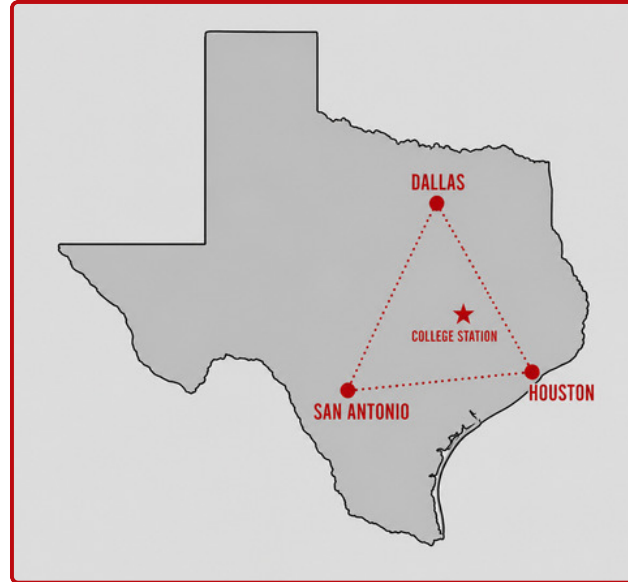


Primary Trade Area:

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.