



**1809 GROESBECK STREET
BRYAN, TX 77803**

PREPARED BY:

Barry Moore, CCIM, SIOR
979.260.5000
bmoore@sagocre.com

1809 GROESBECK STREET
INDUSTRIAL PROPERTY FOR SALE
+/- 7,200 SF AVAILABLE

PROPERTY DETAILS & HIGHLIGHTS

OFFERING SUMMARY

SALE PRICE: \$795,000

LOT SIZE: +/- 0.45 Acres

BUILDING SIZE: +/- 7,200 SF

PROPERTY HIGHLIGHTS

- Office/Warehouse near Downtown Bryan
- +/- 7,200 SF on +/- 0.45 Acre corner lot
- Dock-High and Grade-Level loading access
- Fully Fenced with dual gate entry
- Multiple Offices, Restrooms, and Reception Area



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EXTERIOR PHOTOS



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AERIALS



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LOCATION MAP



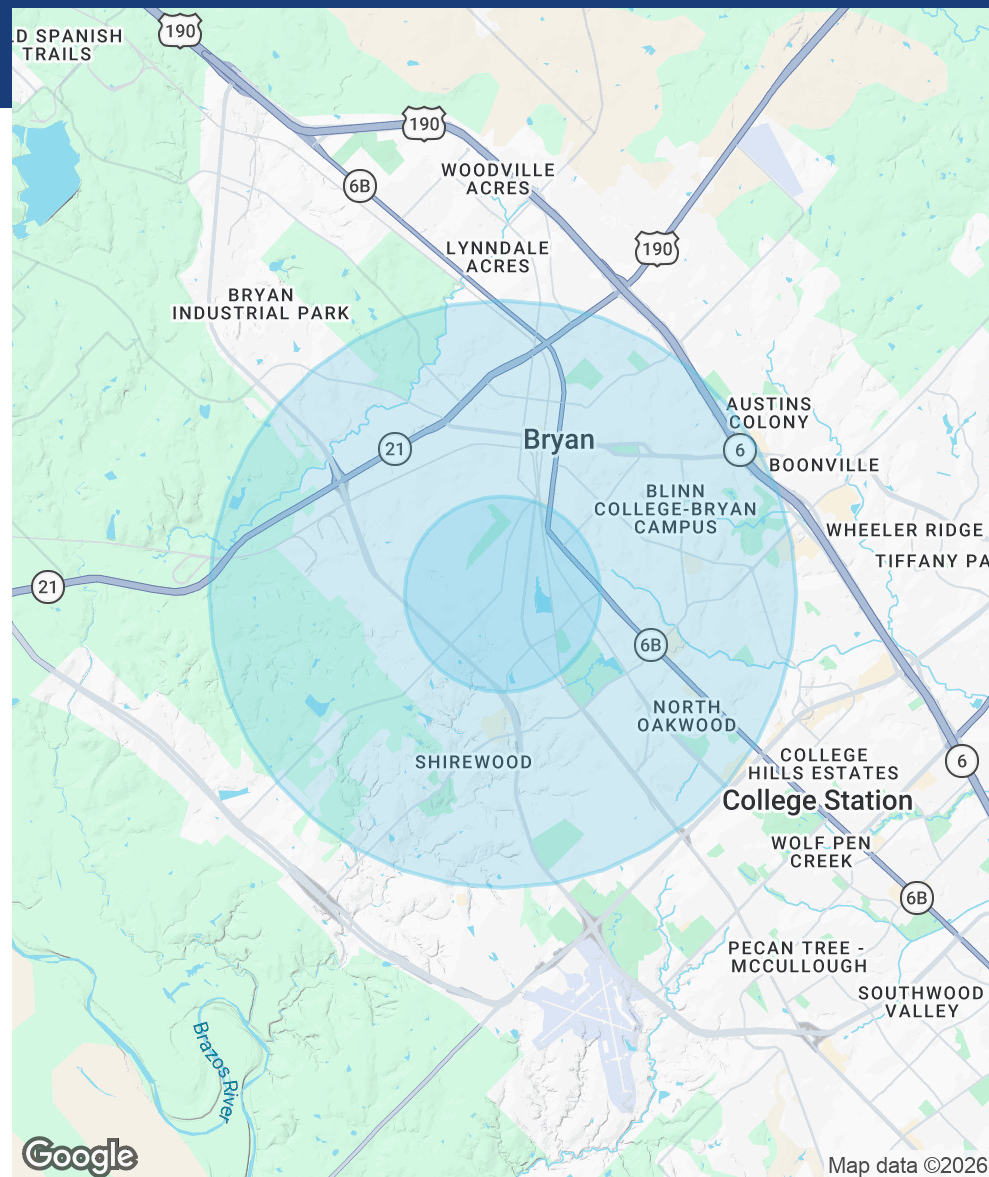
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MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,866	58,840	113,317
AVERAGE AGE	22.5	27.0	26.3
AVERAGE AGE (MALE)	22.5	25.9	25.5
AVERAGE AGE (FEMALE)	23.5	28.3	27.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,548	21,056	38,373
# OF PERSONS PER HH	3.5	2.8	3.0
AVERAGE HH INCOME	\$36,688	\$41,640	\$41,722
AVERAGE HOUSE VALUE	\$123,172	\$119,953	\$116,234

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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DISCLAIMER

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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.

**4501 Mills Park Circle
Suite 200
College Station, TX 77845**

979.260.5000

info@sagocre.com

sagocre.com

