

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3208 W STATE HIGHWAY 21 HIGHWAY

BRYAN, TX 77803



\$800,000



0 sqft

## DESCRIPTION

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!

**PROPERTY TYPE:** Commercial - Industrial

**MLS STATUS:** Active

**MLS:** 7634805

**YEAR BUILT:** 2025

**COUNTY:** Brazos

**TRACT OR SUBDIVIION:** N/A

**LIST DATE:** 11/04/2025

**CENTURY 21**

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**800.451.8055**

**AREA:** Out of Area

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.6

**LOT SIZE (SQFT):** 113,256

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- SeeRemarks

## EXTERIOR FEATURES

### PARKING:

- SeeRemarks

### SIDING:

- SeeRemarks

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jessica Armstrong

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**BROKERED BY:** Armstrong Properties