

\$799,000 - 1201 Briarcrest Drive, Bryan

MLS® #25003075

\$799,000

Bedroom, Bathroom,
Commercial Sale

N/A, Bryan, TX

Exceptional opportunity to own a well-located medical office building in the heart of Bryan, TX! Situated on a 0.46-acre corner lot at the intersection of Briarcrest Drive and Memorial Drive, this 5,537 SF single-story building offers excellent visibility, easy access, and a prime location near St. Joseph Regional Health Center, Blinn College, and major retail centers. Briarcrest Drive presents a high-traffic area with 17,496 vehicles per day.

Designed for medical or professional office use, the building features multiple suites with flexible configurations, private offices, exam rooms, reception areas, and restrooms. Units A & B are ready for a custom finish-out, while Units C & D are in move-in-ready condition with potential for modernization. The property's well-maintained exterior and established professional corridor make it an attractive choice for medical practitioners, wellness professionals, or business owners seeking a strategic location.

Zoned C-1 (Office District), this property provides an ideal setting for a healthcare facility, dental practice, or office space in a rapidly growing market. Don't miss this opportunity to invest in a high-demand commercial location with strong surrounding demographics and business synergy.

Built in 1983



Essential Information

MLS® #	25003075
Price	\$799,000
Year Built	1983
Type	Commercial Sale
Sub-Type	Office
Status	Active

Community Information

Address	1201 Briarcrest Drive
Area	B06
Subdivision	N/A
City	Bryan
County	Brazos
State	TX
Zip Code	77802

School Information

District	Bryan
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Additional Information

Days on Market	211
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Listing Details

Listing Agent	Melissa Buchanan
Listing Office	Coldwell Banker Apex, REALTORS

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