

\$2,000,000 - 2220 N Earl Rudder, Bryan

MLS® #25003202

\$2,000,000

Bedroom, Bathroom,
Commercial Sale

N/A, Bryan, TX

Fully leased to Joe Hudson's Collision Center.
Joe Hudson's has 251 locations across 18 states.

Lease expires in 2034.

Rare 3.5% annual escalations.

Landlord responsibilities limited to structure and roof.

5.589% cap rate on 2025 rents, 6.438% cap rate over average lease rate.

8,400 SF building on 2.3 acres.

Visibility from Hwy 6.

Access from feeder rd and city street along the rear of the property.

Incredible tenant in one of the most desirable markets in Texas .

Owner/Broker

Built in 1985

Essential Information

MLS® #	25003202
Price	\$2,000,000
Year Built	1985
Type	Commercial Sale
Sub-Type	Industrial
Status	Active

Community Information

Address	2220 N Earl Rudder
Area	C04
Subdivision	N/A



City	Bryan
County	Brazos
State	TX
Zip Code	77808

School Information

District	Bryan
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Additional Information

Days on Market	212
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Listing Details

Listing Agent	Joshua Isenhour
Listing Office	Clark Isenhour RealEstate Svcs

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