

# \$785,000 - 1300 S Texas Avenue, Bryan

MLS® #25003399

**\$785,000**

Bedroom, Bathroom,  
Commercial Sale

N/A, Bryan, TX

Discover an exceptional investment opportunity with this commercial building situated in the vibrant Mid-Town Bryan on Texas Ave. This highly sought-after property boasts an impressive 7.14% Cap Rate. Located in an area with a traffic count exceeding 16,000 vehicles per day, your tenants will benefit from maximum visibility and exposure. This versatile property features three separate spaces, each equipped with individual electrical meters and HVAC units, allowing for diverse tenant needs. The building includes ATMOS Gas on a single meter for cost efficiency. One of the key highlights is the recently remodeled space dedicated to the anchor tenant, showcasing modern finishes and improvements that enhance its appeal. The property is thoughtfully equipped with essential updates, including a new roof installed in 2020 and two new 5-ton HVAC units, ensuring long-term durability and comfort for all tenants. The convenience of twenty-nine parking spaces provides ample space for both tenants and their customers. Zoned within the MIDTOWN CORRIDOR DISTRICT (MT-C), the property offers a wide array of potential uses and development options. Seize this rare opportunity to secure a thriving commercial asset in a bustling location.

Built in 1960

## Essential Information



MLS® #	25003399
Price	\$785,000
Year Built	1960
Type	Commercial Sale
Sub-Type	Retail
Status	Active

### **Community Information**

Address	1300 S Texas Avenue
Area	101
Subdivision	N/A
City	Bryan
County	Brazos
State	TX
Zip Code	77803

### **Amenities**

Parking Spaces	29
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### **Exterior**

Roof	Roof Over
Construction	Brick, Block, Other

### **School Information**

District	Bryan
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### **Additional Information**

Days on Market	206
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### **Listing Details**

Listing Agent	Cherry Ruffino
Listing Office	Coldwell Banker Apex, REALTORS

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