

\$474,500 - 209 S Texas Avenue, Bryan

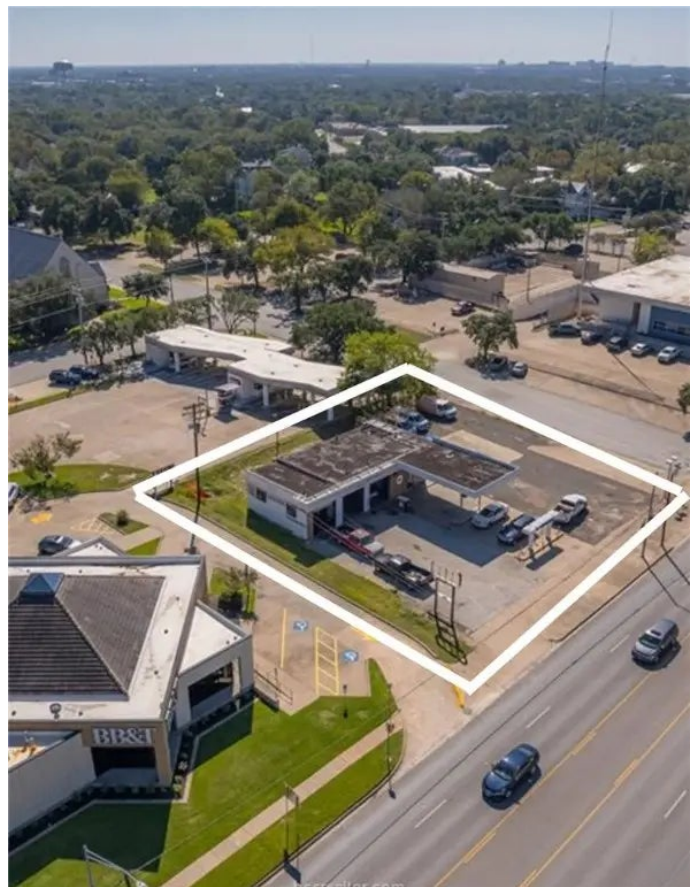
MLS® #25007735

\$474,500

Bedroom, Bathroom,
Commercial Sale

N/A, Bryan, TX

Take advantage of this exceptional opportunity to own a high-visibility CORNER lot in the heart of Bryan! Situated directly across from the Brazos County Courthouse, this 15,625 sq ft property is zoned Retail District (C-2), offering endless potential for redevelopment, investment, or owner-occupancy. Benefit from easy access, excellent street frontage, and convenient parking, all in a location that combines high traffic with strong visibility. This property also qualifies for the Corridor Beautification Partnership through the City of Bryan, which may assist with exterior improvements and curb appeal enhancements. Located within a designated Opportunity Zone, this property offers significant tax advantages—consult your tax advisor to explore the full potential of these incentives. Currently leased on a month to month basis. Whether you're looking to build new, renovate, or invest in a rapidly growing area, this is a rare chance to secure a standout commercial location with powerful long-term potential.



Built in 1955

Essential Information

MLS® #	25007735
Price	\$474,500
Year Built	1955
Type	Commercial Sale

Sub-Type	Office
Status	Active

Community Information

Address	209 S Texas Avenue
Area	B12
Subdivision	N/A
City	Bryan
County	Brazos
State	TX
Zip Code	77803

Interior

Interior	Concrete
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School Information

District	Bryan
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Additional Information

Days on Market	115
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Listing Details

Listing Agent	Gordon Pate
Listing Office	Longitude Real Estate

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