

# \$800,000 - 3208 W Highway 21, Bryan

MLS® #25009836

**\$800,000**

Bedroom, Bathroom,  
Commercial Sale

N/A, Bryan, TX

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!

## Essential Information

MLS® #	25009836
Price	\$800,000
Type	Commercial Sale
Sub-Type	Industrial
Status	Active

## Community Information

Address	3208 W Highway 21
Area	B17



Subdivision	N/A
City	Bryan
County	Brazos
State	TX
Zip Code	77803

### **School Information**

District	Bryan
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### **Additional Information**

Days on Market	7
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### **Listing Details**

Listing Agent	Jessica Armstrong
Listing Office	Armstrong Properties

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