

\$1,300,000 - 4000 E Sh-21, Bryan

MLS® #25010921

\$1,300,000

Bedroom, Bathroom,
Commercial Sale

N/A, Bryan, TX

Strategic Industrial Location – Positioned on Highway 21 East between Beacon Roofing and BYOT, offering strong visibility within Bryan’s active industrial corridor. 10± Acres Zoned Industrial – Suited for manufacturing, logistics, warehousing, or contractor uses.

Highway Exposure & Access – Roughly 350 feet of prime Highway 21 frontage offering visibility and convenient connection to SH 6, and other key corridors.

Utilities & Infrastructure in Place – Public utilities available or nearby to support new construction and operations. Buyer to verify all availability and capacity.

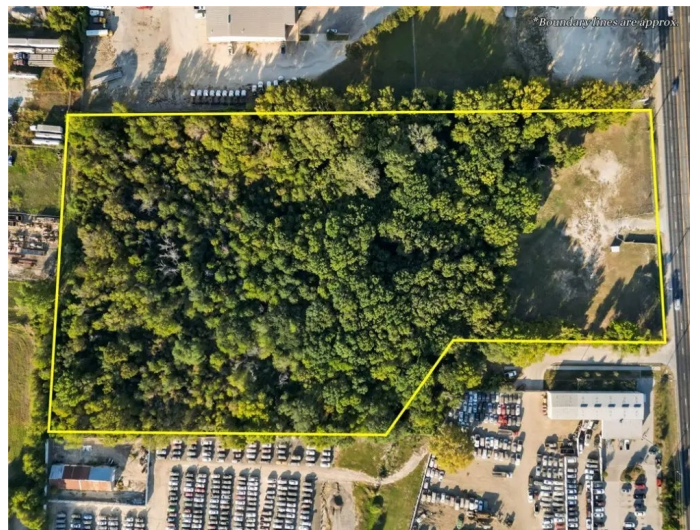
Surrounded by Growth – Established neighboring businesses and ongoing industrial expansion make this corridor a prime investment area.

Essential Information

MLS® #	25010921
Price	\$1,300,000
Type	Commercial Sale
Sub-Type	Land
Status	Active

Community Information

Address	4000 E Sh-21
Area	B15
Subdivision	N/A



City	Bryan
County	Brazos
State	TX
Zip Code	77803

Additional Information

Days on Market	18
----------------	----

Listing Details

Listing Agent	Blake Baumann
Listing Office	Clark Isenhour RealEstate Svcs

The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS. Listing information is provided by Bryan-College Station Regional MLS.