

\$400,000 - 2700 E Villa Maria Road, Bryan

MLS® #25011232

\$400,000

Bedroom, Bathroom,
Commercial Sale

N/A, Bryan, TX

Prime Professional Office Adjacent to
Blinn's New Administration Building

Located at 2700 E Villa Maria, this beautifully updated office property offers exceptional visibility and convenience in one of Bryan's most rapidly developing corridors. Positioned directly next to the newly constructed Blinn Administration Building, the site benefits from steady traffic, strong neighboring businesses, and easy access to Highway 6 and Texas Avenue.

The versatile floor plan includes four separate entrances, ideal for multi-tenant use or flexible office configurations. Inside, the space features two private offices, a spacious reception area, a large open bullpen for collaborative work, a kitchen/break area, and a full bathroom with a stand-up shower—perfect for extended workdays or service-based professionals. A two-car garage provides secure parking or storage options.

Recent updates enhance both functionality and appeal, including new paint throughout, modern baseboards, elegant crown molding, refreshed ceilings, and updated plumbing. The roof was replaced in 2019, ensuring peace of mind for years to come.

This property is move-in ready and ideally suited for professional offices, medical or wellness users, or small business operations



seeking proximity to Blinn College, Bryan High School, and major city routes.

Built in 1950

Essential Information

MLS® #	25011232
Price	\$400,000
Year Built	1950
Type	Commercial Sale
Sub-Type	Office
Status	Active

Community Information

Address	2700 E Villa Maria Road
Area	B06
Subdivision	N/A
City	Bryan
County	Brazos
State	TX
Zip Code	77802

Amenities

Parking Spaces	4
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School Information

District	Bryan
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Additional Information

Days on Market	4
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Listing Details

Listing Agent	Katherine Allen
Listing Office	Affinity Real Estate

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