9.7 AC IN BRYAN TX

PRIME COMMERCIAL PROPERTY

9203 East State Hwy 21 Wixon Valley TX 77808

$1,900,000 Brazos County, TX 9.7+/- Acres



Texas Ranch Brokers, LLC
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Burnet, TX 78611

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Prime Commercial Property on Hwy 21 E, Bryan, TX

Welcome to an exceptional opportunity just outside the vibrant city limits of Bryan, Texas. Nestled along Hwy 21 E, this highly desirable commercial property boasts unparalleled potential for a variety of ventures. With its prime highway frontage stretching an impressive 684 feet, this property offers maximum visibility and accessibility, making it an ideal investment for entrepreneurs and businesses alike.

Location Advantages:
Situated just 4 miles from Hwy 6, one of the region's major thoroughfares, this property enjoys strategic proximity to key transportation routes. Its convenient location ensures easy access for customers, suppliers, and employees, enhancing the viability of any commercial endeavor.

Unrestricted Design and Use:
One of the most enticing features of this property is the absence of restrictions on design or use. Whether you envision a retail outlet, a restaurant, a service center, or any other commercial venture, the possibilities are limitless. This flexibility empowers investors to unleash their creativity and tailor the property to suit their specific business needs and aspirations.

Rare Opportunity:
In a competitive market like Bryan, commercial properties of this caliber are a rare find. The combination of prime highway frontage, unrestricted potential, and strategic location makes this property a coveted asset with immense value. Seizing this opportunity allows investors to secure a foothold in a thriving market and capitalize on its growth trajectory.

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Investment Potential:
Given its strategic location, extensive frontage, and lack of restrictions, this property holds significant investment potential. Whether you're looking to establish a new business, expand an existing enterprise, or simply acquire a valuable asset, this property offers a solid foundation for success. Its prime position along a bustling highway ensures continuous exposure to a steady flow of traffic, maximizing visibility and attracting potential customers.

Conclusion:
In summary, this commercial property on Hwy 21 E presents a rare and lucrative opportunity for investors seeking to capitalize on the thriving market in Bryan, TX. With its prime highway frontage, unrestricted design and use, and strategic location, it stands as a beacon of potential for entrepreneurs and businesses looking to make their mark in this dynamic region. Don't miss out on the chance to secure this highly desirable property and unlock endless possibilities for success.

Directions:
Via W Hwy 6 in Bryan, Tx. Turn onto Hwy 21 E. drive 4 miles location will be on your left-hand side at the intersection of Hwy 21 & FM 2776.

Contact for more information:
Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611

Call: Trevor Williams 936-349-5227 for more information

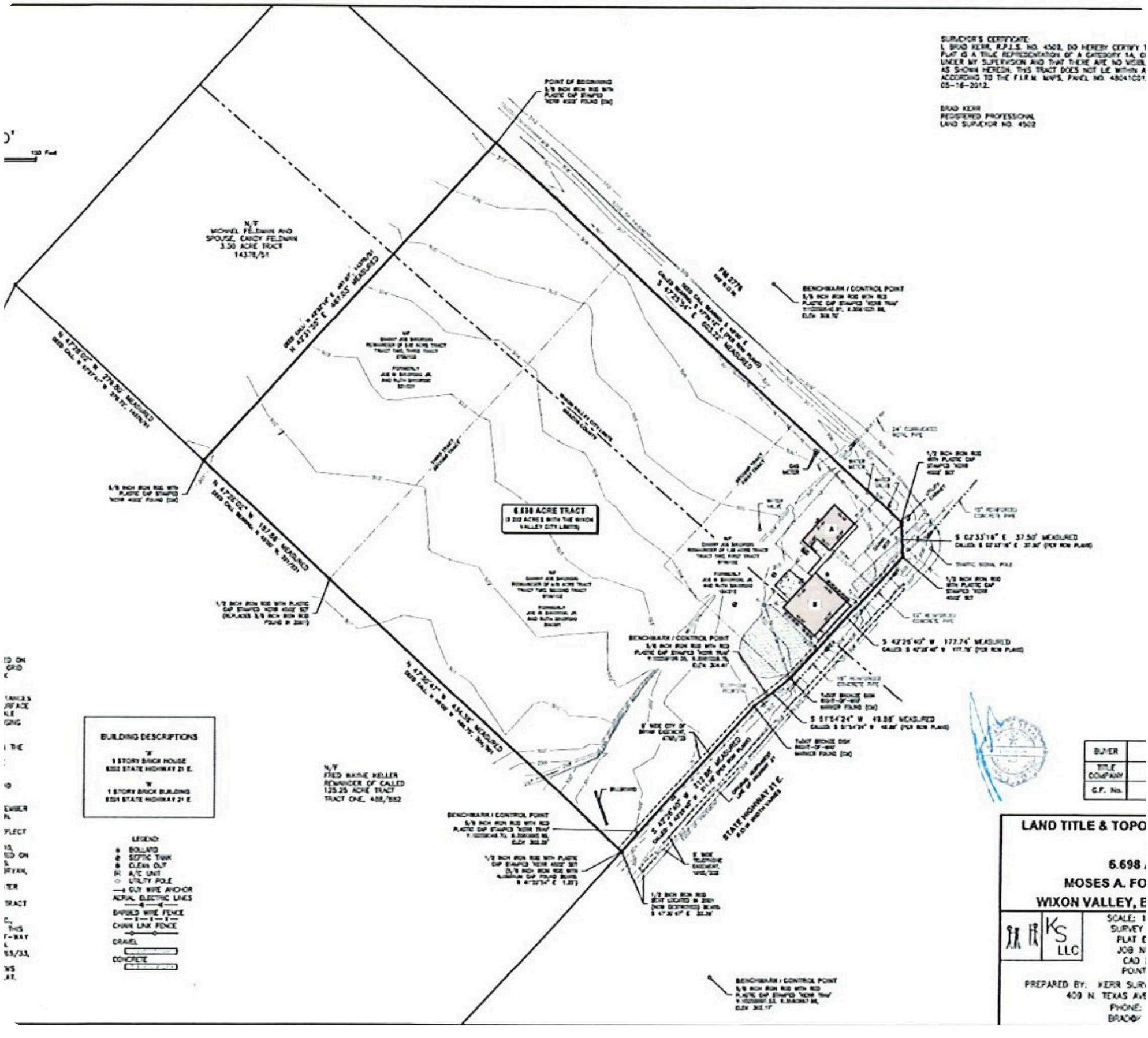
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9.7 AC IN BRYAN TX SURVEY



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MAPS





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2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Ranch Brokers, LLC	9003375	info@txranchbrokers.com	(512)756-7718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Michael (Mike) Bacon	273134	mike@txranchbrokers.com	(512)940-8800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trevor Williams	626620	trevor@txranchbrokers.com	(936)349-5227
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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