

**SITE**

**FOR SALE**

## 13.6 AC Along the East Side of Highway 6

Highway 6  
Bryan, TX 77803



A&B Self Storage

AggieLand RV Park

Colson Road

**PRECISION**  
TOWING AND RECOVERY  
WE'VE GOT YOUR HOOKUP

SODOLAR'S  
BEEFMASTERS  
RESTAURANT



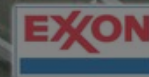
**Oldham  
Goodwin** **OG**

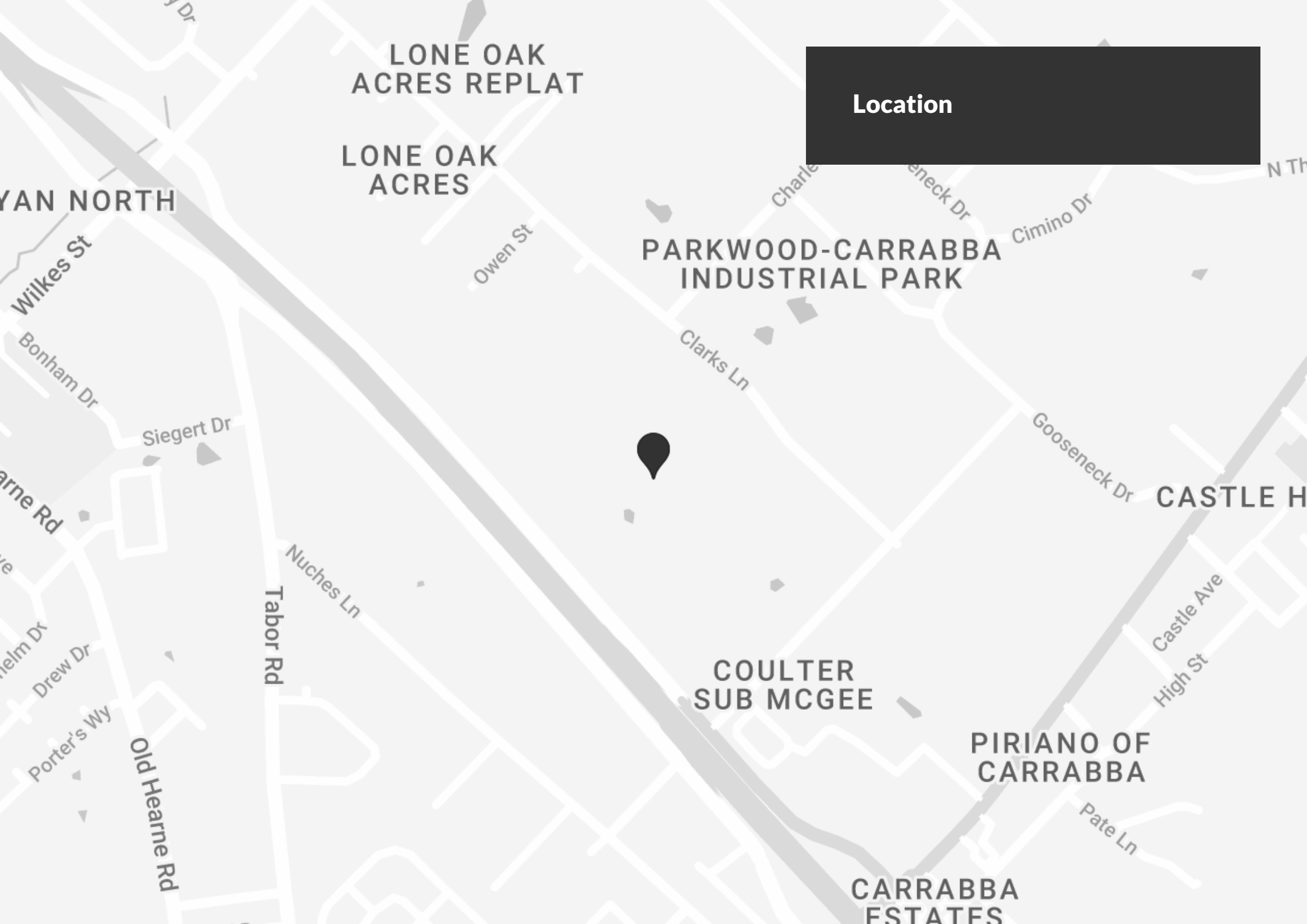


~460' of frontage along the east side of Highway 6.  
Sewer and water in the area. Located in a dominant  
industrial corridor. Less than half a mile from the  
intersection of Highway 6 and Highway 21.

## Property Information

- Size: 13.6 AC
- Legal Description: SFA #10, BLOCK 20, LOT 4 (TR-178), 13.626 AC
- ID Number: 40223
- Access: Highway 6 Frontage Road
- Zoning: A-O, Agricultural Open
- Utilities: BTU electric; water & city sewer in area
- Flood plain: Partial
- Traffic Counts: Highway 6: ~63,693 VPD & Highway 21: ~11,049 VPD





Location

LONE OAK  
ACRES REPLAT

LONE OAK  
ACRES

PARKWOOD-CARRABBA  
INDUSTRIAL PARK

YAN NORTH

CASTLE H

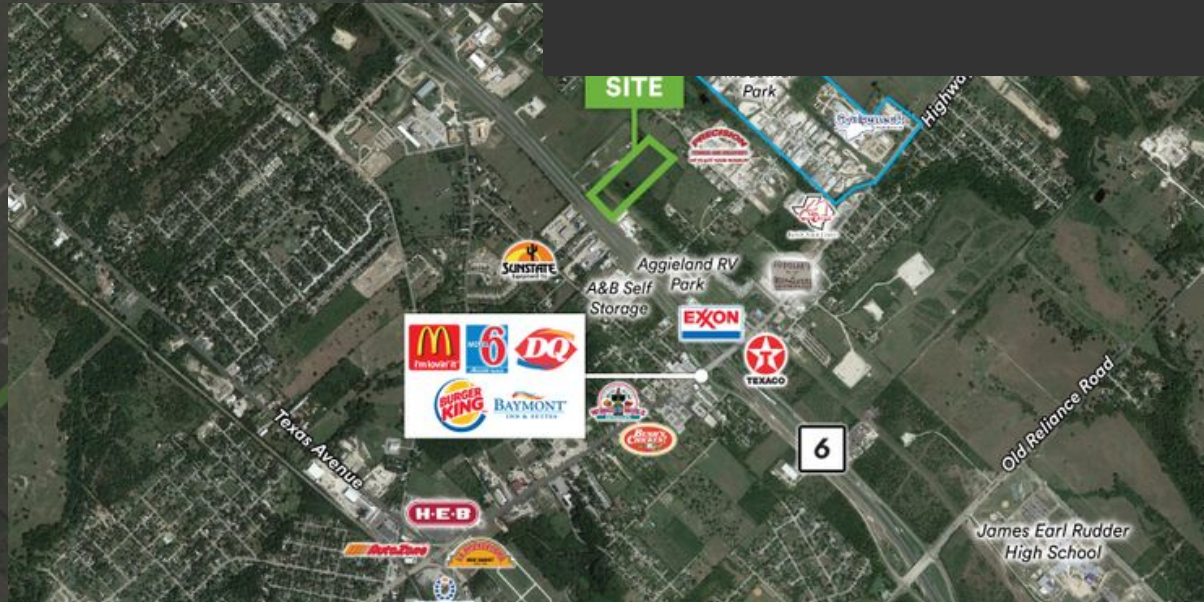
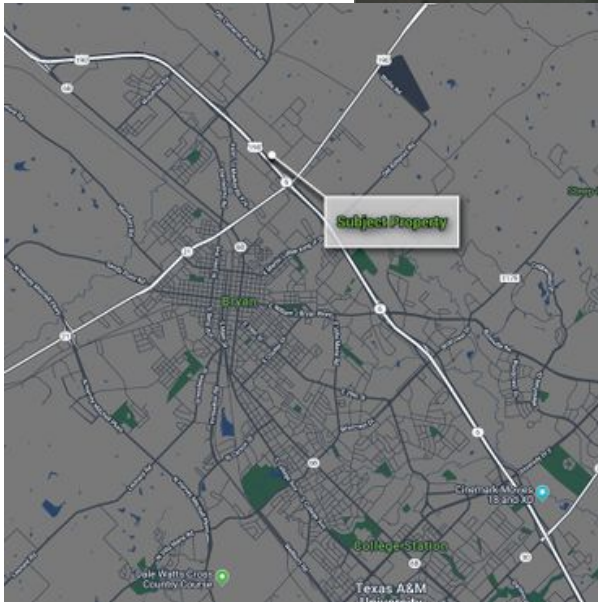
COULTER  
SUB MCGEE

PIRIANO OF  
CARRABBA

CARRABBA  
ESTATES



## Photo Gallery





## Availability

SITE

13.60 AC - \$595,000.00

14AC

Carrabba Industrial  
Park

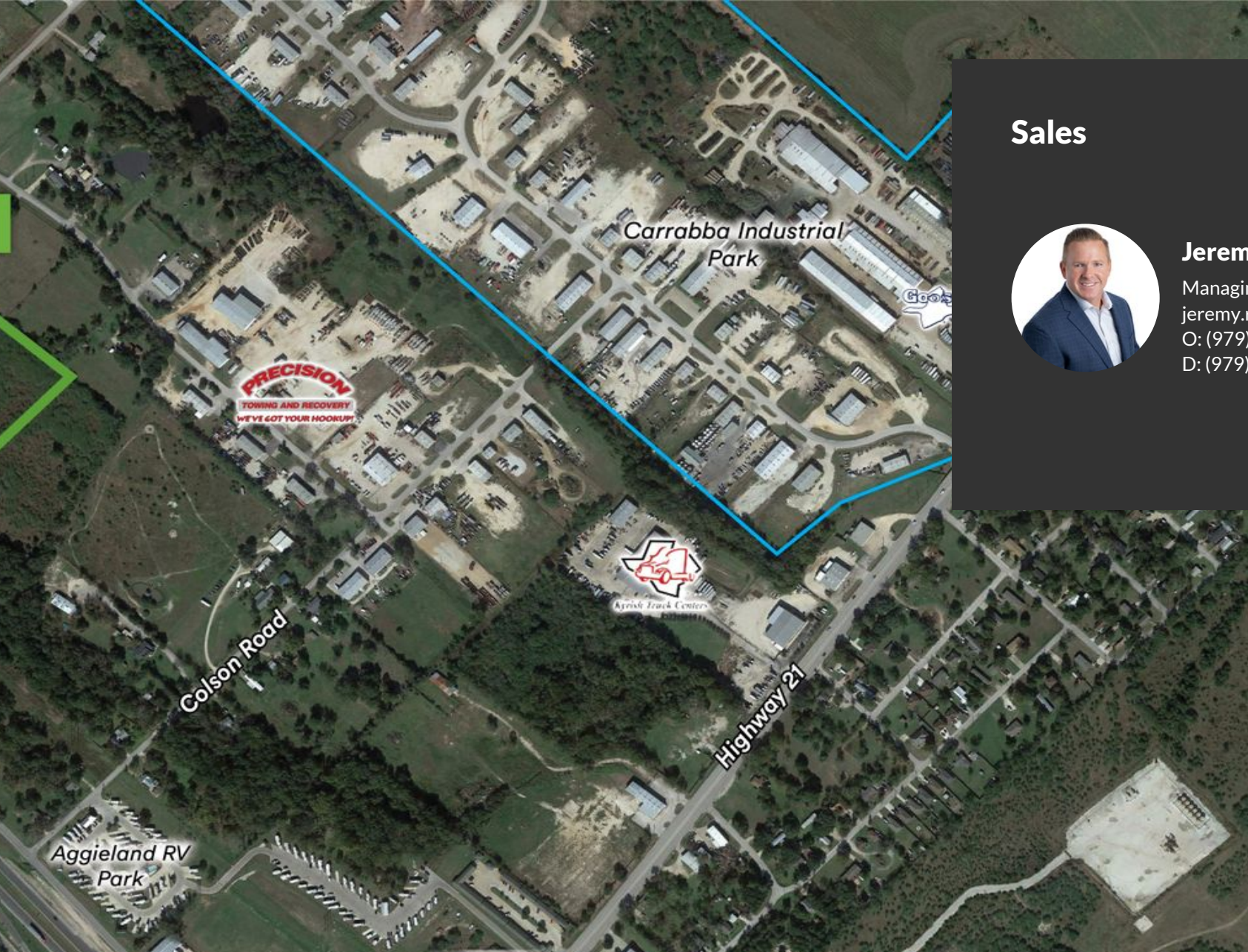
Goose-neck

PRECISION  
TOWING AND RECOVERY  
WE'VE GOT YOUR HOOKUP

Hyundai Truck Center

Road





## Sales



### Jeremy Richmond

Managing Director | Land Services  
jeremy.richmond@oldhamgoodwin.com  
O: (979) 268-2000  
D: (979) 977-6096



### Address

2800 South Texas Avenue, Suite  
401. Bryan, Texas 77802

### Phone

(979) 268-2000

### Fax

(979) 846-7020