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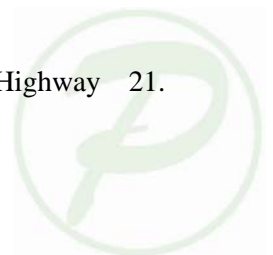
NICK PHILIPPELO, JR. BROKER

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Property Data

- Address:
1515 Crosswind Drive, Bryan, Brazos County, Texas
- Land Size:
The site consists of 12.16 acres, or 529,690 square foot according to the Brazos County Appraisal District.
- Existing Improvements:
Type of Improvements:
Eight Office/Warehouse Buildings and a RV/Boat Storage Shed
- No. of Buildings: 9
- Years Build/Effective Age:
Office/Warehouse #1: 1999/10 years
Office/Warehouse #2: 2001/10 years
Office/Warehouse #3: 2001/10 years
Office/Warehouse #4: 2003/5 years
Office/Warehouse #5: 2004/5 years
Office/Warehouse #6: 2004/5 years
Office/Warehouse #7: 2009/0 years
Office/Warehouse #8: 2010/0 years
RV/Boat Storage Shed: 2009/0 years
- Size:
Office/Warehouse #1: 4,000 SF (3,675 SF Warehouse, 325 SF Office) [8% Office to Building Ratio]
Office/Warehouse #2: 4,000 SF (3,525 SF Warehouse, 475 SF Office) [12% Office to Building Ratio]
Office/Warehouse #3: 3,300 SF (2,225 SF Warehouse, 1,045 SF Office) [32% Office to Building Ratio]
Office/Warehouse #4: 4,000 SF (3,200 SF Warehouse, 800 SF Office) [20% Office to Building Ratio]
Office/Warehouse #5: 3,600 SF (3,110 SF Warehouse, 490 SF Office) [14% Office to Building Ratio]
Office/Warehouse #6: 3,600 SF (3,375 SF Warehouse, 225 SF Office) [6% Office to Building Ratio]
Office/Warehouse #7: 3,000 SF (2,400 SF Warehouse, 600 SF Office) [20% Office to Building Ratio]
Office/Warehouse #8: 3,000 SF Estimated (2,400 SF Warehouse, 600 SF Office) [20% Office to Building Ratio]
RV/Boat Storage Shed: 6,250 SF (10 Spaces)
- Condition of Improvements:
All improvements are in average condition.
- Location:
The subject property is located on the west line of Crosswind Drive just north of State Highway 21.
- Price:
\$1,100,000.00 Cash to Seller at Closing



Buildings



Office/Warehouse 1: 4,000 SF



Office/Warehouse 2: 4,000 SF



Office/Warehouse 3: 3,300 SF

Office/Warehouse 4: 4,000 SF



Buildings



Office/Warehouse 5: 3,600 SF



Office/Warehouse 6: 3,600 SF



Office/Warehouse 7: 3,000 SF

Office/Warehouse 8: 3,000 SF

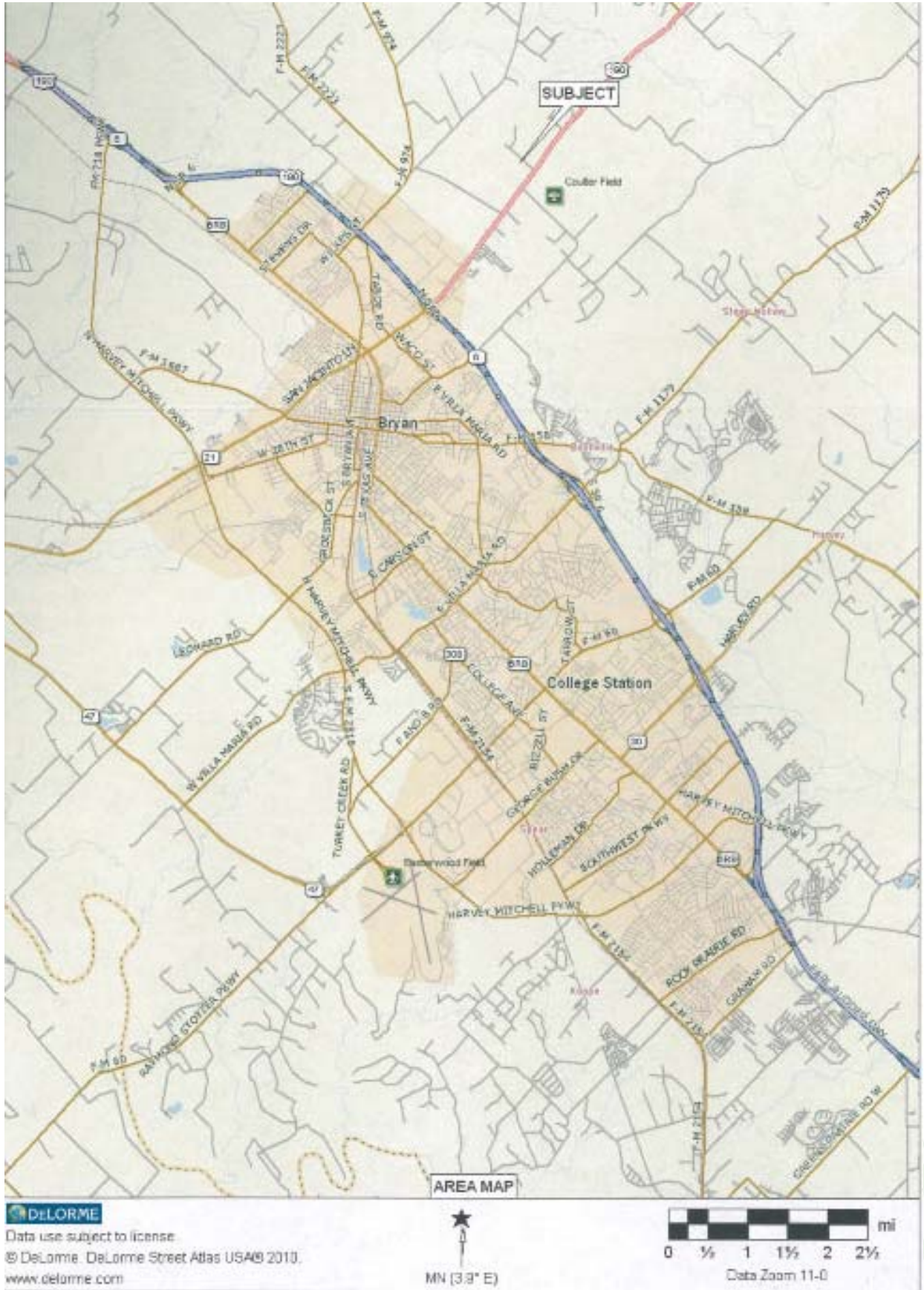


Buildings

RV/Boat Storage: 6,250 SF



Location



Location



Location



1515 Crosswind Dr.
Bryan, Brazos County, Tx

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Only serious and qualified parties will receive a tour of the property. All information contained herein was obtained from the owners and other sources deemed responsible, but this information is not warranted by the listing Broker or the Sellers. Other information may be provided by request.

To receive a tour or request other information on this property please contact Circle P Real Brokers at:

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