



Midtown Corridor

*101-103 W Villa Maria Rd
Bryan, TX 78735*

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PROPERTY INFO:

■ **PURCHASE PRICE:**
\$600,000.00

■ **PROPERTY ADDRESS:**
101-103 W VILLA MARIA RD
BRYAN, TX 77735

■ **YEAR BUILT:**
1964

■ **PROPERTY SIZE**
23,522 SQ. FT.

■ **LAND SIZE**
0.54 ACRES

MIDTOWN CORRIDOR

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.
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PROPERTY OVERVIEW

Discover a premier investment opportunity at 101-103 W Villa Maria in the thriving city of Bryan, TX! Spanning 23,522 square feet, this land parcel offers exceptional potential for development in a fast-growing market. Located strategically near major thoroughfares and vibrant commercial hubs, the property benefits from high visibility and accessibility, making it ideal for a variety of development projects. With Bryan's expanding economy and increasing demand for residential and commercial spaces, this plot presents a lucrative opportunity for investors seeking to capitalize on the area's growth. Secure your stake in this dynamic market and unlock significant returns with this prime land offering!

**Midtown
Corridor**
Bryan TX 78735



Midtown Corridor

101-103 W Villa Maria Rd, Bryan, TX, 77801

DETAILED PROPERTY DESCRIPTION



Prime Commercial Lot in Bryan's Midtown Corridor

This exceptional property offers a rare opportunity to invest in one of Bryan's fastest-growing areas. Located at the high-traffic intersection of **West Villa Maria Road** and **South College Avenue**, this site boasts unbeatable visibility and accessibility in the heart of the **Midtown Corridor**.

Key Features:

- **Strategic Location:** Closest major intersection to the **Bryan Midtown Park** development
- **Existing Structure:** Includes a **2,511 sq ft building** with **full utility access**
- **Ready for Redevelopment:** Ideal for repurposing or new development
- **High Traffic Counts:** Strong exposure on both major roads
- **Impressive Frontage:** Approx. **208 ft on West Villa Maria** and **100 ft on South College**

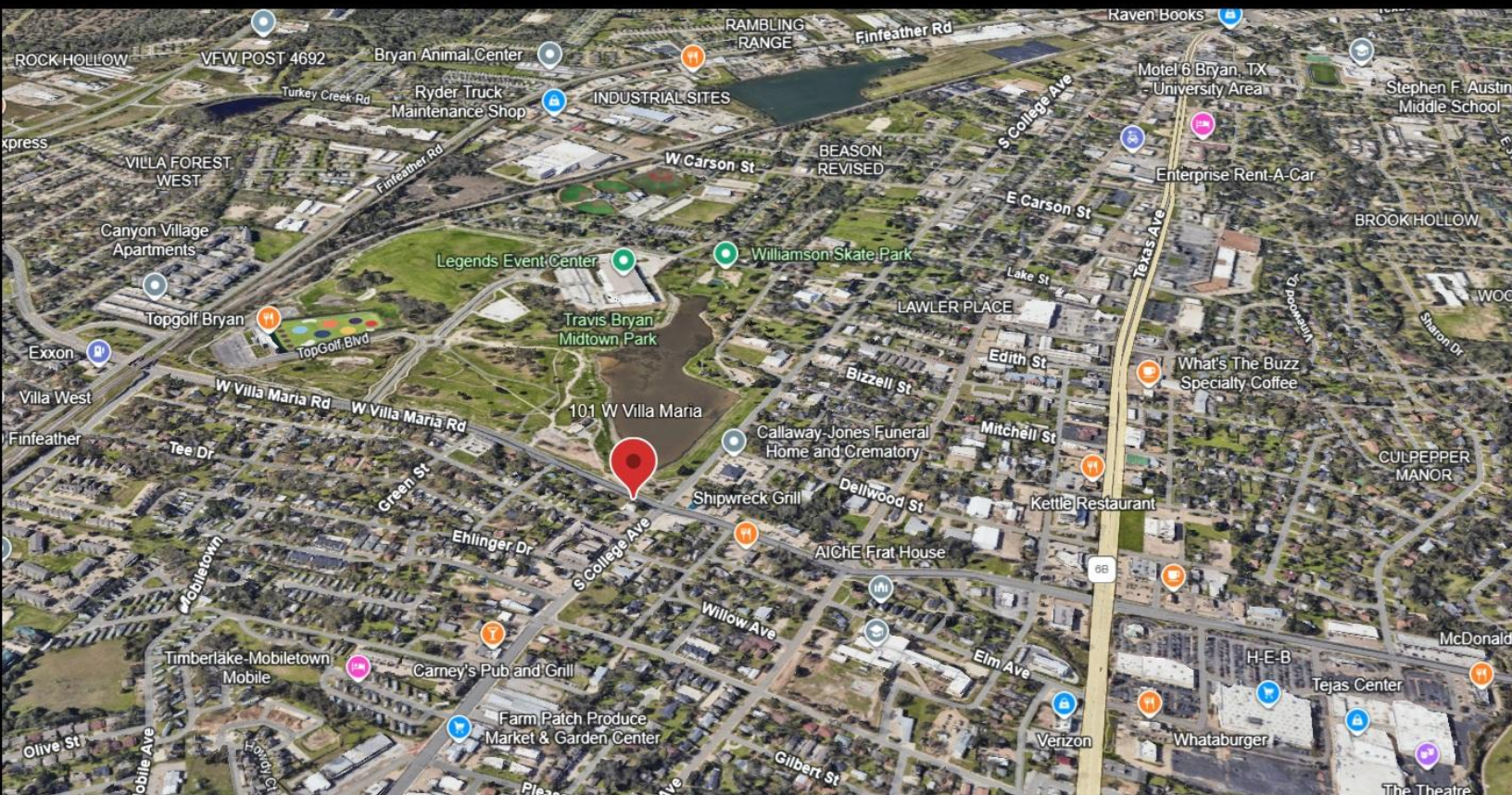
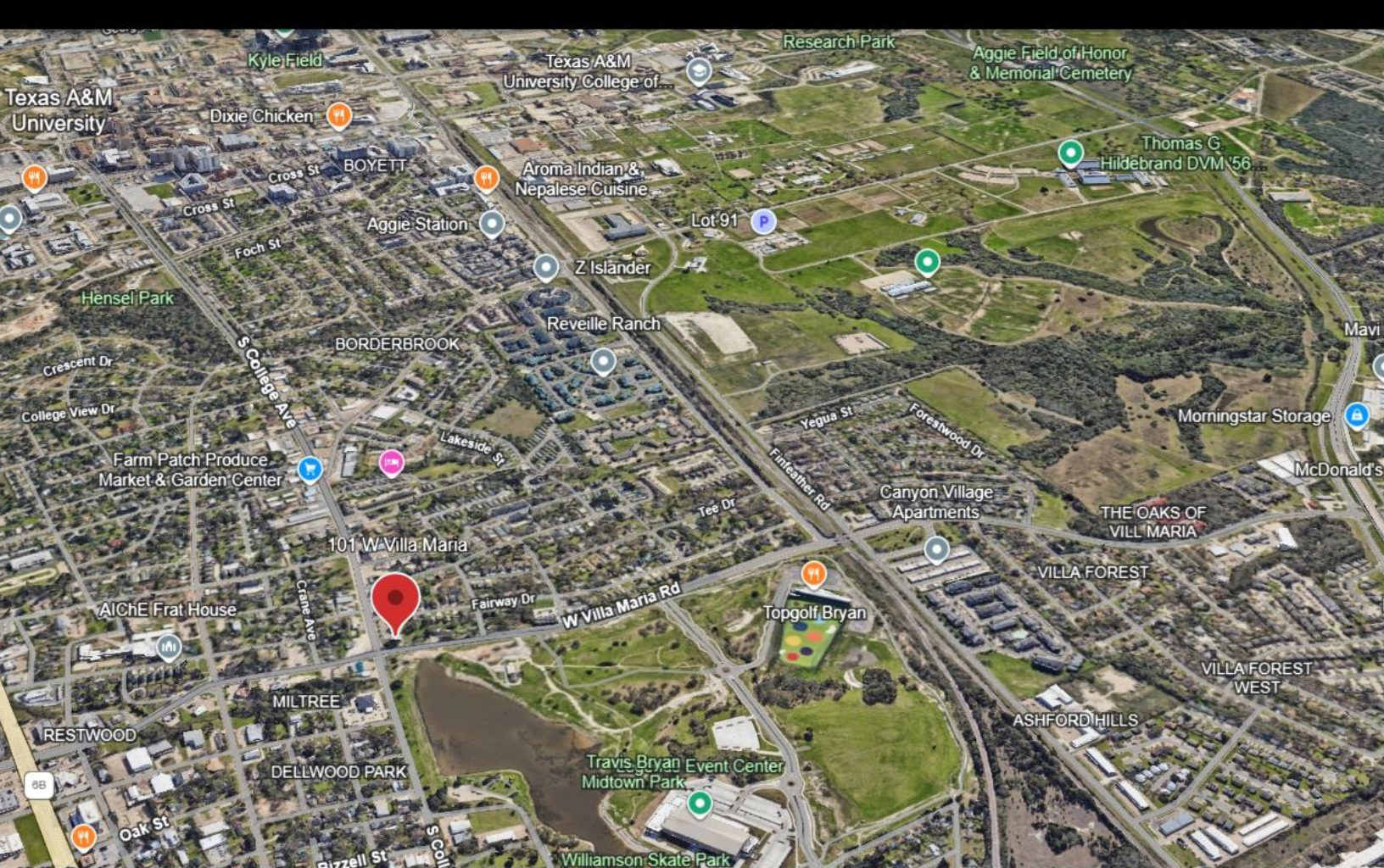
Positioned to benefit from Bryan's revitalization efforts, this property is a standout opportunity for developers, investors, or business owners looking to establish a presence in a thriving corridor.

PROPERTY PHOTOS



PROPERTY PHOTOS



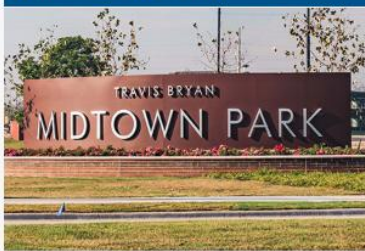


101 W Villa Maria Rd

Travis Bryan Midtown Park

[Home](#) / [Parks and Recreation](#) / Travis Bryan Midtown Park

ABOUT THE PARK



LEGENDS EVENT CENTER



TRAVIS FIELDS



TOPGOLF



D-BAT AGGIELAND



TRAVIS MAJOR FIELD



Travis Bryan Midtown Park stands as a premier recreational hub in Bryan, welcoming both locals and visitors with its dynamic blend of outdoor sports fields, the renowned Legends Event Center, vibrant entertainment options, and immersive nature-based experiences.

Conceived from a bold vision to enrich the Midtown neighborhood, the park was designed to be more than just a green space—it's a community cornerstone. By weaving together ecological sustainability and social inclusivity, Midtown Park fosters public health, celebrates cultural diversity, and champions environmental responsibility. Its innovative design and purpose-driven development serve as a powerful catalyst for revitalizing the entire Midtown corridor.

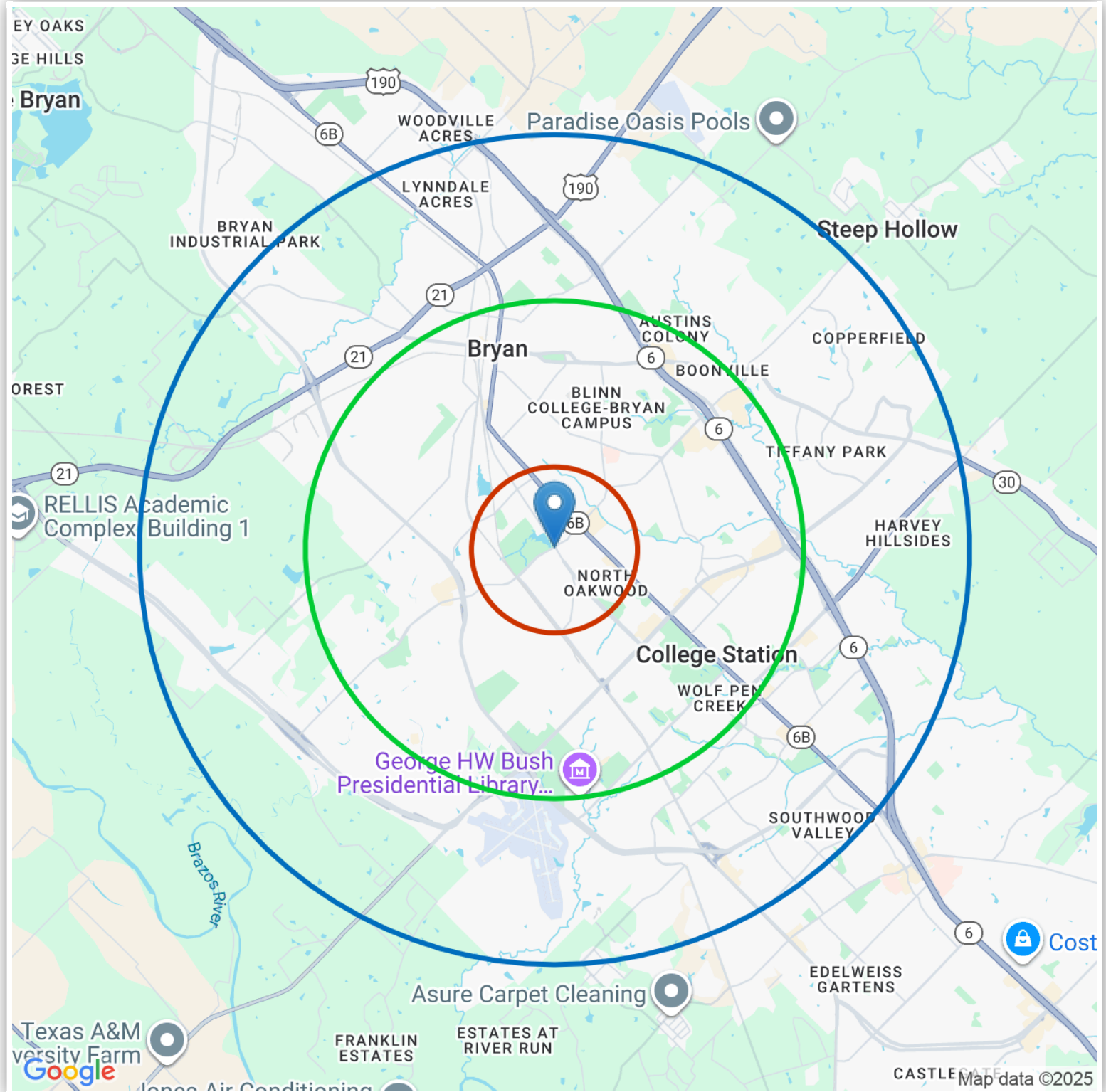


Texas A&M University: A Catalyst for Regional Growth Located in the heart of College Station, Texas A&M University is not only the largest public university in the state but also a powerhouse of economic vitality. With over 73,000 enrolled students and a global reputation for excellence, the university injects more than **\$3.5 billion annually into the Brazos Valley economy**, accounting for **18.2% of the region's gross product**. Texas A&M supports nearly **60,000 local jobs**, drives innovation across industries like healthcare, energy, and engineering, and attracts a steady stream of visitors, alumni, and entrepreneurs. For businesses near campus, this means unparalleled access to talent, foot traffic, and a thriving commercial ecosystem. Investing near Texas A&M isn't just smart--it's strategic.

Midtown Corridor

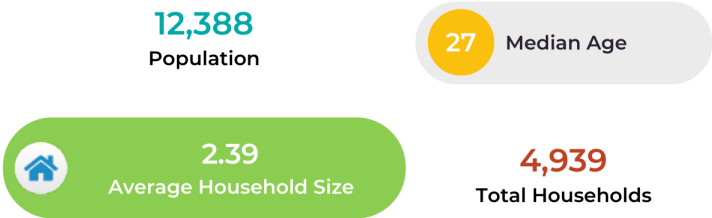
101-103 W Villa Maria Rd, Bryan, TX, 77835

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

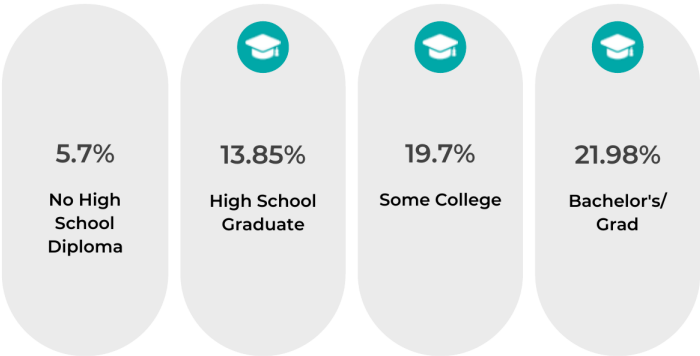




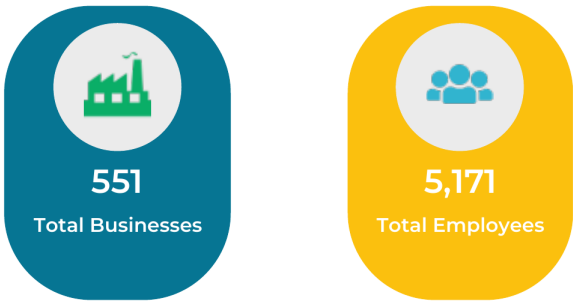
KEY FACTS



EDUCATION



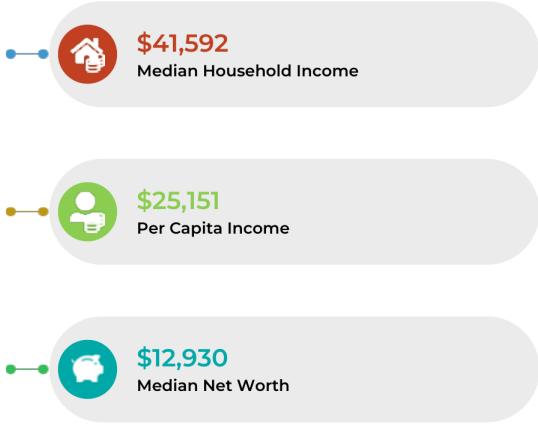
BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : < \$15,000 (21.14%) ■
The smallest group : \$200,000+ (1.6%) ■

Indicator	Value(%)	
< \$15,000	21.14	■
\$15,000 - \$24,999	11.23	■
\$25,000 - \$34,999	10.4	■
\$35,000 - \$49,999	13.95	■
\$50,000 - \$74,999	15.9	■
\$75,000 - \$99,999	9.01	■
\$100,000 - \$149,999	11.48	■
\$150,000 - \$199,999	5.3	■
\$200,000+	1.6	■



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KEY FACTS

93,407
Population

24.1 Median Age



2.37
Average Household Size

30,198
Total Households

EDUCATION



6.37%
No High School Diploma



17.12%
High School Graduate



17.25%
Some College

20.96%
Bachelor's/ Grad

BUSINESS



3,622
Total Businesses



65,946
Total Employees

EMPLOYMENT

12,155
Retail Trade Employees

1,577
Manufacturing Employees

6,179
Eating & Drinking Employees

2,593
Finance/Ins/Real Estate Emp

5.1% Unemployment Rate

INCOME

\$48,256
Median Household Income

\$25,002
Per Capita Income

\$16,948
Median Net Worth

Households by Income

The largest group : < \$15,000 (19.39%)
The smallest group : \$200,000+ (4.4%)

Indicator	Value(%)	
< \$15,000	19.39	
\$15,000 - \$24,999	9.31	
\$25,000 - \$34,999	10.47	
\$35,000 - \$49,999	11.91	
\$50,000 - \$74,999	14.25	
\$75,000 - \$99,999	12.19	
\$100,000 - \$149,999	12.14	
\$150,000 - \$199,999	5.96	
\$200,000+	4.4	



KEY FACTS

169,420
Population

24.8 Median Age



2.35
Average Household Size

60,071
Total Households

EDUCATION



5.53%
No High School Diploma



18.45%
High School Graduate



16.72%
Some College

23.21%
Bachelor's/ Grad

BUSINESS



5,571
Total Businesses



94,355
Total Employees

EMPLOYMENT

18,594
Retail Trade Employees

2,375
Manufacturing Employees

8,773
Eating & Drinking Employees

3,883
Finance/Ins/Real Estate Emp

4.2% Unemployment Rate

Households by Income

The largest group : < \$15,000 (18.88%) ■

The smallest group : \$200,000+ (4.69%) ■

Indicator	Value(%)	
< \$15,000	18.88	■
\$15,000 - \$24,999	9.11	■
\$25,000 - \$34,999	11.27	■
\$35,000 - \$49,999	11.26	■
\$50,000 - \$74,999	14.56	■
\$75,000 - \$99,999	10.96	■
\$100,000 - \$149,999	13.02	■
\$150,000 - \$199,999	6.23	■
\$200,000+	4.69	■

INCOME



\$49,091
Median Household Income



\$27,956
Per Capita Income



\$15,885
Median Net Worth



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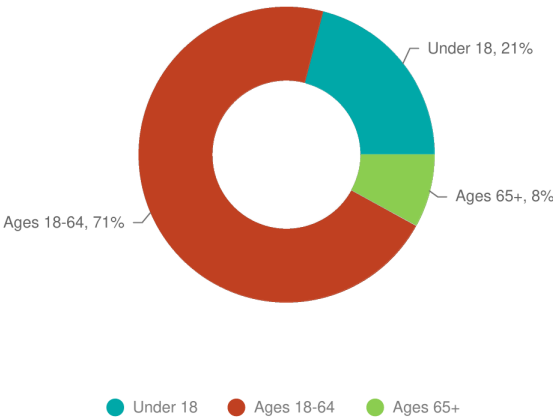




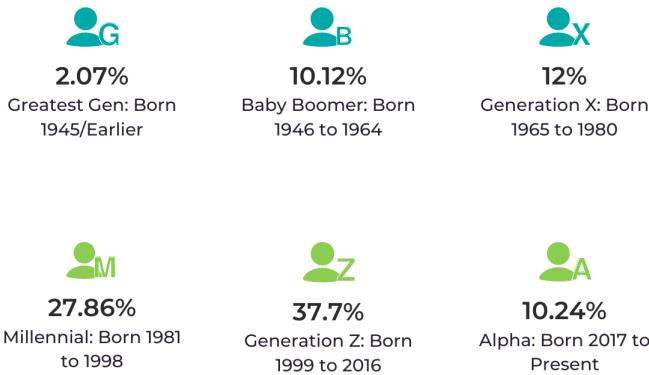
POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

12,388	5,184	27
Population	Households	Median Age
2.39	\$41,592	\$237,132
Avg Size Household	Median Household Income	Median Home Value
37	64	83.8
Wealth Index	Housing Affordability	Diversity Index

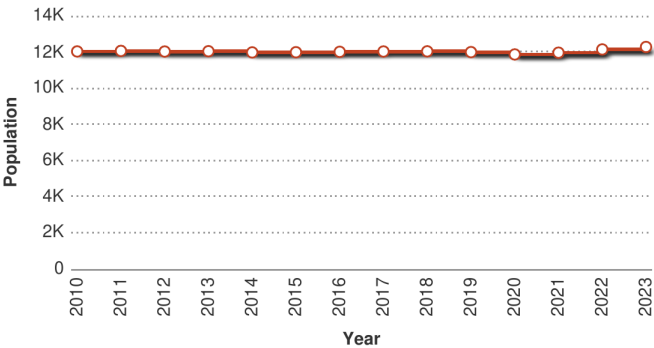
POPULATION BY AGE



POPULATION BY GENERATION



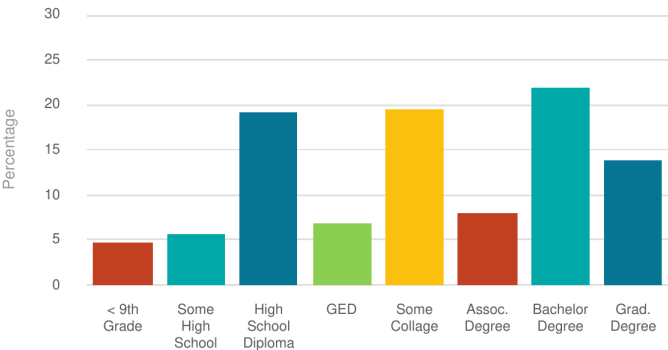
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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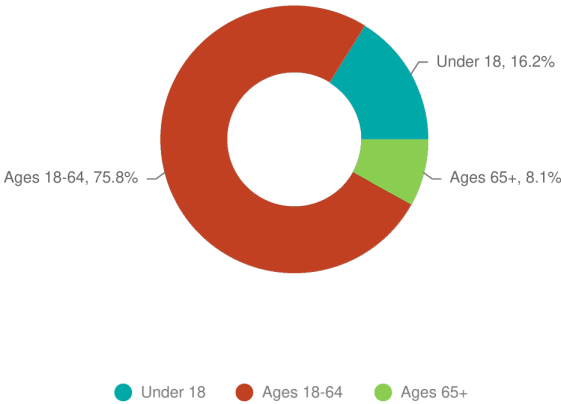




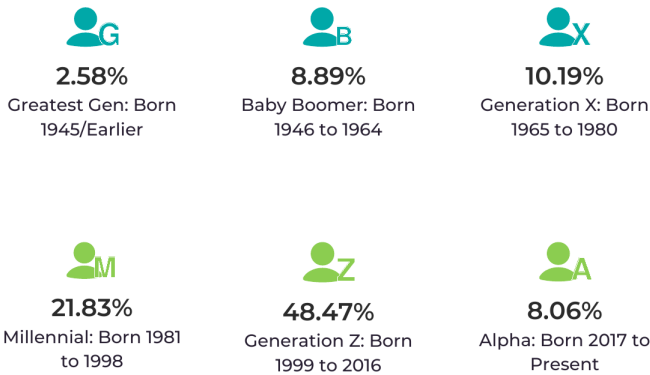
POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

93,407 Population	31,701 Households	24.1 Median Age
2.37 Avg Size Household	\$48,256 Median Household Income	\$224,695 Median Home Value
47 Wealth Index	78 Housing Affordability	81.9 Diversity Index

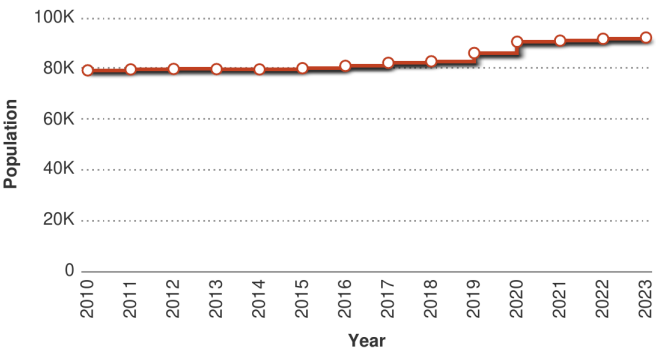
POPULATION BY AGE



POPULATION BY GENERATION



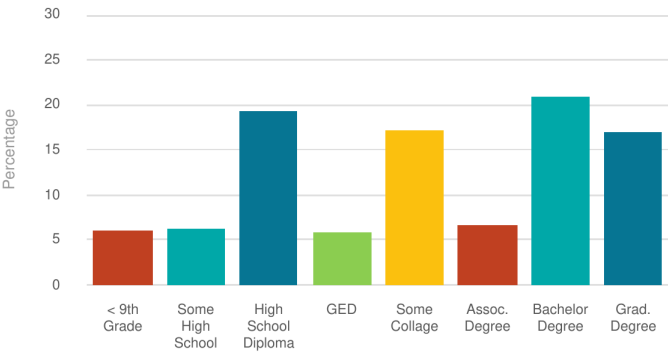
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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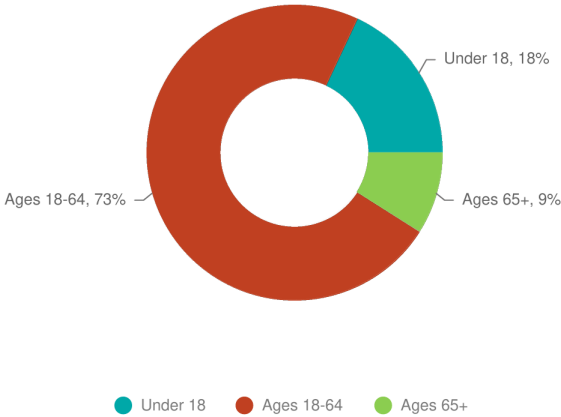




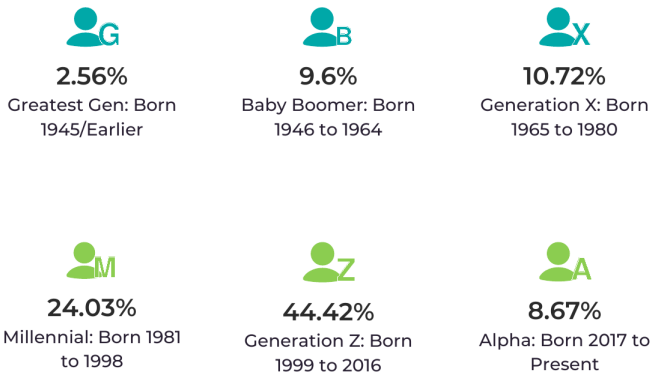
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

169,420 Population	63,924 Households	24.8 Median Age
2.35 Avg Size Household	\$49,091 Median Household Income	\$244,935 Median Home Value
50 Wealth Index	73 Housing Affordability	80.5 Diversity Index

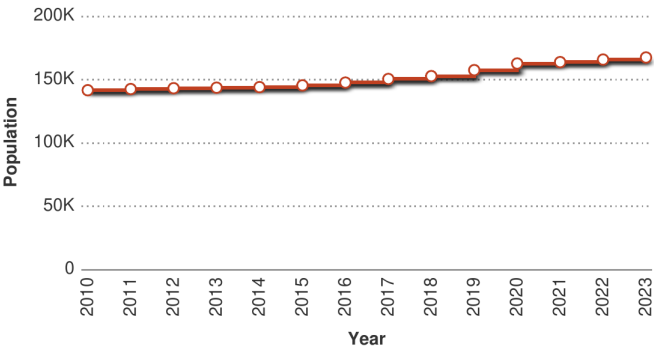
POPULATION BY AGE



POPULATION BY GENERATION



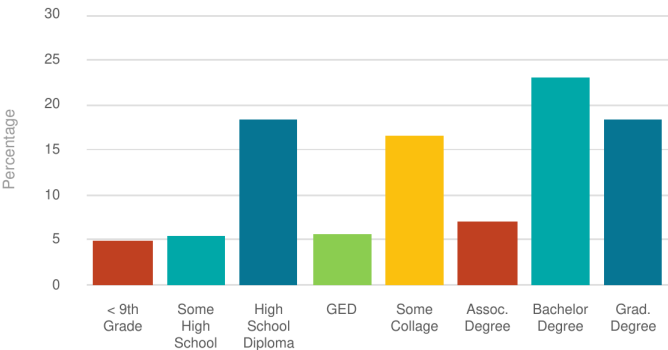
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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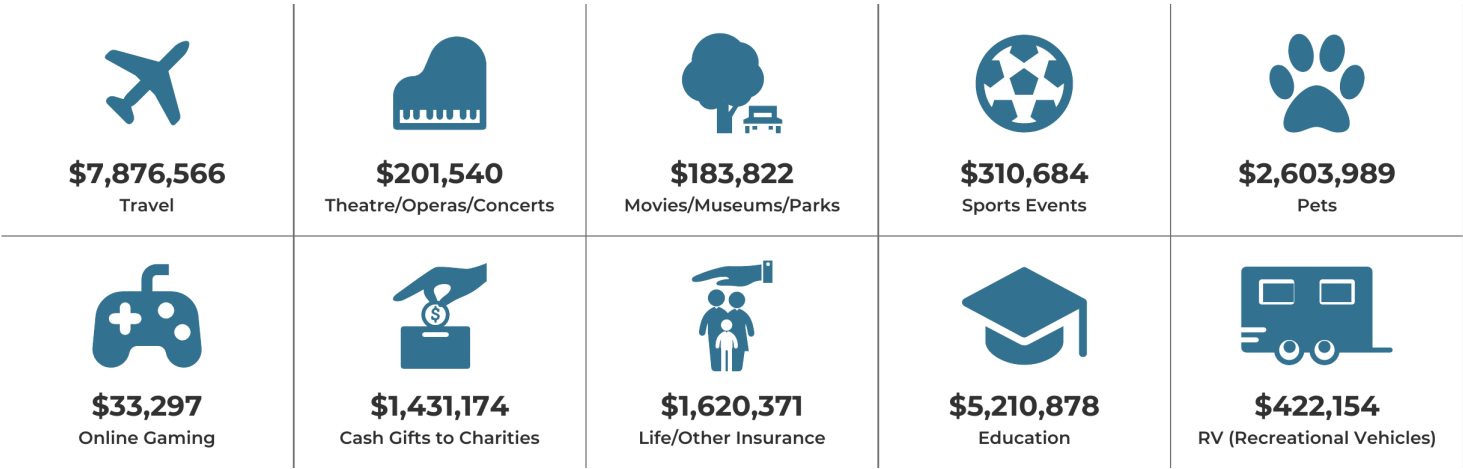


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

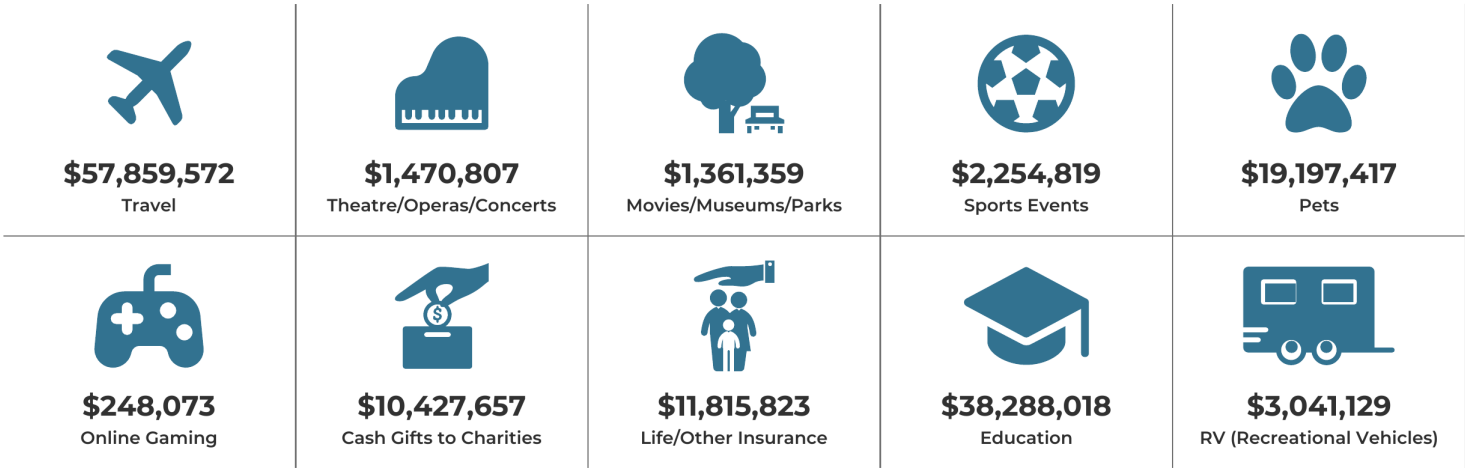


Lifestyle and Tapestry Segmentation Infographic

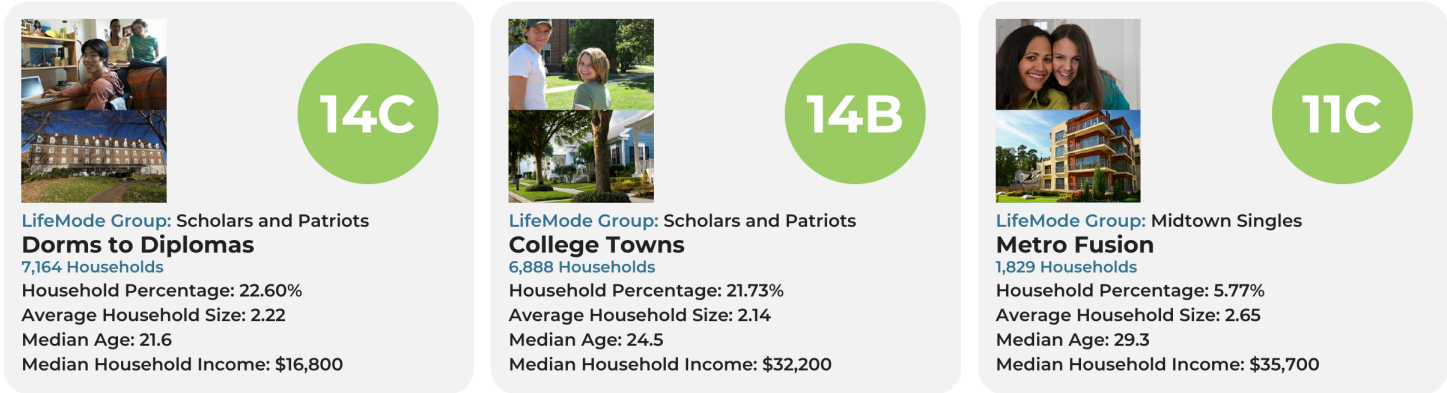
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

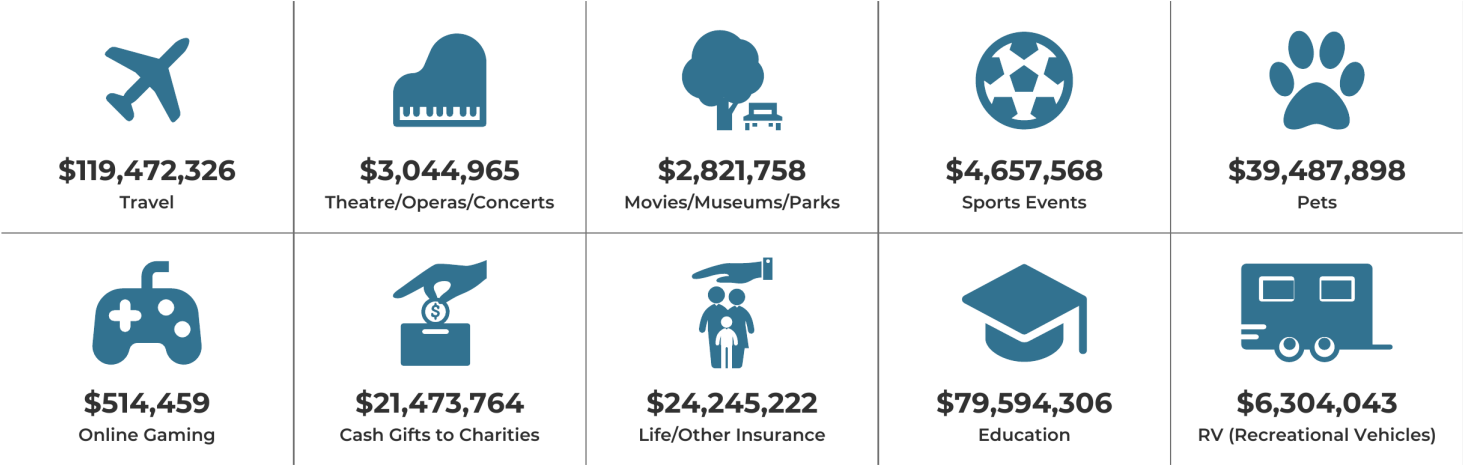


Lifestyle and Tapestry Segmentation Infographic

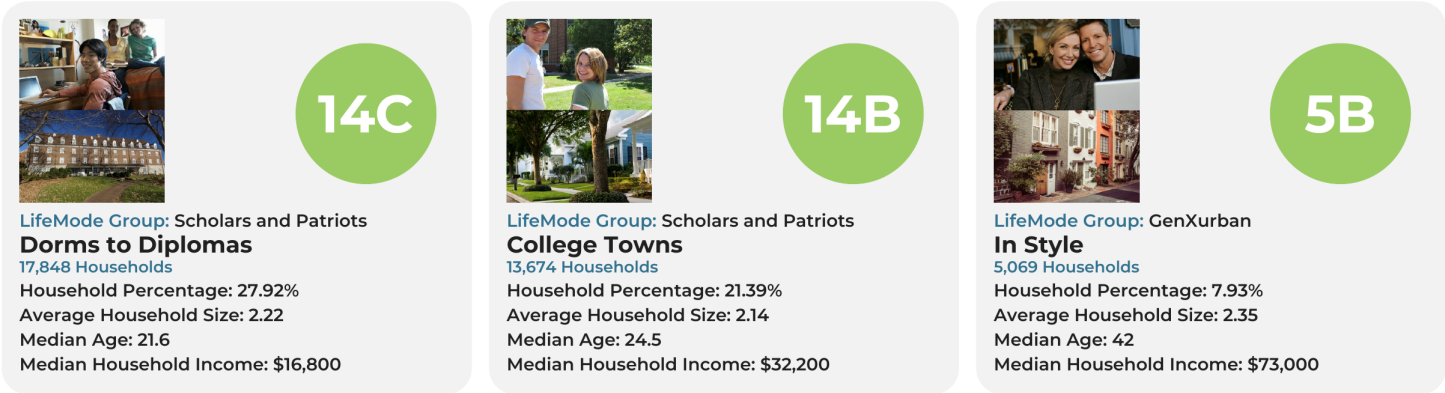
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



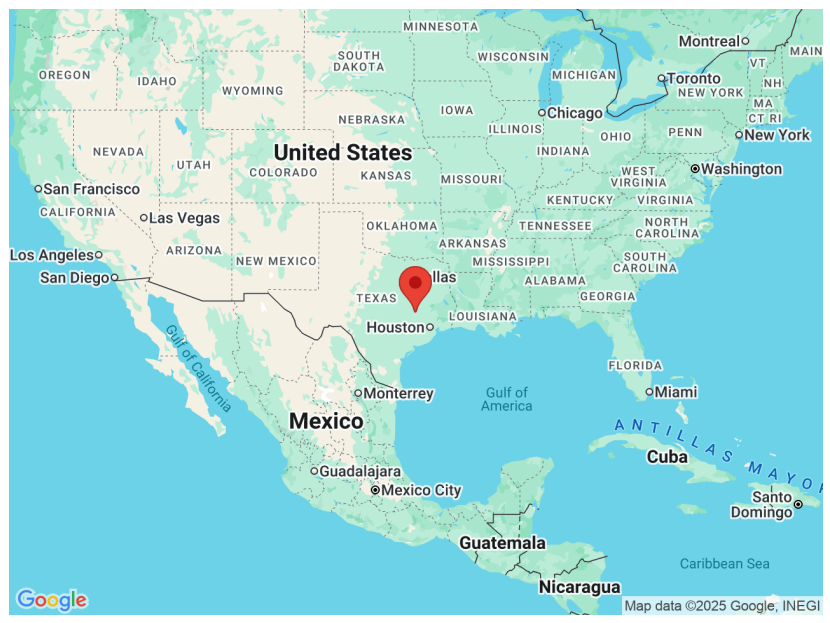
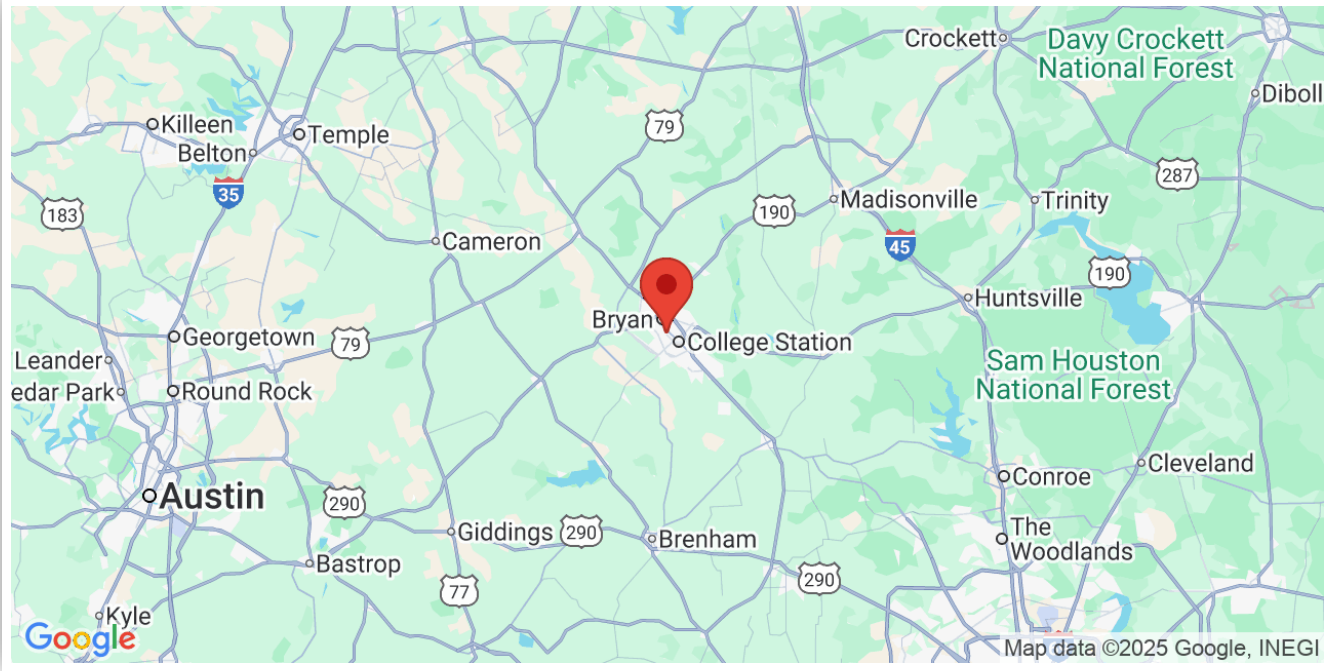
Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



Midtown Corridor
101-103 W Villa Maria Rd, Bryan, TX, 77735





Midtown Corridor
101-103 W Villa Maria Rd, Bryan, TX, 78735





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.

2-10-2025



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.

Barr and Assoc Real Estate LLC	9007759	Randy@rwbarr.com	(832) 551-2277
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Barr	0266894	Randy@rwbarr.com	(713) 818-2988
Designated Broker of Firm	License No.	Email	Phone
n/a	0266894	Randy@rwbarr.com	(713) 818-2988
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Randy Barr	0266894	Randy@rwbarr.com	(713) 818-2988
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

IABS 1-1



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BARR & ASSOCIATES REAL ESTATE, LLC

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