

FLEX SPACE COMMERCIAL BUILDING

BRYAN, TX

From Construction to
Income-Producing Asset

PROJECT OVERVIEW

Completed between December 2024 and April 2025, this project was developed to support commercial use in one of Bryan's active growth corridors. The goal was to deliver a building aligned with both immediate needs and long-term market demand. Today, the property is fully occupied and generating consistent rental income. That performance supports a valuation in line with approximately 6–7% market cap rates, demonstrating how a well-positioned building can function as both a usable space and a real asset.

PROJECT SNAPSHOT

- Location: Bryan, TX (Old Reliance Rd / Hwy 6 Corridor)
- Configuration: Divided layout for multiple occupants
- Occupancy: 100% Leased
- Use: Designed to support rental income potential

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Net operating income (NOI)
supports a \$1M+ value.

– Agora CRE Partner



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SOLUTION

A newly constructed commercial building designed for tenant demand and long-term rental income generation.

01

Income Opportunity

Annual Rent: ~\$84K

Designed to generate consistent rental income.

02

Valuation

Estimated Value: \$970K–\$1.4M

Income supports a higher market value.

03

Immediate Equity

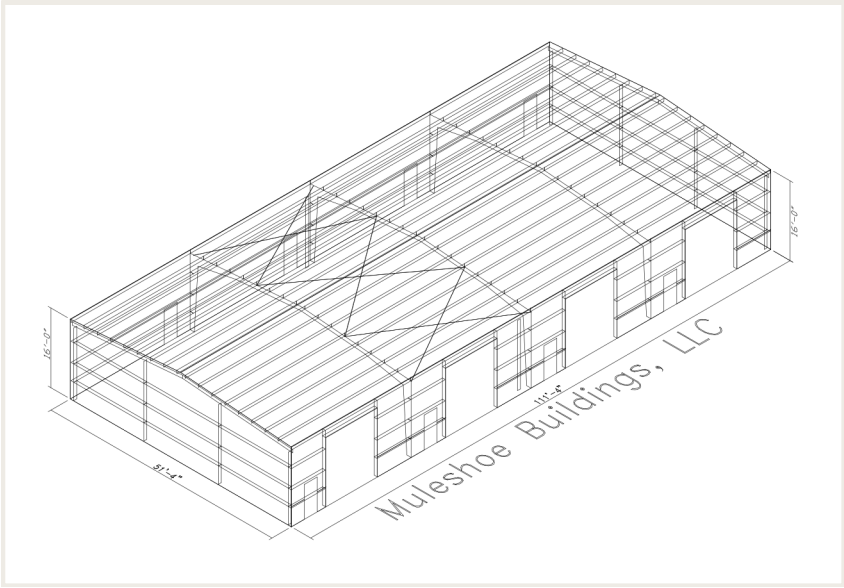
Built for Performance

Created through the right building strategy.





INVESTMENT SUMMARY



Building Cost (2024 Quote)	\$~136,400
Projected Gross Rent	~\$84,000 / year
Estimated NOI (after taxes & insurance)	~\$67,900-\$84,000
Market Cap Rate	~6-7%
Estimated Value	\$970K-\$1.4M

MATERIALS & DURABILITY PROFILE

- Galvalume Roof**
Corrosion resistance for long-term durability
- Pre-Galvanized Framing**
Protection against environmental exposure
- Engineered Steel System**
Built for performance in Texas conditions
- Serviceable Roof System**
Easier maintenance and lower lifecycle cost

BUILDING COST COMPOSITION

- 55% Materials (~\$75K)
- 45% Erection & Labor (~\$61K)

*2024 pricing. Subject to material and labor fluctuations.

- UNDERWRITING CONSIDERATIONS**
- Unit size aligned with tenant demand
 - Access supports operational use
 - Layout allows multi-tenant income
 - Corridor supports leasing activity
 - Adaptability across lease cycles
 - Site flow supports daily operations

START WITH THE RIGHT DESIGN

Before committing to size, layout, or cost, evaluate how the building will actually perform. A design planning meeting helps align layout, access, and market demand with long-term income goals.

[Schedule a Design Planning Meeting](#)

