

\$235,000

Sherry Perry
979-229-7254



COMMERCIAL DOWNTOWN BRYAN

Qualifies for Grants!

Zoned - South College Business District (SC-B)

Corridor
Beautification
Partnership
(CBP)

Life Safety
Grant
(LSG)



**EXCELLENT
VISIBILITY**

**717 N MAIN ST
BRYAN TX 77803**

**Possibilities are endless! 3 Buildings,
Corner Lot. 4172 SQFT OF
OPPORTUNITY to bring your vision to
Downtown Bryan!**

Resources & Links

[Planning & Development](#)

300 South Texas Avenue
Bryan, Texas 77803

[Contact Us](#)

Planning/Engineering: (979) 209-5030
Building Services: (979) 209-5010
Permits and Applications: (979) 209-5010
Fax: (979) 209-5035

Paul Kaspar, City Engineer
Gregory Cox, Chief Building Official
Martin Zimmermann, Planning Administrator

City of Bryan Contacts

[Lindsay Hackett](#) 979-209-5030

[Randy Haynes](#) 979-209-5030

[Katie Williams](#), AICP, Staff Planner for Life Safety Grant (LSG) 979-209-5030

[Downtown Bryan Website](#)

[Midtown Area Plan](#)

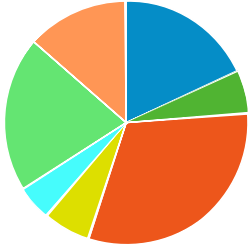
[Long-Range Planning](#) : Comprehensive Plan, Downtown Master Plan, etc.



Consumer Spending 1 mile from 717 S Main St Bryan TX

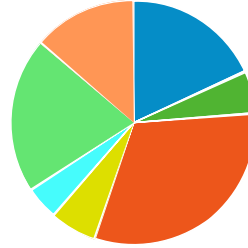
Consumer Expenditures Report (1mile radius aroundLat: 30.66666 Lng: -96.37304)

Apparel(2020)



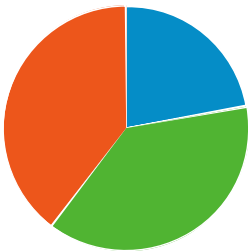
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,612	\$5,432
Men's Apparel	\$292	\$984
Boys' Apparel	\$92	\$311
Women's Apparel	\$503	\$1,697
Girls' Apparel	\$101	\$342
Infants Apparel	\$73	\$247
Footwear	\$331	\$1,118
Apparel Services and Accessories	\$218	\$734

Apparel(2025)



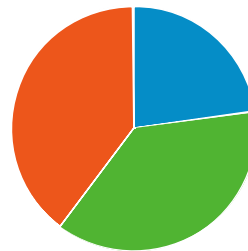
	\$ PER HOUSEHOLD	TOTAL \$000'S
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Footwear	\$341	\$1,259
Apparel Services and Accessories	\$230	\$848

Entertainment(2020)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$2,507	\$8,446
Fees And Admissions	\$556	\$1,875
Video And Audio Equipment	\$959	\$3,230
Recreational Equipment And Supplies	\$991	\$3,341

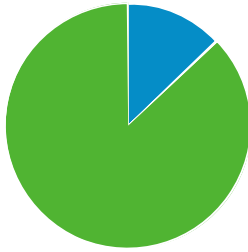
Entertainment(2025)



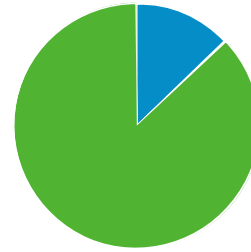
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Total	\$2,622	\$9,662
Fees And Admissions	\$599	\$2,209
Video And Audio Equipment	\$980	\$3,614
Recreational Equipment And Supplies	\$1,042	\$3,839

Education(2020)

Education(2025)

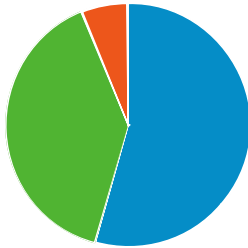


	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,237	\$4,169
Books And Supplies	\$160	\$541
Tuition	\$1,077	\$3,628



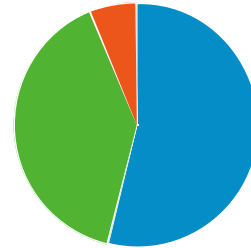
	\$ PER HOUSEHOLD	TOTAL \$000'S
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Books And Supplies	\$169	\$624
Tuition	\$1,135	\$4,184

Food and Beverages(2020)



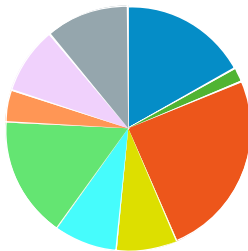
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$6,929	\$23,337
Food At Home	\$3,767	\$12,690
Food Away From Home	\$2,734	\$9,209
Alcoholic Beverages	\$427	\$1,438

Food and Beverages(2025)



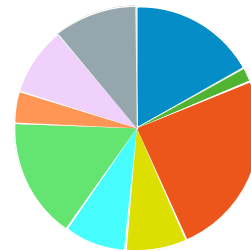
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$7,154	\$26,356
Food At Home	\$3,849	\$14,181
Food Away From Home	\$2,853	\$10,511
Alcoholic Beverages	\$451	\$1,663

Gifts(2020)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,015	\$3,421
Gifts Of Apparel	\$171	\$577
Gifts Of Apparel Accessories	\$19	\$67
Gifts Of Education	\$250	\$842
Gifts Of Recreation	\$82	\$279
Gifts Of Food And Beverages	\$84	\$283
Gifts Of Household Furnishings And Equipment	\$161	\$542
Gifts Of Household	\$44	\$149
Gifts Of Transportation	\$89	\$301
Gifts Elsewhere Unspecified	\$112	\$380

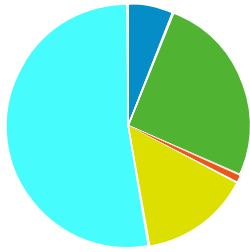
Gifts(2025)



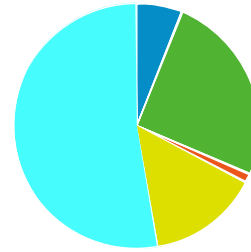
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,098	\$4,046
Gifts Of Apparel	\$184	\$679
Gifts Of Apparel Accessories	\$21	\$79
Gifts Of Education	\$269	\$994
Gifts Of Recreation	\$89	\$330
Gifts Of Food And Beverages	\$90	\$335
Gifts Of Household Furnishings And Equipment	\$173	\$640
Gifts Of Household	\$47	\$174
Gifts Of Transportation	\$98	\$364
Gifts Elsewhere Unspecified	\$122	\$451

Household Furnishings(2020)

Household Furnishings(2025)

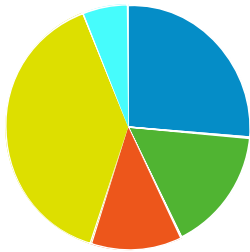


	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,553	\$5,234
Household Textiles	\$94	\$319
Furniture	\$396	\$1,336
Floor Coverings	\$17	\$60
Major Appliances	\$227	\$765
Housewares And Small Appliances	\$817	\$2,754



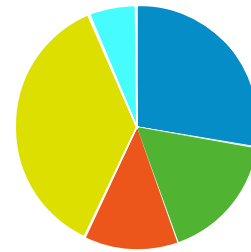
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,633	\$6,018
Household Textiles	\$98	\$364
Furniture	\$416	\$1,533
Floor Coverings	\$18	\$70
Major Appliances	\$238	\$880
Housewares And Small Appliances	\$861	\$3,172

Shelter(2020)



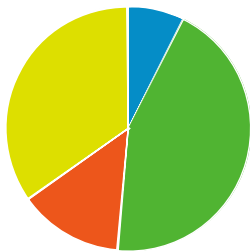
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$9,820	\$33,075
Mortgage Interest	\$2,597	\$8,749
Property Taxes	\$1,611	\$5,429
Miscellaneous Owned Dwelling Costs	\$1,187	\$3,999
Rental Costs	\$3,829	\$12,898
Other Lodging	\$593	\$2,000

Shelter(2025)



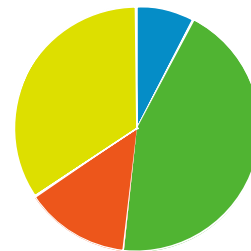
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$10,133	\$37,331
Mortgage Interest	\$2,806	\$10,338
Property Taxes	\$1,719	\$6,333
Miscellaneous Owned Dwelling Costs	\$1,254	\$4,620
Rental Costs	\$3,709	\$13,668
Other Lodging	\$644	\$2,373

Household Operations(2020)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,757	\$5,918
Babysitting And Elderly Care	\$130	\$441
Household Services	\$773	\$2,604
Alimony And Child Support	\$242	\$817
Household Supplies	\$610	\$2,057

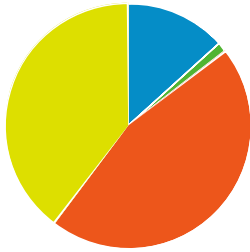
Household Operations(2025)



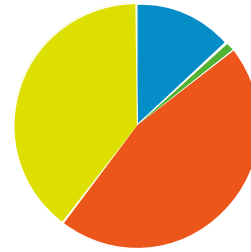
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,831	\$6,749
Babysitting And Elderly Care	\$139	\$515
Household Services	\$807	\$2,974
Alimony And Child Support	\$255	\$943
Household Supplies	\$628	\$2,317

Personal Care(2020)

Personal Care(2025)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$611	\$2,061
Hair Care	\$81	\$274
Electric Personal Care Appliances	\$8	\$29
Personal Care Services	\$279	\$942
Personal Care Products	\$242	\$816



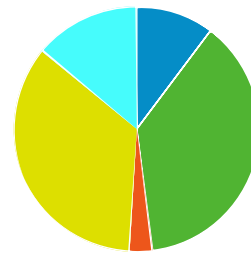
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$637	\$2,348
Hair Care	\$84	\$313
Electric Personal Care Appliances	\$8	\$33
Personal Care Services	\$291	\$1,073
Personal Care Products	\$252	\$930

Utilities(2020)



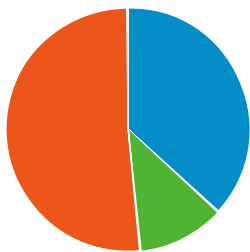
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$3,613	\$12,172
Natural Gas	\$368	\$1,240
Electricity	\$1,374	\$4,631
Fuel Oil And Other Fuels	\$106	\$358
Telephone Service	\$1,260	\$4,246
Other Utilities	\$504	\$1,698

Utilities(2025)



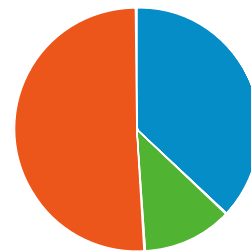
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$3,691	\$13,599
Natural Gas	\$378	\$1,395
Electricity	\$1,393	\$5,134
Fuel Oil And Other Fuels	\$110	\$405
Telephone Service	\$1,291	\$4,758
Other Utilities	\$517	\$1,908

Reading(2020)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$96	\$326
Newspapers	\$35	\$120
Magazines	\$11	\$40
Books	\$49	\$166

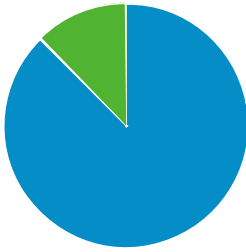
Reading(2025)



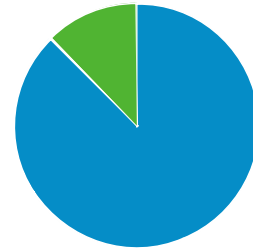
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$101	\$372
Newspapers	\$37	\$137
Magazines	\$12	\$46
Books	\$51	\$190

Tobacco(2020)

Tobacco(2025)

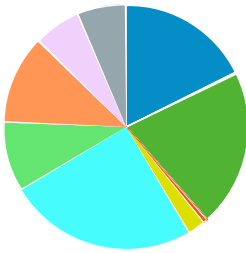


	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$326	\$1,099
Cigarettes	\$285	\$962
Other Tobacco Products	\$40	\$137



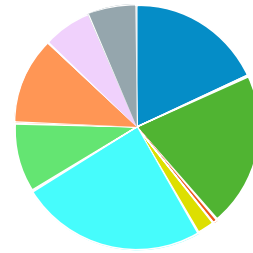
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$324	\$1,197
Cigarettes	\$284	\$1,047
Other Tobacco Products	\$40	\$149

Transportation(2020)



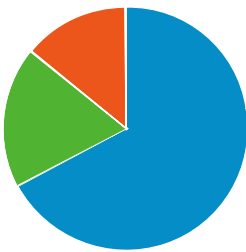
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$8,436	\$28,416
New Vehicle Purchase	\$1,501	\$5,059
Used Vehicle Purchase	\$1,753	\$5,907
Motorcycles (New And Used)	\$46	\$155
Vehicle Finance Charges	\$198	\$670
Gasoline And Oil	\$2,100	\$7,075
Vehicle Repair And Maintenance	\$780	\$2,630
Vehicle Insurance	\$983	\$3,313
Public Transportation	\$528	\$1,781
Other Transportation Costs	\$542	\$1,826

Transportation(2025)



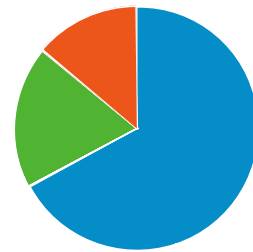
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$8,763	\$32,283
New Vehicle Purchase	\$1,596	\$5,882
Used Vehicle Purchase	\$1,797	\$6,623
Motorcycles (New And Used)	\$48	\$179
Vehicle Finance Charges	\$207	\$765
Gasoline And Oil	\$2,158	\$7,951
Vehicle Repair And Maintenance	\$812	\$2,992
Vehicle Insurance	\$1,008	\$3,715
Public Transportation	\$562	\$2,073
Other Transportation Costs	\$570	\$2,102

Health Care(2020)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$3,929	\$13,234
Health Care Insurance	\$2,642	\$8,901
Health Care Services	\$730	\$2,459
Health Care Supplies And Equipment	\$556	\$1,873

Health Care(2025)



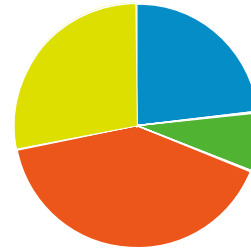
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$4,067	\$14,986
Health Care Insurance	\$2,732	\$10,066
Health Care Services	\$764	\$2,817
Health Care Supplies And Equipment	\$570	\$2,103

Miscellaneous Expenses(2020)

Miscellaneous Expenses(2025)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$852	\$2,873
Legal And Accounting	\$198	\$667
Funeral And Cemetery	\$67	\$226
Finance Charges Excluding Mortgage And Vehicle	\$348	\$1,172
Other Miscellaneous Expenses	\$239	\$808



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$888	\$3,275
Legal And Accounting	\$206	\$760
Funeral And Cemetery	\$69	\$257
Finance Charges Excluding Mortgage And Vehicle	\$362	\$1,336
Other Miscellaneous Expenses	\$249	\$921

Personal Insurance(2020)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
	\$292	\$984

Personal Insurance(2025)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
	\$312	\$1,152

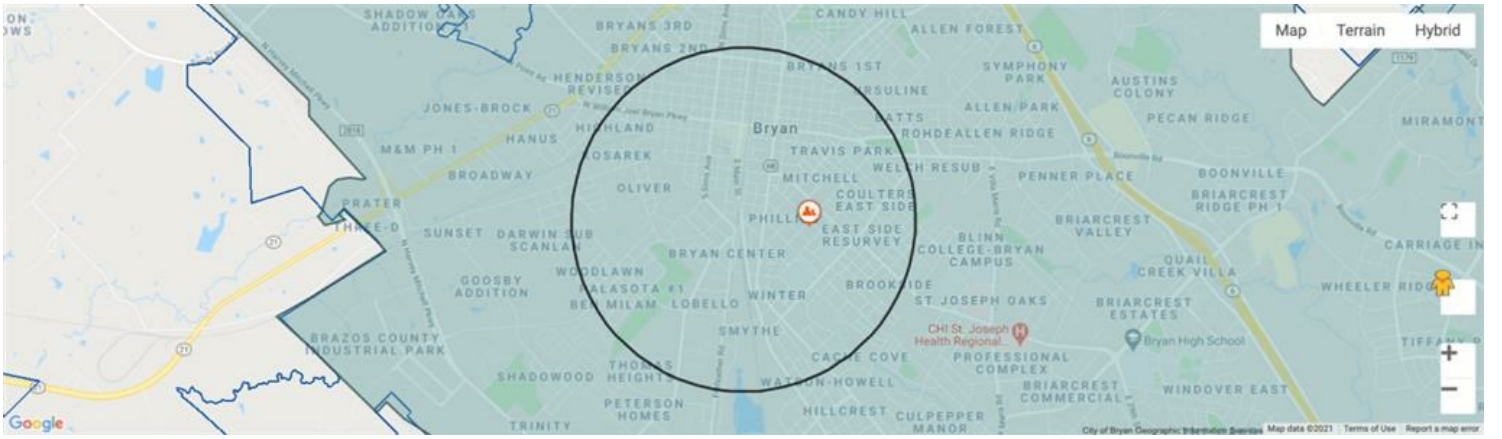
Contributions(2020)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
	\$1,372	\$4,624

Contributions(2025)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
	\$1,452	\$5,352

Retail Potential(2020)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
Other Health and Personal Care Stores	\$44	\$151
Gasoline Stations with Convenience Stores	\$0	\$0
Gasoline Stations without Convenience Stores	\$2,444	\$8,233
Men's Clothing Stores	\$34	\$115
Women's Clothing Stores	\$147	\$495
Childrens' and Infant's Clothing Stores	\$67	\$228
Family Clothing Stores	\$397	\$1,338
Clothing Accessory Stores	\$31	\$105
Other Apparel Stores	\$47	\$161
Shoe Stores	\$167	\$563
Jewelry Stores	\$72	\$246
Luggage Stores	\$5	\$20
Sporting Goods Stores	\$189	\$637
Hobby, Toy, and Game Stores	\$57	\$195
Sewing and Needlecraft Stores	\$17	\$60
Musical Instrument Stores	\$16	\$56
Book Stores	\$69	\$235
Record,Tape,and CD Stores	\$0	\$0
Department Stores	\$800	\$2,696
Warehouse Superstores	\$2,046	\$6,892
Other General Merchandise Stores	\$306	\$1,031
Florists	\$14	\$48
Office and Stationary Stores	\$40	\$136
Gift and Souvenir Stores	\$50	\$171
Used Merchandise Stores	\$28	\$95

Pet and Pet Supply Stores	\$166	\$562
Art Dealers	\$13	\$45
Mobile Home Dealers	\$24	\$82
Other Miscellaneous Retail Stores	\$79	\$267
Mail Order and Catalog Stores	\$1,167	\$3,931
Vending Machines	\$34	\$115
Fuel Dealers	\$117	\$394
Other Direct Selling Establishments	\$91	\$309
Hotels and Other Travel Accommodations	\$149	\$503
RV Parks	\$1	\$5
Rooming and Boarding Houses	\$1	\$3
Full Service Restaurants	\$1,399	\$4,714
Limited Service Restaurants	\$930	\$3,134
Special Food Services and Catering	\$236	\$797
Drinking Places	\$65	\$221

Source: Applied Geographic Solutions, 2020

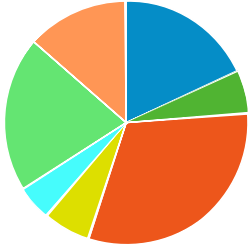




Business Report within 1 Mile from 717 S Main Bryan

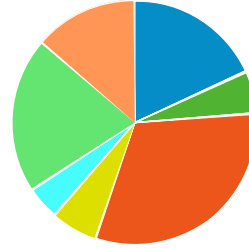
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Apparel(2020)



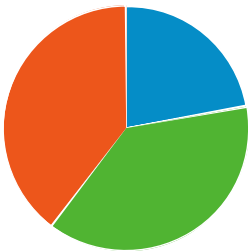
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Apparel(2025)



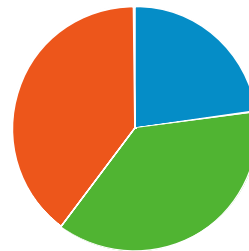
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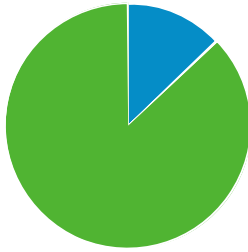
Entertainment(2025)



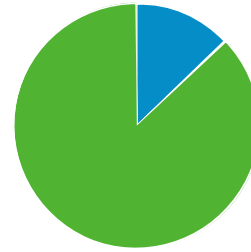
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Education(2020)

Education(2025)

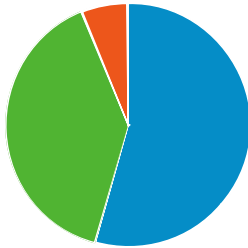


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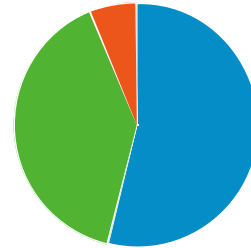
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Tuition	\$1,135	\$4,184

Food and Beverages(2020)



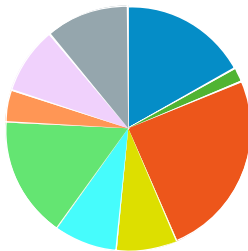
	\$ PER HOUSEHOLD	TOTAL \$000'S
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Food At Home	\$3,767	\$12,690
Food Away From Home	\$2,734	\$9,209
Alcoholic Beverages	\$427	\$1,438

Food and Beverages(2025)



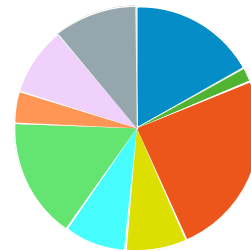
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$7,154	\$26,356
Food At Home	\$3,849	\$14,181
Food Away From Home	\$2,853	\$10,511
Alcoholic Beverages	\$451	\$1,663

Gifts(2020)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,015	\$3,421
Gifts Of Apparel	\$171	\$577
Gifts Of Apparel Accessories	\$19	\$67
Gifts Of Education	\$250	\$842
Gifts Of Recreation	\$82	\$279
Gifts Of Food And Beverages	\$84	\$283
Gifts Of Household Furnishings And Equipment	\$161	\$542
Gifts Of Household	\$44	\$149
Gifts Of Transportation	\$89	\$301
Gifts Elsewhere Unspecified	\$112	\$380

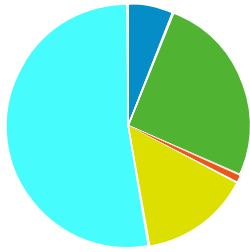
Gifts(2025)



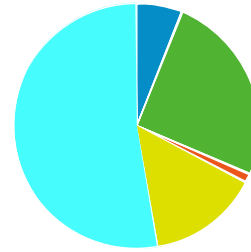
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,098	\$4,046
Gifts Of Apparel	\$184	\$679
Gifts Of Apparel Accessories	\$21	\$79
Gifts Of Education	\$269	\$994
Gifts Of Recreation	\$89	\$330
Gifts Of Food And Beverages	\$90	\$335
Gifts Of Household Furnishings And Equipment	\$173	\$640
Gifts Of Household	\$47	\$174
Gifts Of Transportation	\$98	\$364
Gifts Elsewhere Unspecified	\$122	\$451

Household Furnishings(2020)

Household Furnishings(2025)

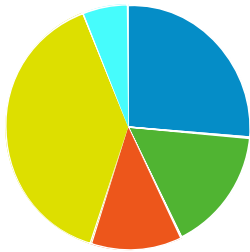


	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,553	\$5,234
Household Textiles	\$94	\$319
Furniture	\$396	\$1,336
Floor Coverings	\$17	\$60
Major Appliances	\$227	\$765
Housewares And Small Appliances	\$817	\$2,754



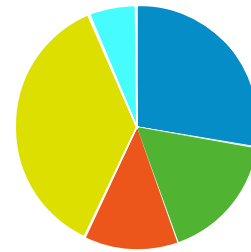
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,633	\$6,018
Household Textiles	\$98	\$364
Furniture	\$416	\$1,533
Floor Coverings	\$18	\$70
Major Appliances	\$238	\$880
Housewares And Small Appliances	\$861	\$3,172

Shelter(2020)



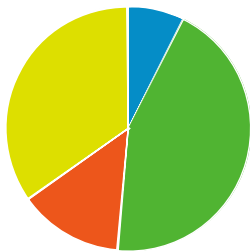
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$9,820	\$33,075
Mortgage Interest	\$2,597	\$8,749
Property Taxes	\$1,611	\$5,429
Miscellaneous Owned Dwelling Costs	\$1,187	\$3,999
Rental Costs	\$3,829	\$12,898
Other Lodging	\$593	\$2,000

Shelter(2025)



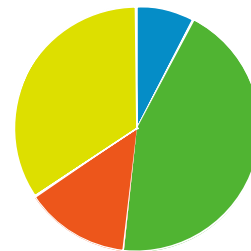
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$10,133	\$37,331
Mortgage Interest	\$2,806	\$10,338
Property Taxes	\$1,719	\$6,333
Miscellaneous Owned Dwelling Costs	\$1,254	\$4,620
Rental Costs	\$3,709	\$13,668
Other Lodging	\$644	\$2,373

Household Operations(2020)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,757	\$5,918
Babysitting And Elderly Care	\$130	\$441
Household Services	\$773	\$2,604
Alimony And Child Support	\$242	\$817
Household Supplies	\$610	\$2,057

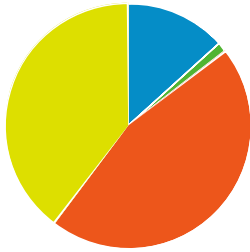
Household Operations(2025)



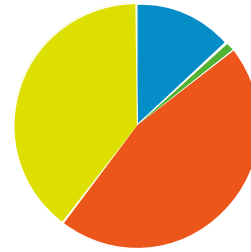
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$1,831	\$6,749
Babysitting And Elderly Care	\$139	\$515
Household Services	\$807	\$2,974
Alimony And Child Support	\$255	\$943
Household Supplies	\$628	\$2,317

Personal Care(2020)

Personal Care(2025)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$611	\$2,061
Hair Care	\$81	\$274
Electric Personal Care Appliances	\$8	\$29
Personal Care Services	\$279	\$942
Personal Care Products	\$242	\$816



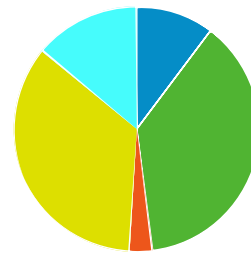
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$637	\$2,348
Hair Care	\$84	\$313
Electric Personal Care Appliances	\$8	\$33
Personal Care Services	\$291	\$1,073
Personal Care Products	\$252	\$930

Utilities(2020)



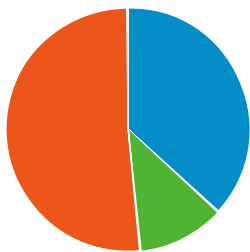
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$3,613	\$12,172
Natural Gas	\$368	\$1,240
Electricity	\$1,374	\$4,631
Fuel Oil And Other Fuels	\$106	\$358
Telephone Service	\$1,260	\$4,246
Other Utilities	\$504	\$1,698

Utilities(2025)



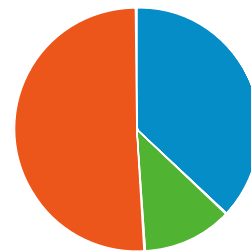
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$3,691	\$13,599
Natural Gas	\$378	\$1,395
Electricity	\$1,393	\$5,134
Fuel Oil And Other Fuels	\$110	\$405
Telephone Service	\$1,291	\$4,758
Other Utilities	\$517	\$1,908

Reading(2020)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$96	\$326
Newspapers	\$35	\$120
Magazines	\$11	\$40
Books	\$49	\$166

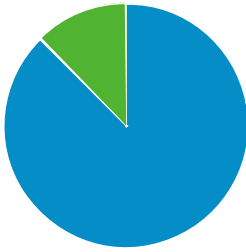
Reading(2025)



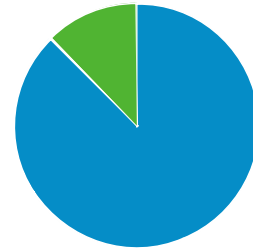
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$101	\$372
Newspapers	\$37	\$137
Magazines	\$12	\$46
Books	\$51	\$190

Tobacco(2020)

Tobacco(2025)

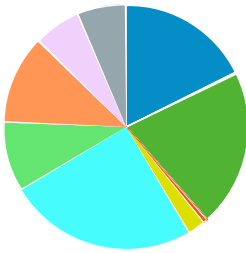


	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$326	\$1,099
Cigarettes	\$285	\$962
Other Tobacco Products	\$40	\$137



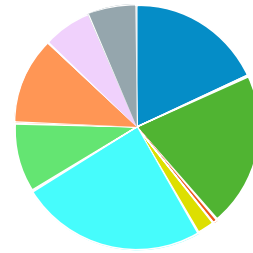
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$324	\$1,197
Cigarettes	\$284	\$1,047
Other Tobacco Products	\$40	\$149

Transportation(2020)



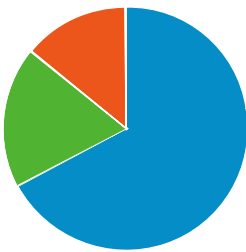
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$8,436	\$28,416
New Vehicle Purchase	\$1,501	\$5,059
Used Vehicle Purchase	\$1,753	\$5,907
Motorcycles (New And Used)	\$46	\$155
Vehicle Finance Charges	\$198	\$670
Gasoline And Oil	\$2,100	\$7,075
Vehicle Repair And Maintenance	\$780	\$2,630
Vehicle Insurance	\$983	\$3,313
Public Transportation	\$528	\$1,781
Other Transportation Costs	\$542	\$1,826

Transportation(2025)



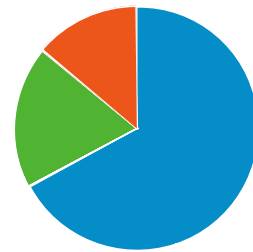
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$8,763	\$32,283
New Vehicle Purchase	\$1,596	\$5,882
Used Vehicle Purchase	\$1,797	\$6,623
Motorcycles (New And Used)	\$48	\$179
Vehicle Finance Charges	\$207	\$765
Gasoline And Oil	\$2,158	\$7,951
Vehicle Repair And Maintenance	\$812	\$2,992
Vehicle Insurance	\$1,008	\$3,715
Public Transportation	\$562	\$2,073
Other Transportation Costs	\$570	\$2,102

Health Care(2020)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$3,929	\$13,234
Health Care Insurance	\$2,642	\$8,901
Health Care Services	\$730	\$2,459
Health Care Supplies And Equipment	\$556	\$1,873

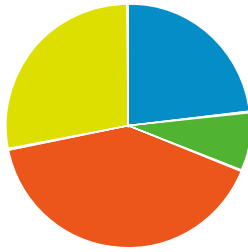
Health Care(2025)



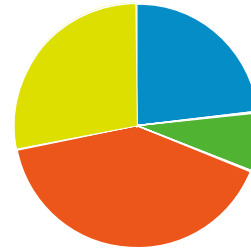
	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$4,067	\$14,986
Health Care Insurance	\$2,732	\$10,066
Health Care Services	\$764	\$2,817
Health Care Supplies And Equipment	\$570	\$2,103

Miscellaneous Expenses(2020)

Miscellaneous Expenses(2025)



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$852	\$2,873
Legal And Accounting	\$198	\$667
Funeral And Cemetery	\$67	\$226
Finance Charges Excluding Mortgage And Vehicle	\$348	\$1,172
Other Miscellaneous Expenses	\$239	\$808



	\$ PER HOUSEHOLD	TOTAL \$000'S
Total	\$888	\$3,275
Legal And Accounting	\$206	\$760
Funeral And Cemetery	\$69	\$257
Finance Charges Excluding Mortgage And Vehicle	\$362	\$1,336
Other Miscellaneous Expenses	\$249	\$921

Personal Insurance(2020)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
	\$292	\$984

Personal Insurance(2025)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
	\$312	\$1,152

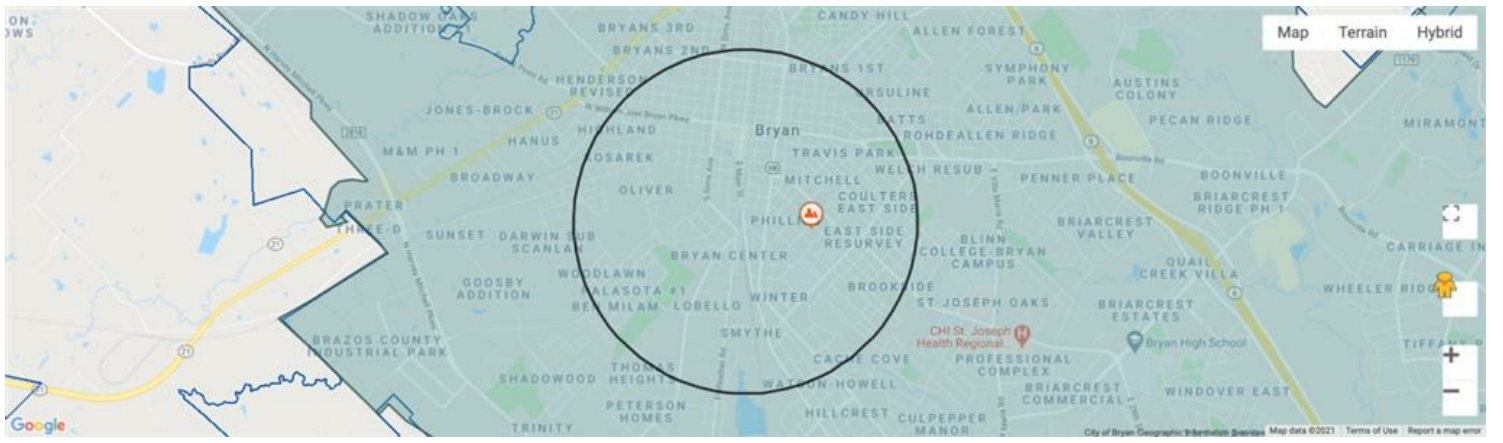
Contributions(2020)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
	\$1,372	\$4,624

Contributions(2025)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
	\$1,452	\$5,352

Retail Potential(2020)		
	\$ PER HOUSEHOLD	TOTAL \$000'S
Other Health and Personal Care Stores	\$44	\$151
Gasoline Stations with Convenience Stores	\$0	\$0
Gasoline Stations without Convenience Stores	\$2,444	\$8,233
Men's Clothing Stores	\$34	\$115
Women's Clothing Stores	\$147	\$495
Childrens' and Infant's Clothing Stores	\$67	\$228
Family Clothing Stores	\$397	\$1,338
Clothing Accessory Stores	\$31	\$105
Other Apparel Stores	\$47	\$161
Shoe Stores	\$167	\$563
Jewelry Stores	\$72	\$246
Luggage Stores	\$5	\$20
Sporting Goods Stores	\$189	\$637
Hobby, Toy, and Game Stores	\$57	\$195
Sewing and Needlecraft Stores	\$17	\$60
Musical Instrument Stores	\$16	\$56
Book Stores	\$69	\$235
Record,Tape,and CD Stores	\$0	\$0
Department Stores	\$800	\$2,696
Warehouse Superstores	\$2,046	\$6,892
Other General Merchandise Stores	\$306	\$1,031
Florists	\$14	\$48
Office and Stationary Stores	\$40	\$136
Gift and Souvenir Stores	\$50	\$171
Used Merchandise Stores	\$28	\$95

Pet and Pet Supply Stores	\$166	\$562
Art Dealers	\$13	\$45
Mobile Home Dealers	\$24	\$82
Other Miscellaneous Retail Stores	\$79	\$267
Mail Order and Catalog Stores	\$1,167	\$3,931
Vending Machines	\$34	\$115
Fuel Dealers	\$117	\$394
Other Direct Selling Establishments	\$91	\$309
Hotels and Other Travel Accommodations	\$149	\$503
RV Parks	\$1	\$5
Rooming and Boarding Houses	\$1	\$3
Full Service Restaurants	\$1,399	\$4,714
Limited Service Restaurants	\$930	\$3,134
Special Food Services and Catering	\$236	\$797
Drinking Places	\$65	\$221

Source: Applied Geographic Solutions, 2020



Meeting Date: October 31, 2019 at 1:30pm

Project Location: 711, 713, 717 S Main St and 714 S Washington Ave (~0.24 acres total)

Attendees: Lindsay Hackett, Joey Marino, Karen Lahde, Marc McFeron, Sarah Bergman, Sherry Perry, Nuzhat Yasmeen

Project Description: The new owner of these properties is interested in renovating the existing building, potentially for restaurant or retail use.

Notes:

- These properties are currently zoned South College – Business District (SC-B) and they are located in the South College Corridor Overlay District.
- The site is located just outside of the formal Midtown boundary, but will still likely experience zoning changes when the Midtown plan is adopted. Recommendations will be considered by the Bryan City Council in the next few months and any changes would likely take effect in January or February of 2020.
- The property was platted in 1919 and there are no easements shown on the plat document. Shawndra Curry with BTU may be able to help identify any relevant electrical easements. Additional utility easements for the City of Bryan may apply.
- The building was constructed in 1958 and is therefore considered a legally non-conforming (grandfathered) structure, unless:
 - o The building footprint is expanded.
 - o The total cost of renovations exceeds 60% of the appraised value of the building.
 - o If either of these occurs, current ordinance standards and building codes will apply and full site review is required.
- The parking area along S Main Street is technically City of Bryan right-of-way. The property line appears to run just in front of the front façade of the building.
 - o Head-in parking is generally discouraged and not supported on new developments and redevelopment of existing properties.
 - o Staff can explore the possibility of abandoning right-of-way or granting a Special Use License if the owner wanted to use this area for outdoor seating.
 - o Safety would be a concern due to proximity to S Main Street, and a curb would likely need to be added, which would close the parking area.
 - o There are several active utility lines in this right-of-way area.
- The corner parcel closest to E 33rd Street is owned by the City of Bryan but has historically been used for parking. Several utilities run through this parcel as well.
- Change of Owner/Use/Tenant process will be triggered when the new owner applies for utilities.
 - o Site will undergo a limited review by Fire, Building, and Planning Departments.
 - o Any necessary repairs or site improvements would be discussed with staff at that time.
- Development requirements will depend on the use of the building and renovation plans:
 - o An asbestos survey will be required.
 - o Parking requirements depend on building use (Bryan Code of Ordinances Sec. 62-297)
 - o Owner is interested in potentially developing 714 S Washington as a parking area.
 - o A restaurant serving less than 100 people does not require a sprinkler system. Would need upgraded kitchen, bathroom, ADA access, etc.

- A grease trap is required for any type of restaurant. Owner would want to check with Health Department for additional requirements.
- It might make sense to replat to the properties into a single lot – just depends on the type of development proposed and the level of renovation.
- The existing building would be eligible to apply for Downtown Improvements Program (DIP) grant funding.
 - Additional Info: <https://www.bryantx.gov/planning-and-development-services/grants/>
 - This is a matching grant program, and approval is not guaranteed.
 - Please contact Randy Haynes (rhaynes@bryantx.gov) with any questions.

Action Items:

- Staff recommends that the property owner order a survey to clarify property boundaries.
- Property owner will consider options and schedule another pre-development meeting when they are ready to move forward.
- The full text of the Bryan Code of Ordinances is available on our website here: <https://www.bryantx.gov/planning-and-development-services/building-services/>