

MEDICAL OFFICE FOR LEASE

3308 LONGMIRE DR SUITE 200 COLLEGE STATION, TX 77845

3308 LONGMIRE DRIVE, COLLEGE STATION, TX 77845



RENT: \$16.50 SF/YR + NNN \$6.00 SF/YR
AVAILABLE SF: 1,487

KEYS & CAPITAL GLOBAL GROUP

5610 5TH ST
KATY, TX 77493-1914



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REALTY

PRESENTED BY:

RACHEL GONZALEZ-DUNHAM, CCIM

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Associate Broker

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PROPERTY SUMMARY

3308 LONGMIRE DRIVE | COLLEGE STATION, TX 77845



Property Summary

Lease Rate:	\$16.20 SF/YR
Lease Term:	Negotiable
Building SF:	5,221
Available SF:	1,487
Year Built:	2005
Building Class:	A
Floors:	1
HVAC:	Central
Lighting:	Yes
Parking:	Exposed
Parking Ratio:	9
NNN:	\$6.00 SF/YR
Zoning:	C1

Property Overview

Located in the heart of South College Station's professional and medical corridor, Suite 200 at 3308 Longmire Drive offers a well-designed office space ideal for medical, professional, or service-oriented users. The property is part of a single-story professional office building constructed in 2005 and totaling approximately 5,221 square feet on a spacious 1.11-acre site, providing ample parking and convenient accessibility for clients and staff.

The available suite features a functional layout with reception and private office areas, allowing tenants to operate efficiently while maintaining a professional client-facing environment.

Location Overview

3308 Longmire Drive is strategically positioned in South College Station, one of the fastest-growing commercial corridors in the Brazos Valley. The property offers convenient access to State Highway 6, the region's primary north-south thoroughfare, connecting tenants to Bryan, College Station, and the broader Central Texas market. The surrounding area is anchored by major healthcare institutions, retail centers, and educational facilities, creating strong daily traffic and a stable customer base. Nearby medical providers and healthcare campuses—including regional hospitals and specialty clinics—make the area particularly attractive for medical and wellness practices.

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PROPERTY DESCRIPTION

3308 LONGMIRE DRIVE | COLLEGE STATION, TX 77845



3 Flags Plaza | 45,000 SqFt Office Park

3308 Longmire Drive is a single-story commercial office building strategically positioned in the highly desirable Medical and Professional Services District of College Station, Texas. Constructed in 2005, this well-maintained property offers approximately 5,221 square feet of functional interior space on an expansive 1.11-acre lot ($\pm 48,508$ SF) – providing excellent visibility, accessibility, and ample parking opportunities for tenants and visitors.

The building's layout and footprint are ideally suited for medical, dental, therapeutic, professional, or administrative office users, or a blend of service-oriented tenants. With its location along Longmire Drive, the property benefits from steady daily traffic and strong proximity to major healthcare providers, including nearby specialty clinics and medical office parks, enhancing its appeal to healthcare practitioners seeking a central Brazos County address.

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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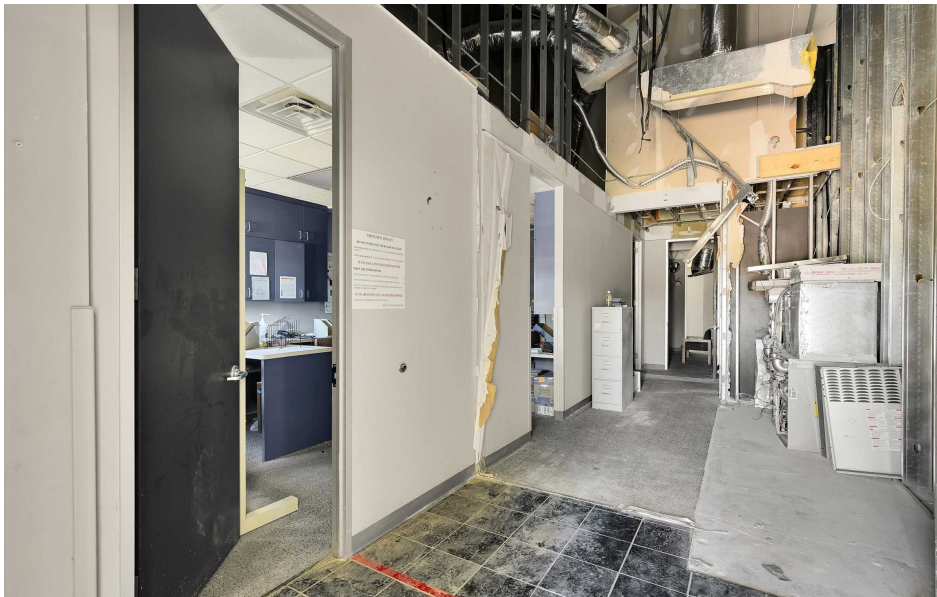
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AERIAL PHOTO

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
200	1,487	Negotiable	\$16.50/yr	Medical Office	Average	Available Now

Highlights

- Functional layout supporting reception + private offices
- Strong accessibility and convenient central location
- Ample on-site parking
- Suitable for new or expanding practices

Nearby Locations

- Rock Prairie Crossing – ~0.5 mi
- Southwood Plaza – ~0.6 mi
- Kroger, CVS Pharmacy
- Spec's Wine, Spirits & Finer Foods
- Hallmark Cards
- Cotton Patch Cafe
- Freebirds World Burrito
- DoubleDave's Pizzaworks
- CHI St. Joseph Health College Station Hospital – ~0.9 mi
- Rock Prairie Behavioral Health – ~0.8 mi

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AERIAL MAP

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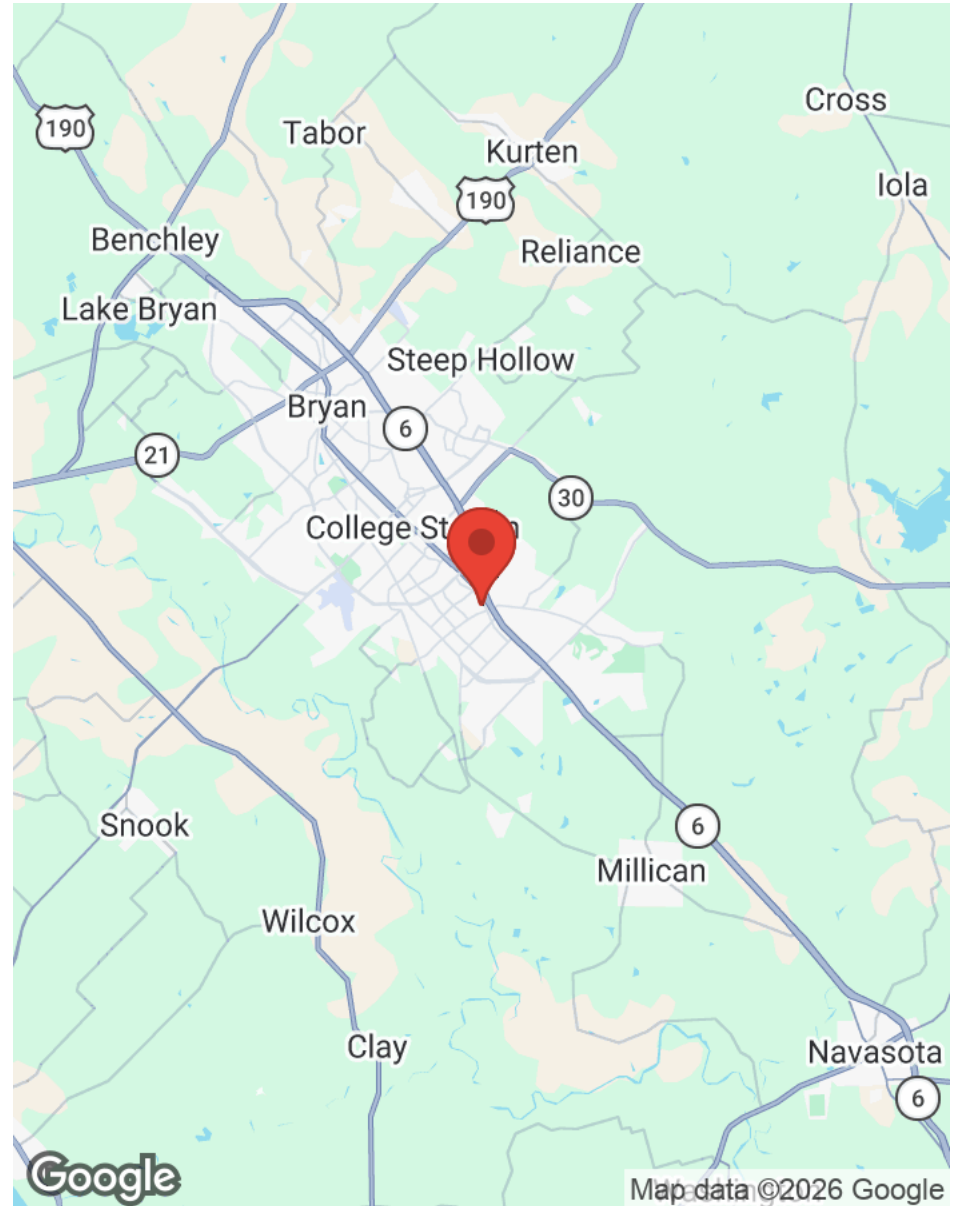
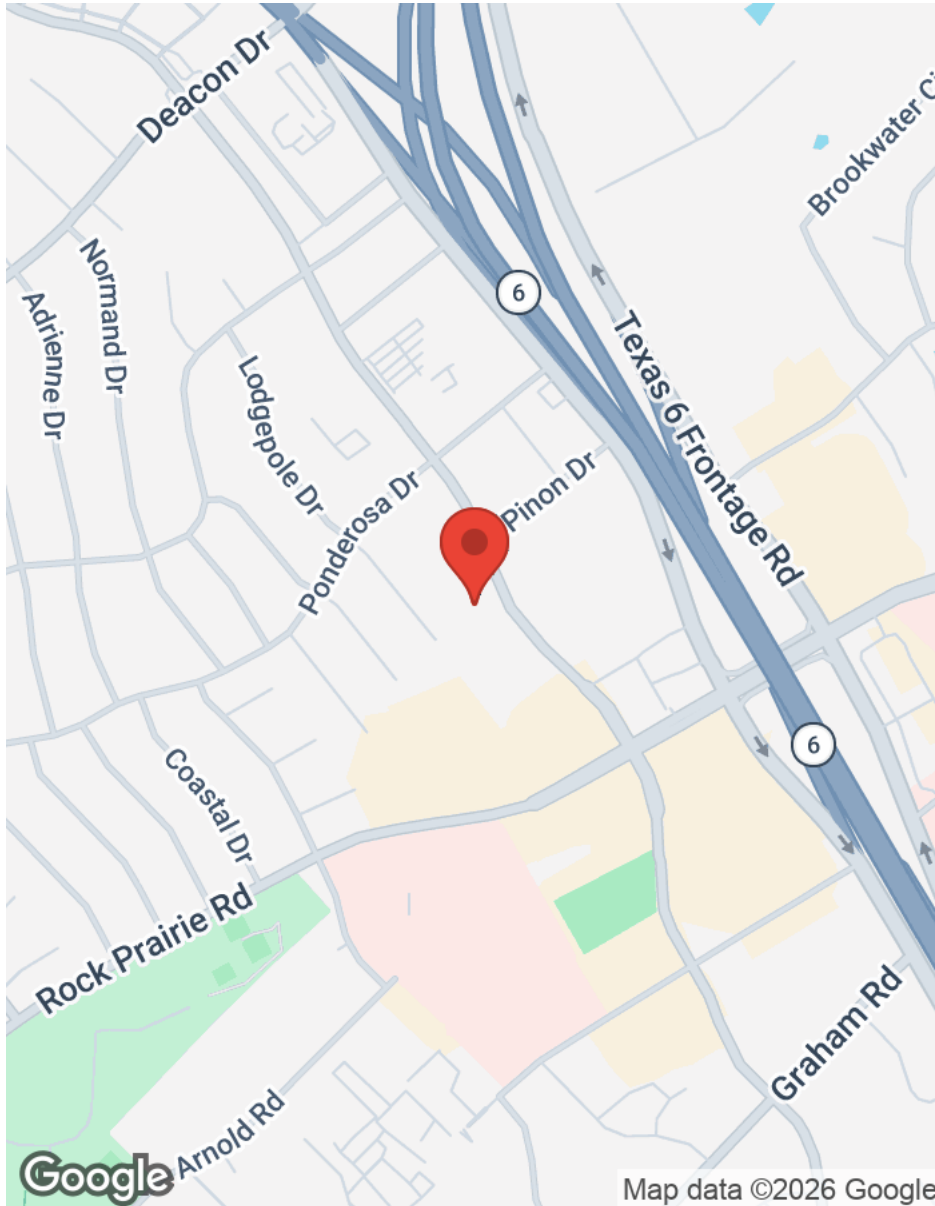
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LOCATION MAPS

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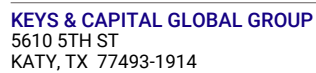
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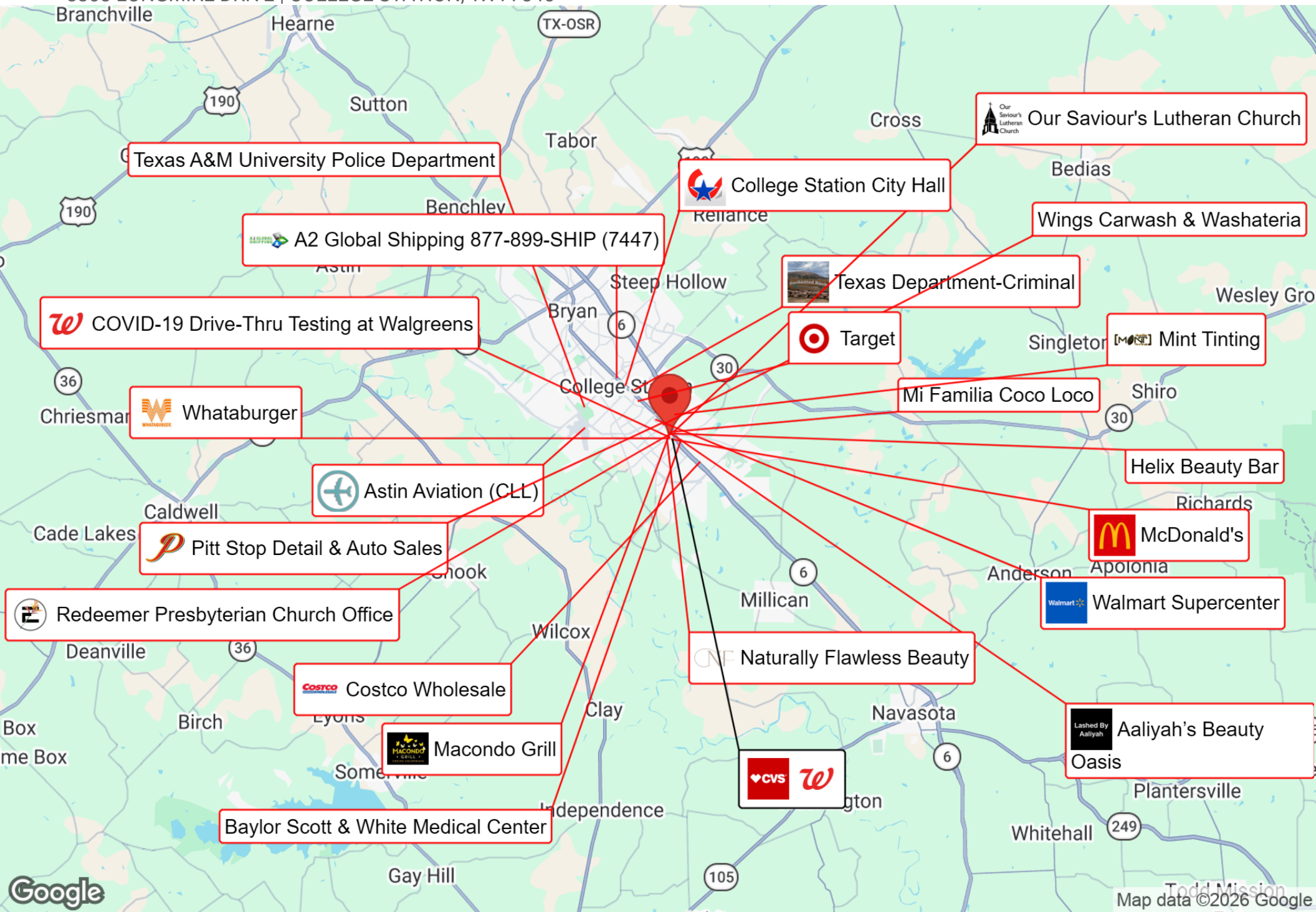


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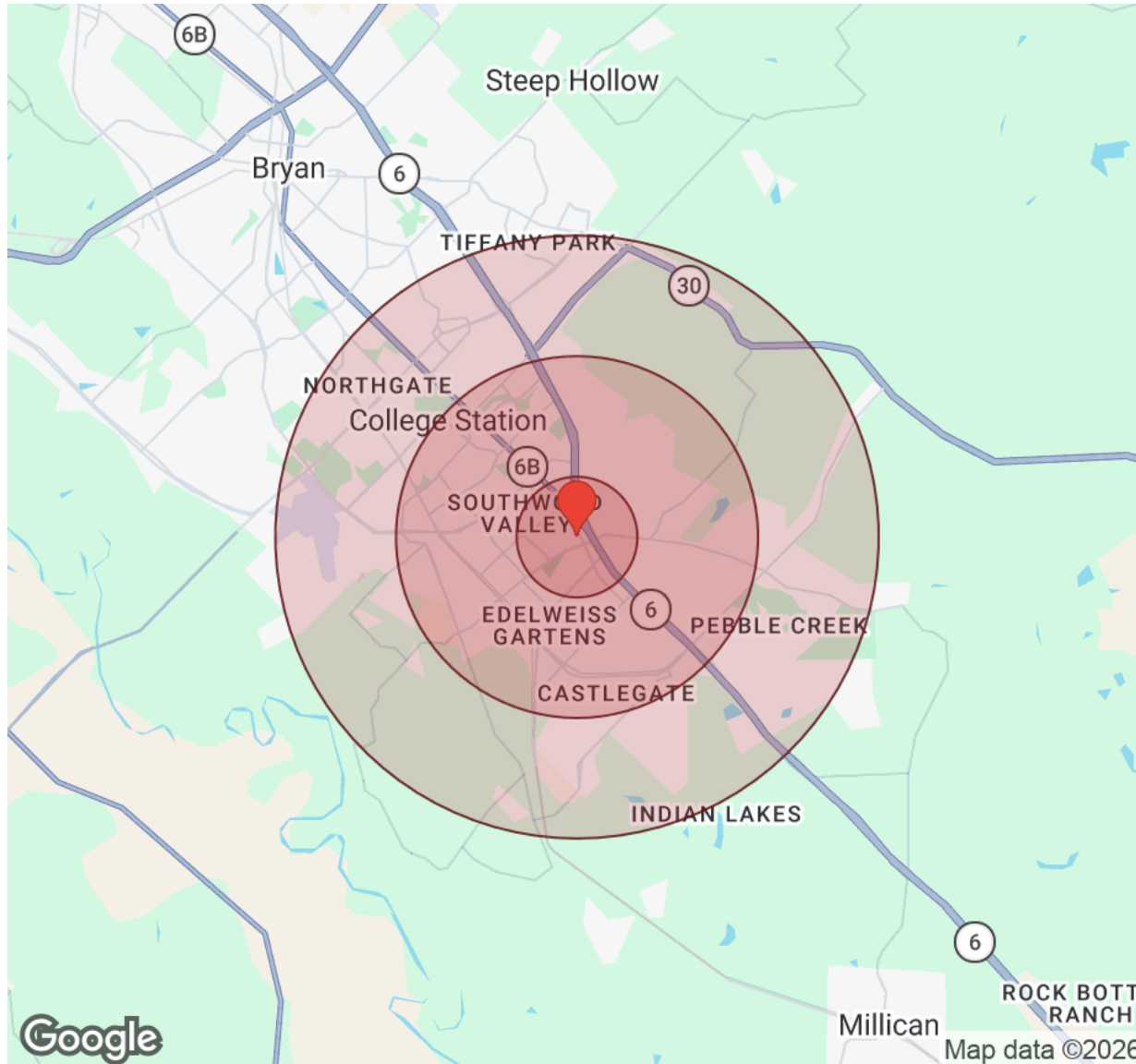
BUSINESS MAP

3308 LONGMIRE DRIVE | COLLEGE STATION, TX 77845



DEMOGRAPHICS

3308 LONGMIRE DRIVE | COLLEGE STATION, TX 77845



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,917	38,876	81,987
Female	4,113	39,912	63,438
Total Population	8,030	78,788	145,425

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,918	46,028	84,928
Black	795	8,225	12,928
Am In/AK Nat	11	87	160
Hawaiian	6	47	87
Hispanic	1,565	15,821	30,685
Asian	550	7,020	13,626
Multiracial	176	1,481	2,734
Other	9	87	276

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,565	36,125	60,879
Occupied	3,218	32,276	54,113
Owner Occupied	1,573	11,220	18,422
Renter Occupied	1,645	21,056	35,691
Vacant	347	3,849	6,766

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,567	13,487	20,713
Ages 15 - 24	1,444	24,968	58,538
Ages 25 - 54	3,183	27,830	44,571
Ages 55 - 64	750	5,281	8,755
Ages 65+	1,085	7,222	12,846

Income	1 Mile	3 Miles	5 Miles
Median	\$78,601	\$54,481	\$52,940
Under \$15k	213	5,713	10,560
\$15k - \$25k	91	2,396	4,150
\$25k - \$35k	148	2,833	4,804
\$35k - \$50k	459	4,196	6,569
\$50k - \$75k	611	4,229	6,594
\$75k - \$100k	601	3,791	6,191
\$100k - \$150k	528	4,023	6,650
\$150k - \$200k	305	2,327	3,778
Over \$200k	262	2,767	4,818

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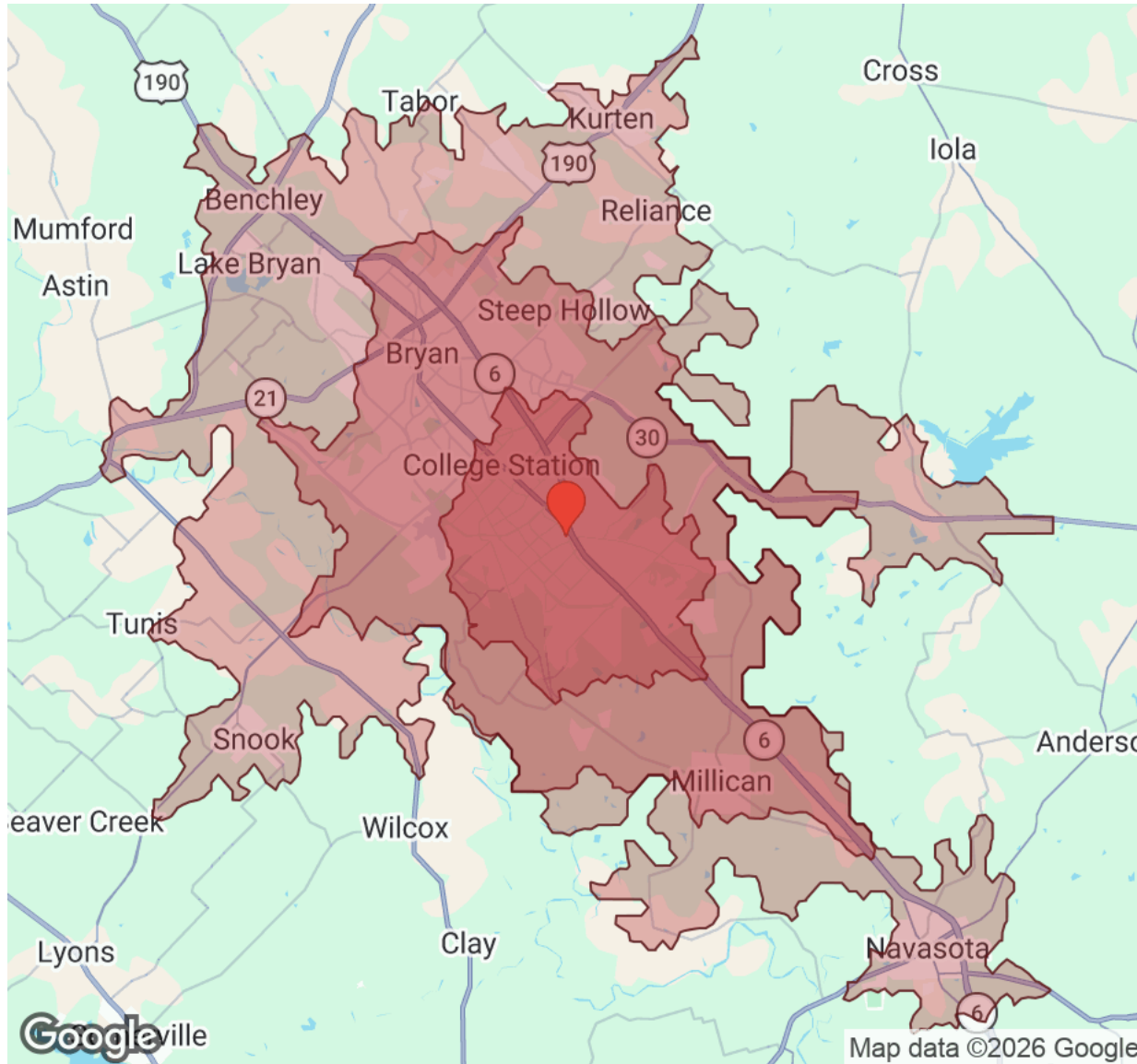
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Map data ©2026

DEMOGRAPHICS

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Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	70,076	125,650	139,153
Female	57,479	106,754	119,066
Total Population	127,555	232,404	258,218

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	75,194	123,569	136,933
Black	11,582	26,145	29,592
Am In/AK Nat	140	256	310
Hawaiian	77	139	129
Hispanic	26,417	62,493	70,829
Asian	11,505	15,339	15,493
Multiracial	2,411	4,114	4,545
Other	230	349	387

Housing	10 Mins	20 Mins	30 Mins
Total Units	53,163	99,052	108,901
Occupied	47,309	88,153	96,973
Owner Occupied	17,494	36,675	43,306
Renter Occupied	29,815	51,478	53,667
Vacant	5,854	10,898	11,928

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	19,257	37,529	42,726
Ages 15 - 24	48,549	72,530	76,115
Ages 25 - 54	40,098	80,327	90,288
Ages 55 - 64	8,043	17,563	20,553
Ages 65+	11,607	24,453	28,536

Income	10 Mins	20 Mins	30 Mins
Median	\$56,134	\$58,130	\$59,282
Under \$15k	8,493	14,430	15,176
\$15k - \$25k	3,445	6,525	7,139
\$25k - \$35k	4,155	7,462	8,363
\$35k - \$50k	5,755	10,737	11,830
\$50k - \$75k	5,773	12,265	13,754
\$75k - \$100k	5,395	10,313	11,284
\$100k - \$150k	6,043	12,370	13,968
\$150k - \$200k	3,498	6,657	7,234
Over \$200k	4,752	7,395	8,224

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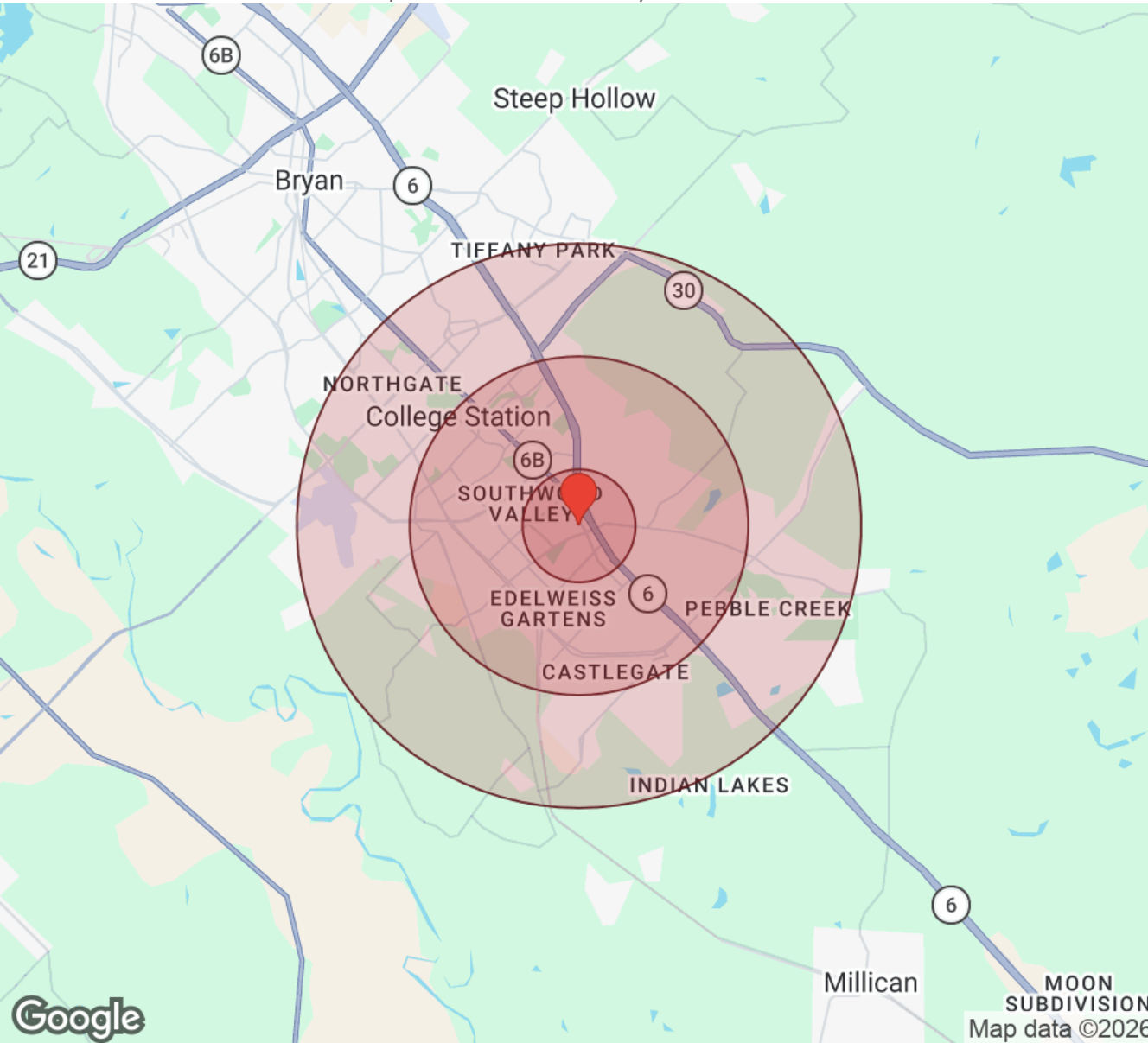


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DETAILED DEMOGRAPHICS

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Renter Occupied	1,645	21,056	35,691
Vacant	347	3,849	6,766

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	509	4,843	7,398
Ages 5 - 9	554	4,497	6,987
Ages 10 - 14	504	4,147	6,328
Ages 15 - 19	529	6,803	20,642
Ages 20 - 24	915	18,165	37,896
Ages 25 - 29	647	6,518	10,956
Ages 30 - 34	670	5,425	8,565
Ages 35 - 39	597	4,735	7,350
Ages 40 - 44	504	4,374	6,859
Ages 45 - 49	421	3,675	5,791
Ages 50 - 54	344	3,103	5,050
Ages 55 - 59	357	2,645	4,344
Ages 60 - 64	393	2,636	4,411
Ages 65 - 69	385	2,453	4,260
Ages 70 - 74	292	1,918	3,317
Ages 75 - 79	197	1,397	2,490
Ages 80 - 84	118	852	1,550
Ages 85+	93	602	1,229

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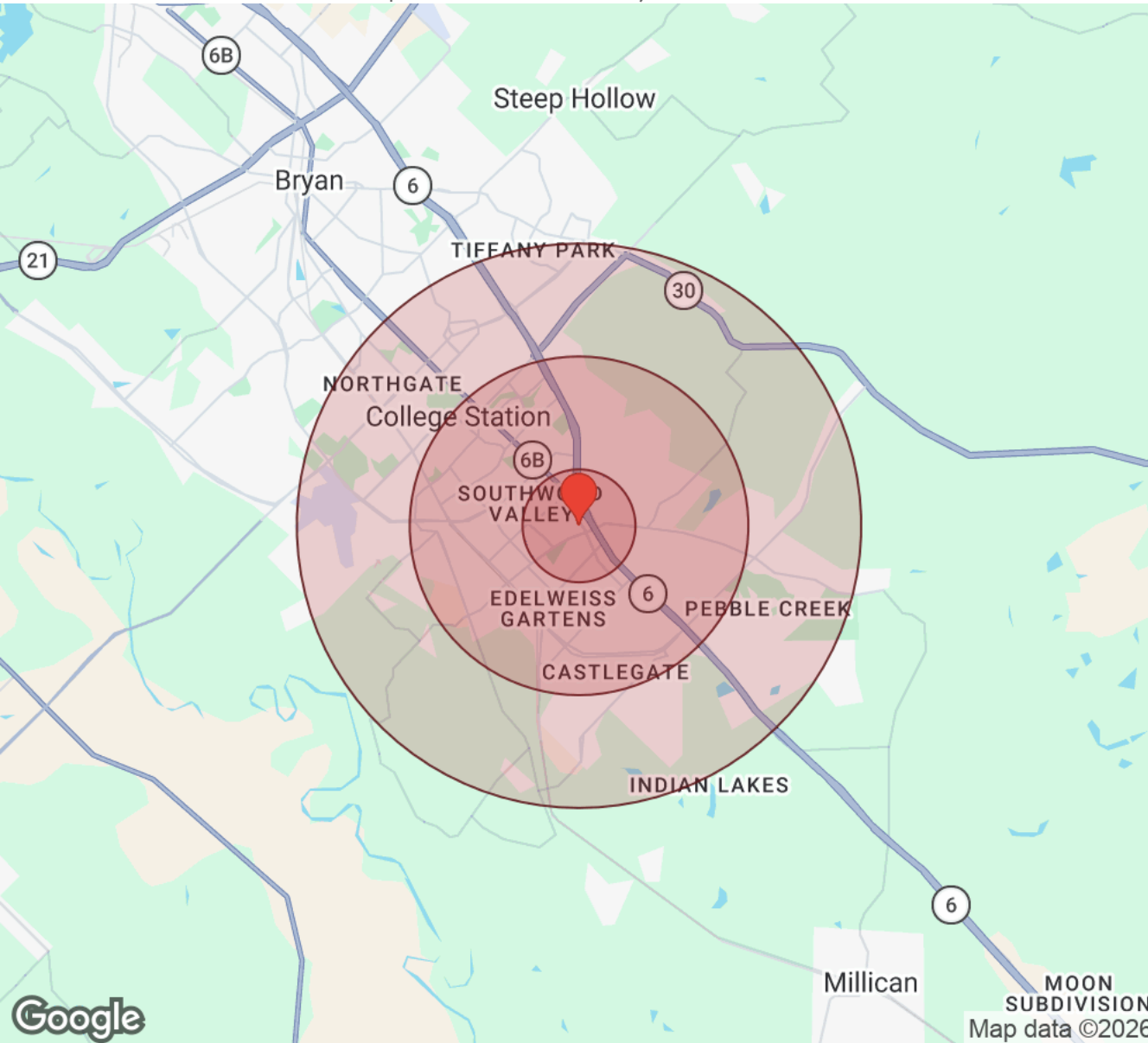
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Income	1 Mile	3 Miles	5 Miles
Median	\$78,601	\$54,481	\$52,940
Under \$10k	141	4,194	8,031
\$10k - \$15k	72	1,519	2,529
\$15k - \$20k	38	975	1,780
\$20k - \$25k	53	1,421	2,370
\$25k - \$30k	82	1,505	2,559
\$30k - \$35k	66	1,328	2,245
\$35k - \$40k	241	1,707	2,437
\$40k - \$45k	83	1,111	1,818
\$45k - \$50k	135	1,378	2,314
\$50k - \$60k	342	2,231	3,312
\$60k - \$75k	269	1,998	3,282
\$75k - \$100k	601	3,791	6,191
\$100k - \$125k	315	2,366	4,149
\$125k - \$150k	213	1,657	2,501
\$150k - \$200k	305	2,327	3,778
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MOON
SUBDIVISION
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PROFESSIONAL BIO

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As a dedicated professional in the dynamic world of real estate. I have cultivated a career grounded in continuous learning, goal setting and active involvement in the real estate community. With over 30 years of experience. I am driven by commitment to excellence, integrity and hard work, consistently delivering positive results.

Understanding the profound trust client place in me, my goal is not merely to close in sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results. I look forward to leveraging my expertise to guide you through your real estate journey.

“The World of Real Estate is a phone call away.”

DISCLAIMER

3308 LONGMIRE DRIVE



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