

THE B/CS REAL ESTATE REPORT

The Kendra Hudson Newsletter



MAY 2024

COMMERCIAL REAL ESTATE FORECAST

Residential real estate in Bryan College Station continues onward in its seemingly never ending positive trajectory! Therefore, let's take a break and talk about commercial real estate on a national scope. After all, it represents nearly 10% of the US economy and would be the 8th largest economy in the world if it were a country of its own.. Anyone who knows me, knows I have a very non alarmist personality. The rationalist in me, however, is eyeing the forthcoming commercial real estate situation which we are inevitably facing. Some background: Unlike traditional 30 year home loans, commercial real estate loans have fixed interest rates of typically only 5 years. Meaning every 60 months, the interest rate on the loan is subject to change for the borrower. A very significant portion of all commercial loans were refinanced during 2020-2021, when interest rates were in the favorable 4% range. Those loans will come due in 2025-2026, and the interest rates as of today would be nearly double. Imagine being the owner of a commercial building, collecting \$10k/month in rent, having a monthly loan payment of \$7,000 and making a nice profit. Then suddenly, the monthly loan payment increased to \$14,000 and you could no longer pay the bank. In a nutshell, this is what's coming. Worse yet, given the appreciation in real estate

prior to those 2020 loans being made, many lenders overextended themselves and are vested in this mess as well. Unfortunately, these financial circumstances are not just a hypothetical scenario, rather a mathematical certainty. Which brings to mind political food for thought about the November presidential election. Faced with this inevitable economic challenge, a democratic president will almost certainly favor a government bail out(takeover) of the lending institutions, whereas the republican response would likely be to let market forces rule the day.

LIFE IN B/CS

May Spotlight: Harvest Coffee Bar

Harvest Coffee Bar in Bryan, TX, is not just a place to grab a cup of coffee; it's a community hub, a cultural melting pot, and a sanctuary for coffee enthusiasts. Nestled in the heart of downtown Bryan, this quaint coffee shop exudes warmth and charm, drawing in locals and visitors alike with its inviting atmosphere and exceptional brews.



2024 RES ANNUAL SALES PRICE RANGE

	JAN - MAR	APR - JUN	JUL - SEP	OCT-DEC
\$49,999 - \$99,999	14	5	-	-
\$100,000 - \$199,999	61	43	-	-
\$200,000 - \$299,999	268	116	-	-
\$300,000 - \$399,999	193	73	-	-
\$400,000 - \$499,999	93	38	-	-
\$500,000 - \$599,999	43	16	-	-
\$600,000 - \$699,999	31	20	-	-

\$700,000 - \$799,999	15	11	-	-
\$800,000 +	39	22	-	-

BRYAN - COLLEGE STATION MARKET STATISTICS FOR APRIL 2024

Sales Closed: 344
Total Sales Volume: \$130,770,000
Average Sales Price: \$380,146
Average Days on Market: 109

PERSONAL NOTE

I'm thrilled to be traveling to Jackson Hole, Wyoming with my family and friends this June. It's my first time visiting, and I can't wait to explore the stunning landscapes and experience the unique charm of this beautiful destination. The anticipation of new adventures and memorable moments with loved ones has me truly excited!



THE HUDSON TEAM FEATURED LISTINGS

THE HOUSTON REAL ESTATE GROUP

**118 Forest Dr
Gateway Villas
List Price - \$264,900
3 bed, 3.5 bath
1,492 sq. ft.
Built-in 2007
College Station, TX**



**2920 Spector Dr
Austin's Colony
List Price - \$499,000
4 bed, 3 bath
2,402 sq. ft.
Built-in 2024
Bryan, TX**

**4042 Austins Landing
Austins Estates
List Price - \$585,000
5 bed, 3 bath
3,101 sq. ft.
Built-in 2000
Bryan, TX**



**4948 County Road 178
List Price - \$349,900
18.8 Acres
Bedias, TX**

**1000 Spring Unit #1805
River Ridge Townhomes Condo
List Price - \$250,000
2 bed, 2.5 bath
1,133 sq. ft.
Built-in 2007
College Station, TX**



113 Deacon Dr



The Barracks
List Price - \$365,000
4 bed, 4 bath
1,748 sq. ft.
Built-in 2015
College Station, TX

15611 Long Creek Lane
Creek Meadows
List Price - \$569,900
4 bed, 3 bath
2,499 sq. ft.
Built-in 2016
College Station, TX



328 Forest Drive
Gateway Villas
List Price - \$270,000
3 bed, 3 bath
1,405 sq. ft.
Built-in 2005
College Station, TX

1725 Harvey Mitchell PKWY #2024
The Woodlands of College Station
List Price - \$249,900
3 bed, 3 bath
1,294 sq. ft.
Built-in 2007
College Station, TX



1146 Amistad
Midtown Reserve
List Price - \$289,900
3 bed, 2 bath
1,466 sq. ft.
Built-in 2020
College Station, TX

4637 River Valley
Greenbrier
List Price - \$624,900
4 bed, 3.5 bath
2,608 sq. ft.



**Built-in 2023
Bryan, TX**



**1003 Winding Rd
S E College Park
List Price - \$530,000
4 bed, 2 bath
1,965 sq. ft.
Built-in 1957
College Station, TX**

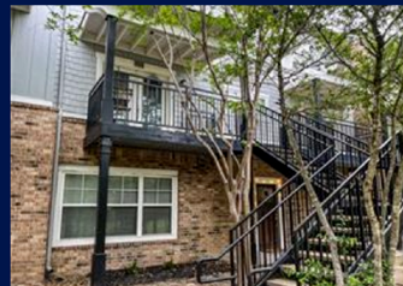
**1015 Welsh
Breezy Heights
List Price - \$340,000
3 bed, 2 bath
1,341 sq. ft.
Built-in 1976
College Station, TX**



**4705 Via Verde
Alamosa Springs
List Price - \$299,900
4 bed, 2.5 bath
2,063 sq. ft.
Built-in 2021
Bryan, TX**



**1725 Harvey Mitchell PKWY #2023
The Woodlands of College Station
List Price - \$247,000
3 bed, 3 bath
1,294 sq. ft.
Built-in 2007
College Station, TX**



**1522 Fontaine Dr
Foxfire
List Price - \$495,000
3 bed, 2 bath
2,340 sq. ft.
Built-in 1987
College Station, TX**

**130 Armored
The Barracks
List Price - \$295,000
3 bed, 3 bath
1,261 sq. ft.
Built-in 2015
College Station, TX**



**4727 Johnson Creek
Williams Creek
List Price - \$2,500,000
4 Bed, 4.5 bath
5,987 sq.ft.
College Station, TX**

**3527 Summerway Dr
The Revelry
List Price - \$384,900
4 bed, 4.5 bath
1,869 sq. ft.
Built-in 2015
College Station, TX**



KENDRA HUDSON

OWNER | BROKER

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**5-STAR ZILLOW REALTOR
BRYAN/COLLEGE STATION**



THE HUDSON TEAM

