



RIVERSTONE
COMMERCIAL REAL ESTATE

INDUSTRIAL SPACES FOR LEASE
748 NORTH HARVEY MITCHELL PARKWAY BRYAN, TX 77807



PROPERTY DESCRIPTION

Discover two versatile lease opportunities, each offering 5,000 SF of prime office/warehouse space with direct access to Harvey Mitchell Parkway (2818), designed to accommodate a wide range of business needs.

Suite 752 features a well-appointed layout with five private offices, a bathroom, and a dedicated storage room. The spacious warehouse includes two overhead doors positioned on opposite sides, ensuring convenient access and operational flow.

Suite 756 welcomes you with a reception area that opens into a fully insulated, open-concept showroom. This suite boasts six office rooms, two bathrooms, a rear warehouse, and a storage room, complete with an overhead door for seamless loading and unloading.

Both units are equipped with three-phase power, 16' clear heights, and dock-high loading, making them ideal for a variety of uses—from fabrication and distribution to service companies, small engine repair, general industrial manufacturing, and more.

Don't miss out on these flexible spaces! Contact us today to schedule a tour and explore the potential they offer for your business.

PROPERTY HIGHLIGHTS

- Two (2) 5,000 SF office/warehouse spaces
- Direct access to Harvey Mitchell Parkway (2818)
- 16' Clear Height
- Dock-High Loading Bay
- 3-Phase Power Available

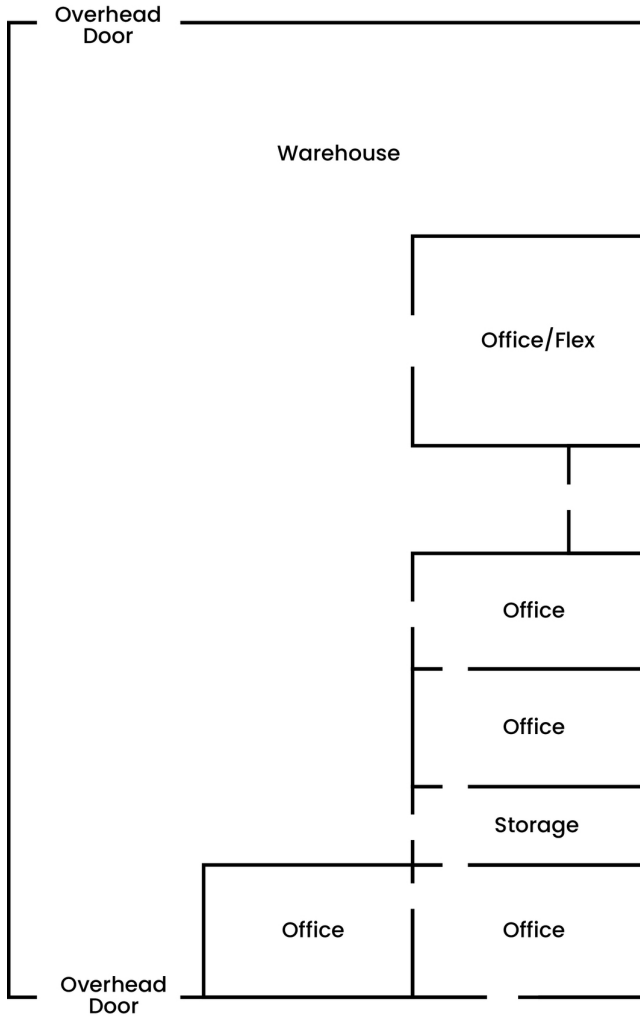
OFFERING SUMMARY

Lease Rate:	\$4,250.00 per month (Gross)
Available SF:	10,000 SF
Suite 752	5,000 SF
Suite 756	5,000 SF



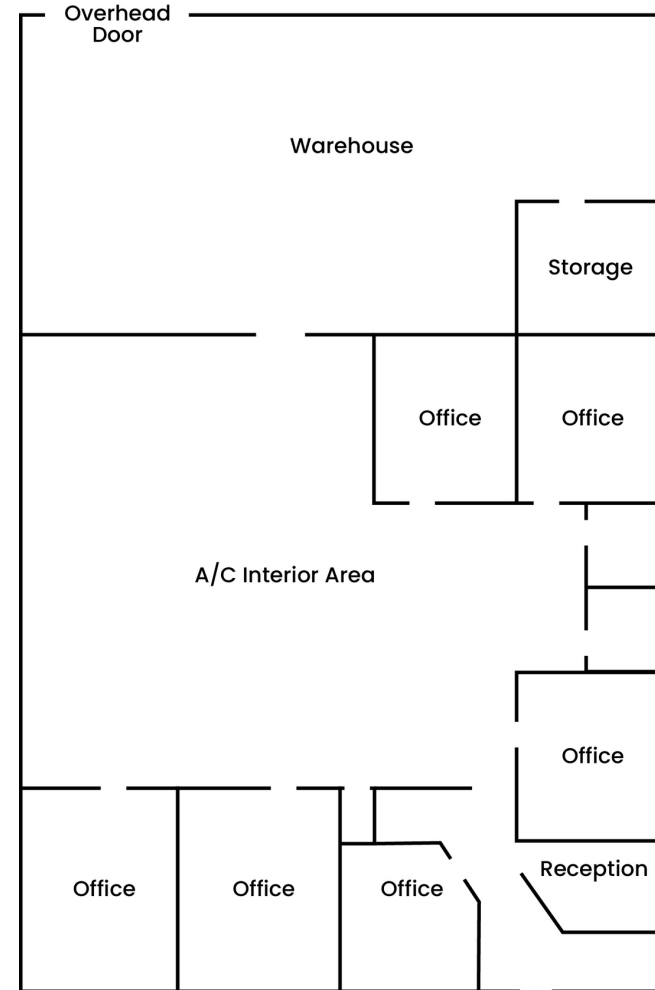
Suite 752

NORTH HARVEY MITCHELL



Suite 756

NORTH HARVEY MITCHELL







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Site Demographic Summary



RIVERSTONE
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Ring of 5 miles

KEY FACTS

24.0

Median Age



52,179

Households

\$35,246

Median Disposable Income



144,667

2023 Total Population

EDUCATION

14%

No High School Diploma



26%

High School Graduate



24%

Some College



36%

College Graduate

INCOME



\$62,028

Average Household Income



\$22,945

Per Capita Income



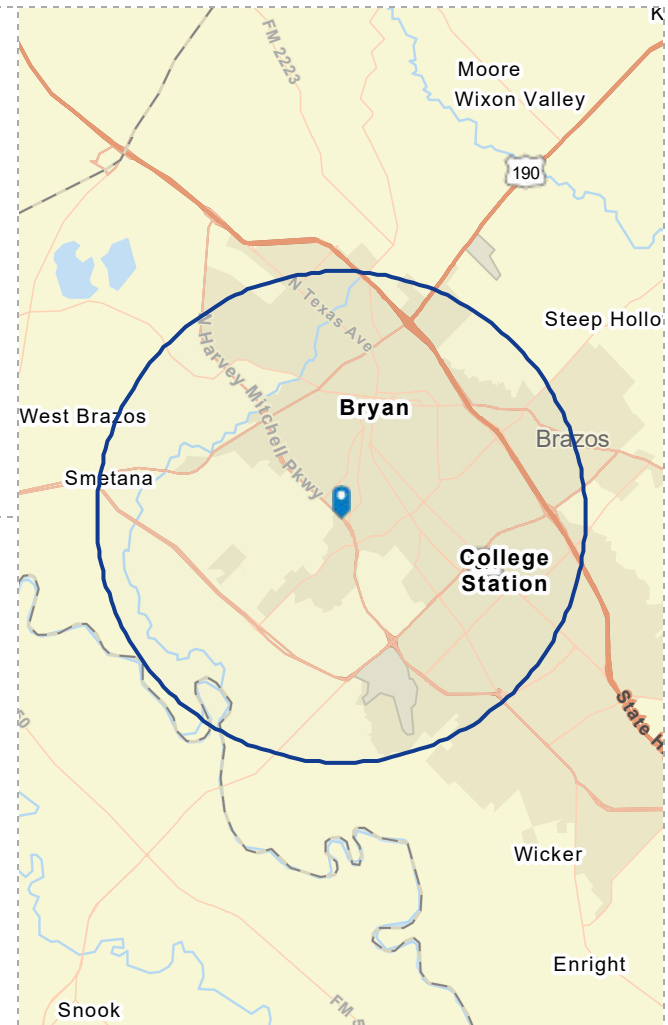
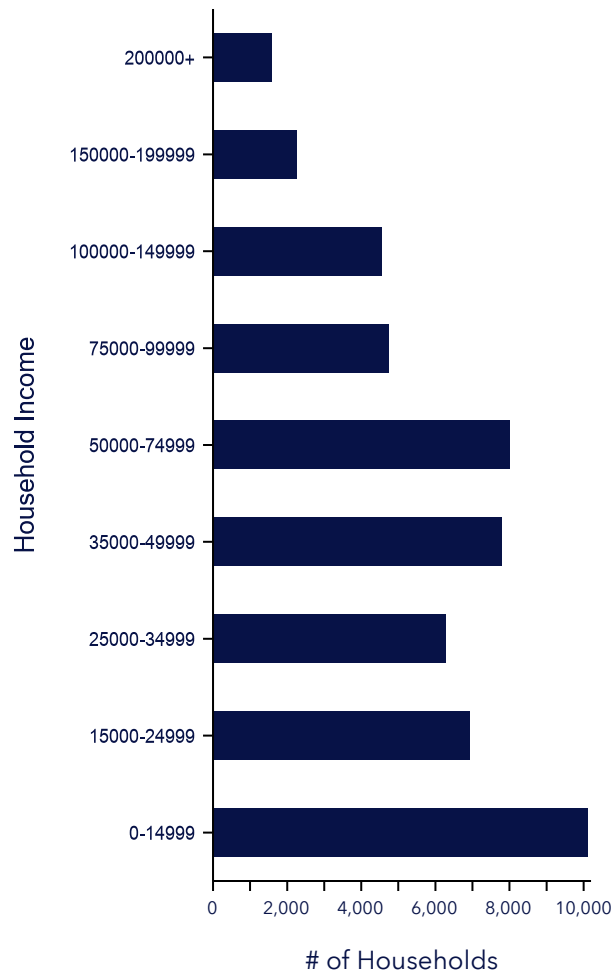
\$282,421

Average Net Worth



\$256,855

Average Home Value



EMPLOYMENT



White Collar

61%



Blue Collar

22%



Services

17%

5.2%
Unemployment Rate

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.

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.

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.

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.

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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Chris Lermann	827869	chris.lermann@riverstonecos.com	(979) 943-7614
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date