



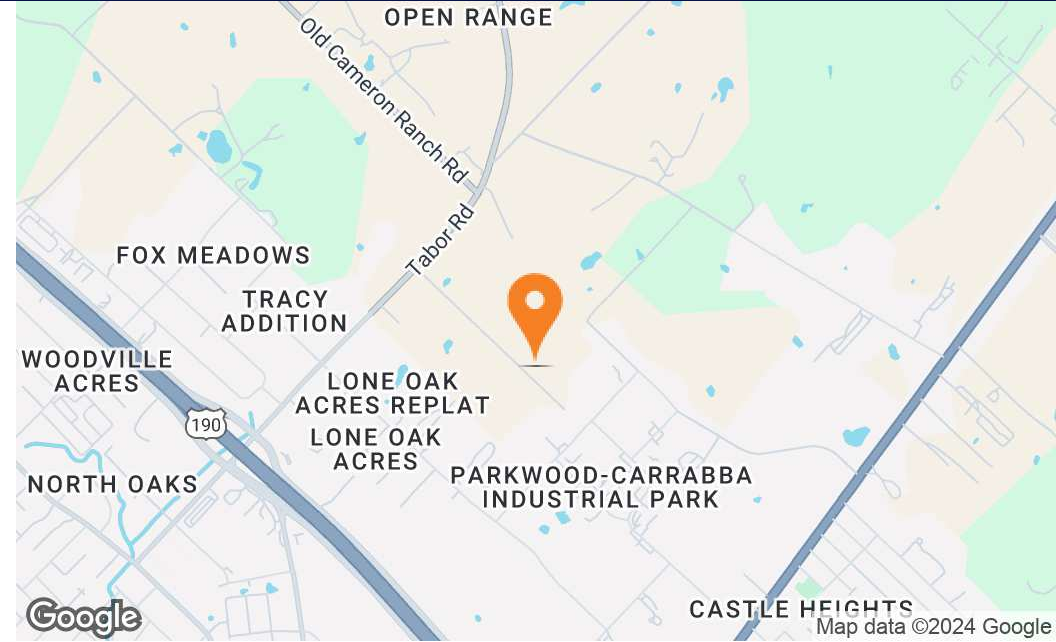
RIVERSTONE
COMMERCIAL REAL ESTATE

1000 BOATCALLIE RD

BRYAN, TX 77808

DEREK BANGS 512.221.3984

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840



PROPERTY HIGHLIGHTS

- 4.14 Acre Lot Just Outside Bryan City Limits
- No Zoning
- 800 SF Wood Building On Property
- Adjacent to Carrabba Industrial Park
- Less Than 1 Mile from Highway 6
- Neighboring Businesses Include Gooseneck Trailers, Performance Truck, and Black Wolf CDL Training Center

OFFERING SUMMARY

Sale Price: \$599,000

Lot Size: 4.14 Acres





Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies





Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

34.5

Median Age



9,487

Households

\$52,423

Median Disposable Income



27,914

2023 Total Population

EDUCATION

17%

No High School Diploma



34%

High School Graduate



27%

Some College



22%

College Graduate

INCOME



\$82,748

Average Household Income



\$28,205

Per Capita Income



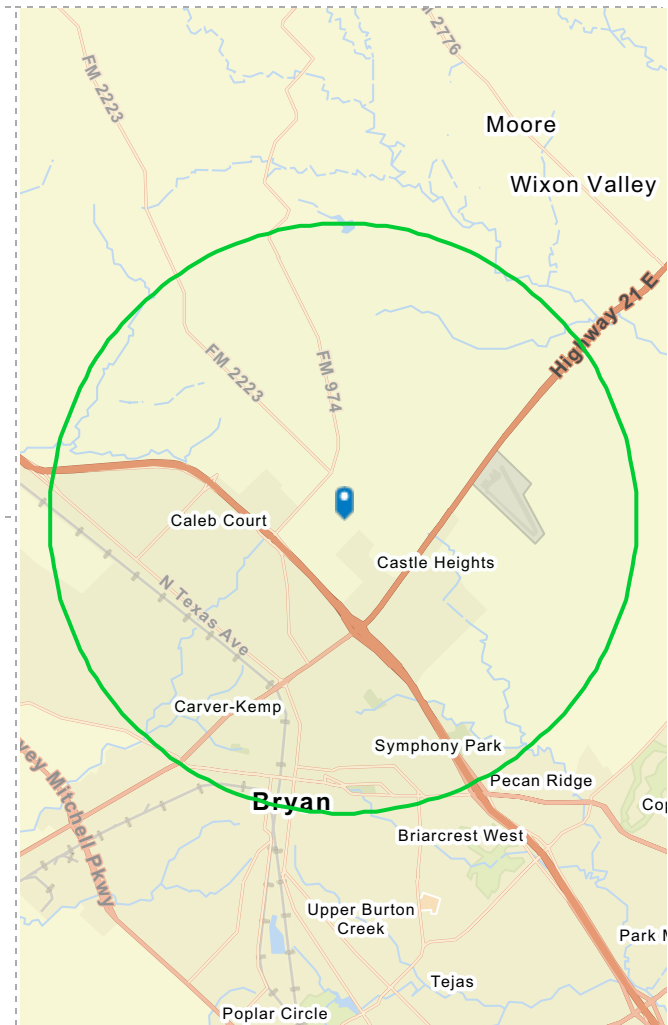
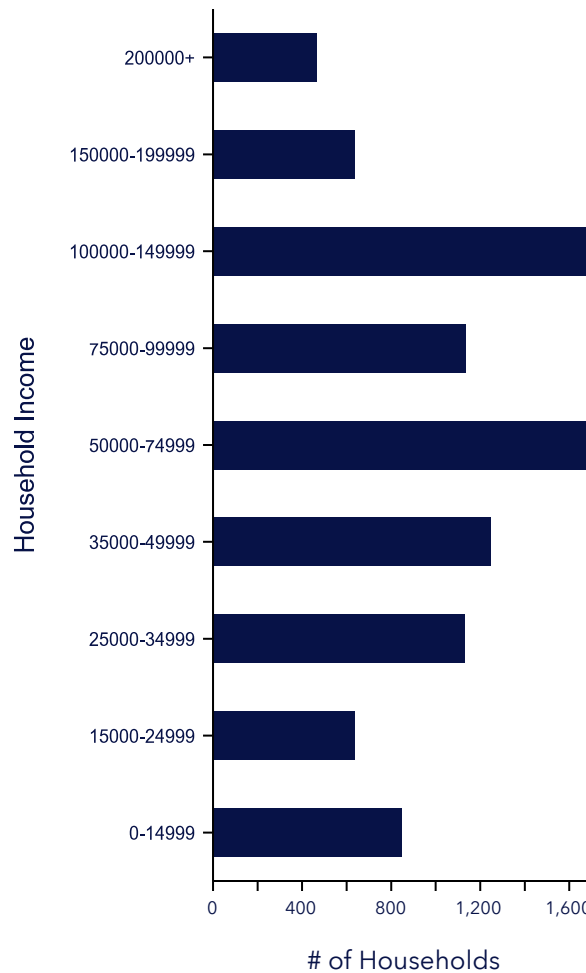
\$698,645

Average Net Worth



\$275,116

Average Home Value



EMPLOYMENT



50%

White Collar



32%

Blue Collar



Services

6.1%

Unemployment Rate

18%

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

34.3

Median Age



24,098

Households

\$54,473

Median Disposable Income



67,281

2023 Total Population

EDUCATION

17%

No High School Diploma



32%

High School Graduate



23%

Some College



28%

College Graduate

INCOME



\$86,280

Average Household Income



\$31,400

Per Capita Income



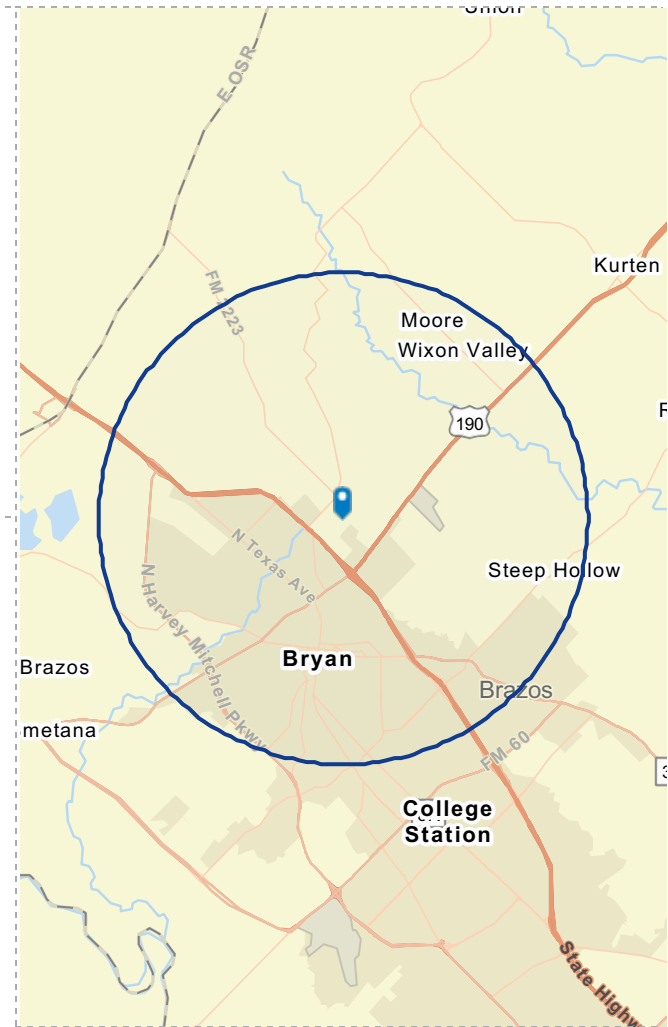
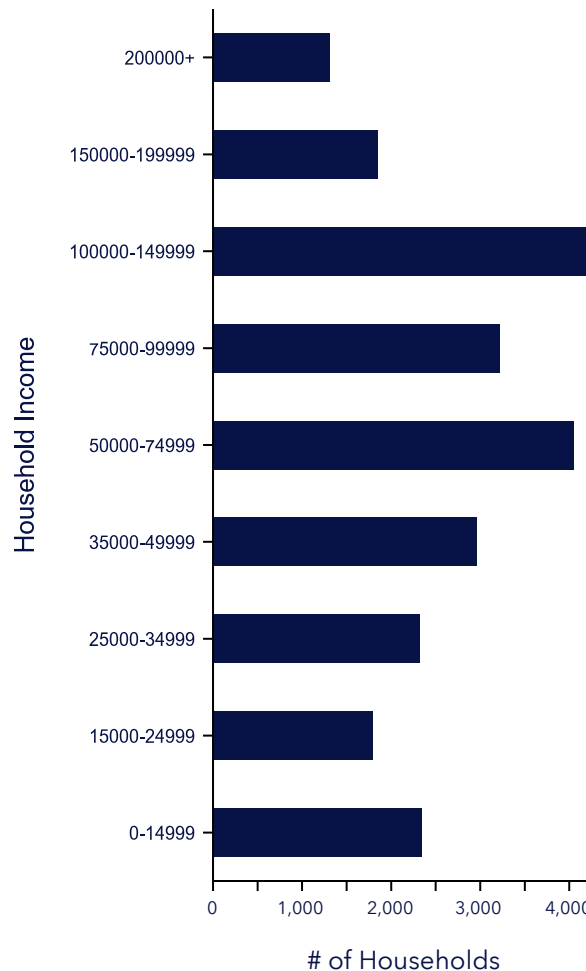
\$746,331

Average Net Worth



\$279,905

Average Home Value



EMPLOYMENT



56%

White Collar



28%

Blue Collar



Services

4.6%

Unemployment Rate

15%

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.

Riverstone Companies, LLC	9008522	info@riverstonecos.com	(979) 431-4400
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
James Jones	545598	jim@riverstonecos.com	(979) 431-4400
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Derek Bangs	817435	derek.bangs@riverstonecos.com	(512) 221-3984
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	