



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**2310 DE LEE ST**  
BRYAN, TX 77802

JIM JONES 979.431.4400 | DEREK BANGS 512.221.3984

[www.riverstonecos.com](http://www.riverstonecos.com) | 809 University Drive East, Suite 101-A, College Station, TX 77840



**PROPERTY DESCRIPTION**

An investment opportunity in the heart of Bryan’s medical district. Situated directly across 29th Street from St. Joseph’s Regional Hospital, Memorial Village Center is stationed amongst many medical/dental specialists which makes it a supreme location for any like-minded healthcare professional. This complex is located just a block away from one of the fixed routes offered by Brazos Transit and provides easy access to State Highway 6. Don’t miss your chance at this exceptional opportunity to capitalize on the fast growing Bryan Medical District

**PROPERTY HIGHLIGHTS**

- Prime location across from St. Joseph’s Level II Trauma Hospital
- Close proximity to area Medical/Dental Specialist
- Easy access to Hwy 6 and Brazos Transit public transportation
- Abundant Parking
- Excellent visibility at the hard corner of De Lee and 29th Street

**OFFERING SUMMARY**

Sale Price:	\$5,200,000
Building Size:	7,980 SF
Year Built	2003
Zoning	C-2





Map data ©2024 Imagery ©2024 Airbus, Houston-Galveston Area Council, Maxar Technologies, USDA/EPAC/GEO



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*Managing Partner*

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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 1 mile

## KEY FACTS

40.7

Median Age



4,943

Households

\$46,561

Median Disposable Income



10,746

2023 Total Population

## EDUCATION

8%

No High School Diploma



26%

High School Graduate



21%

Some College



45%

College Graduate

## INCOME



\$80,859

Average Household Income



\$36,529

Per Capita Income



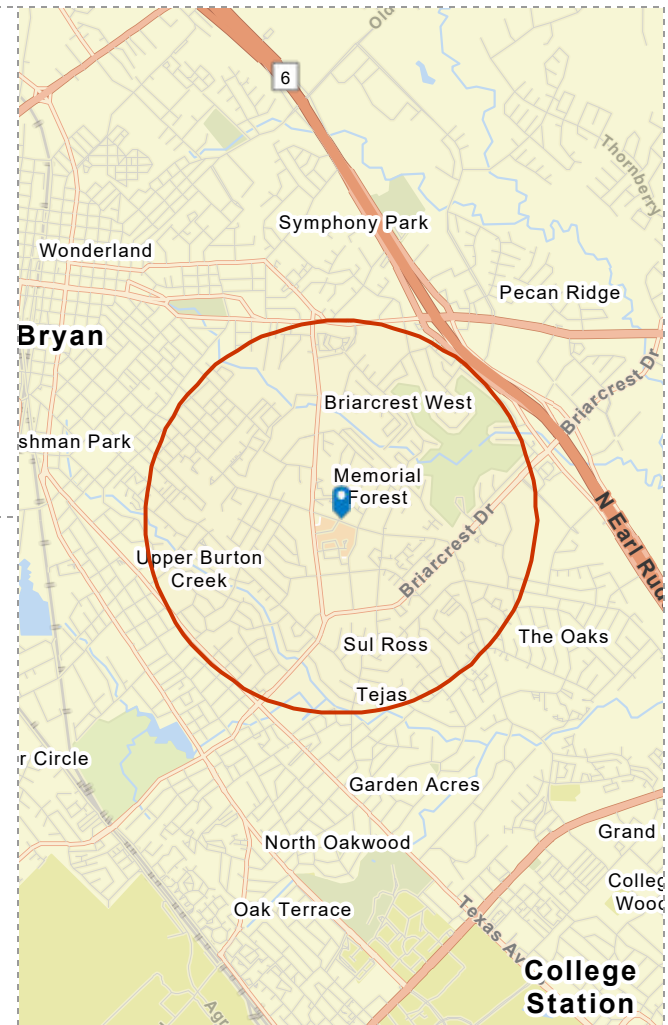
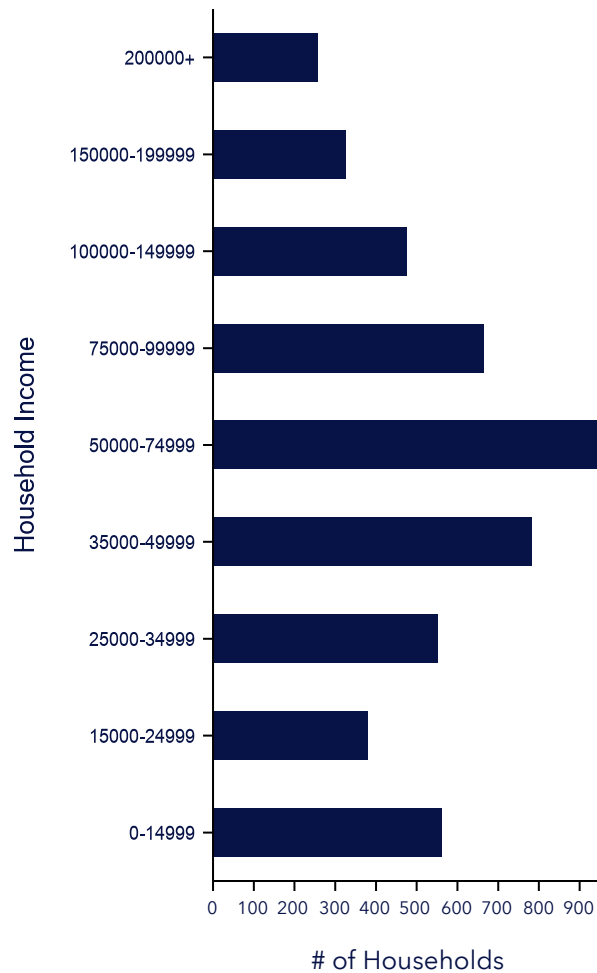
\$714,976

Average Net Worth



\$232,870

Average Home Value



## EMPLOYMENT



73%

White Collar



18%

Blue Collar



Services

3.0%

Unemployment Rate

9%

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

26.3

Median Age



30,761

Households

\$38,523

Median Disposable Income



82,871

2023 Total Population

## EDUCATION

14%

No High School Diploma



25%

High School Graduate



24%

Some College



37%

College Graduate

## INCOME



\$66,197

Average Household Income



\$24,946

Per Capita Income



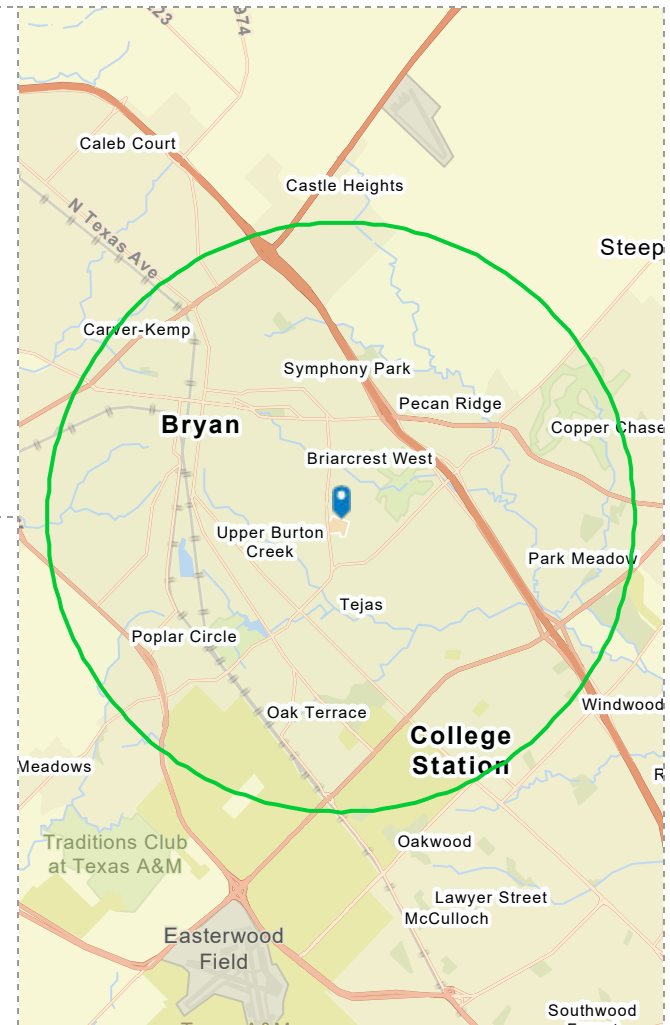
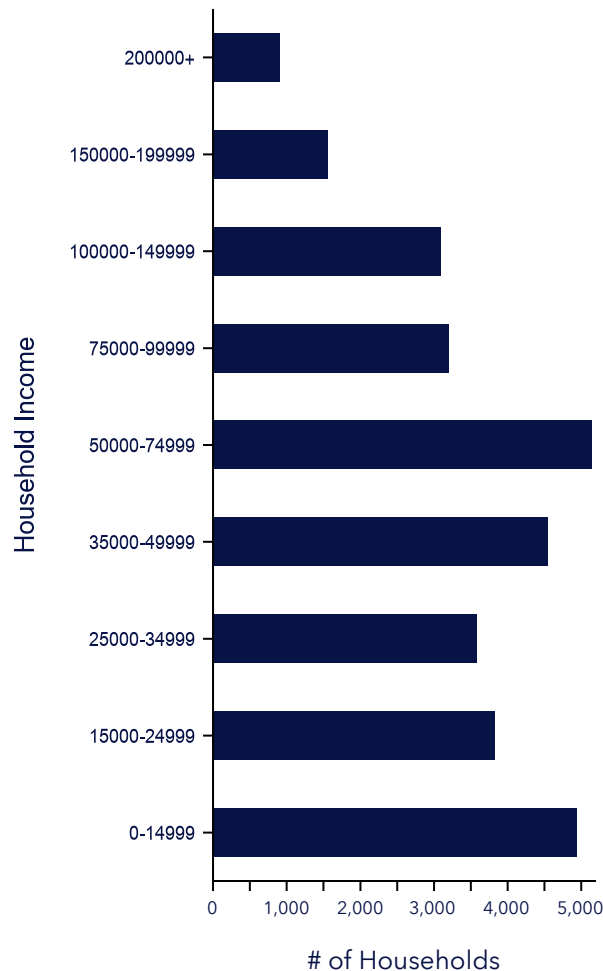
\$331,727

Average Net Worth



\$244,901

Average Home Value



## EMPLOYMENT



White Collar

61%



Blue Collar

23%



Services

16%

4.7%  
Unemployment Rate

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

24.4

Median Age



58,881

Households

\$37,013

Median Disposable Income



158,865

2023 Total Population

## EDUCATION

13%

No High School Diploma



25%

High School Graduate



23%

Some College



39%

College Graduate

## INCOME



\$65,644

Average Household Income



\$24,798

Per Capita Income



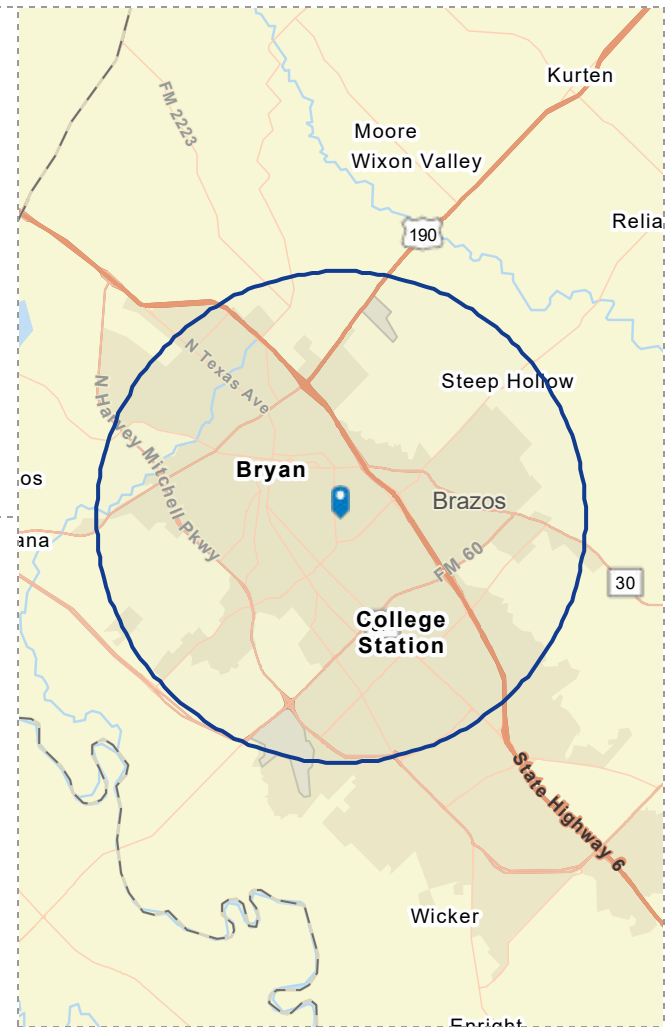
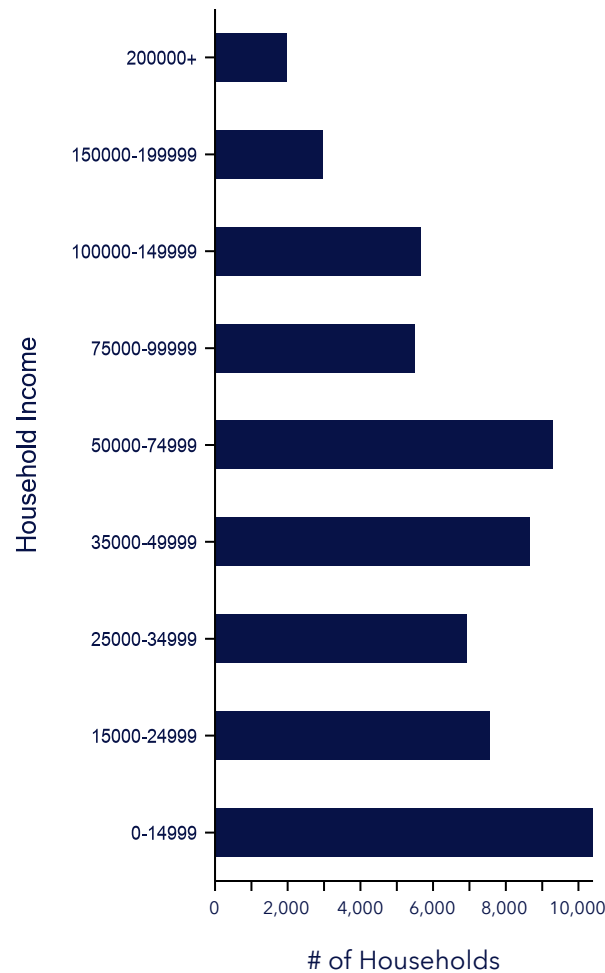
\$331,558

Average Net Worth



\$280,472

Average Home Value



## EMPLOYMENT



White Collar

62%



Blue Collar

21%



Services

17%

4.8%

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.

**Riverstone Companies, LLC**

\_\_\_\_\_  
Licensed Broker / Broker Firm Name  
or Primary Assumed Business Name

**9008522**

\_\_\_\_\_  
License No.

**info@riverstonecos.com**

\_\_\_\_\_  
Email

**(979) 431-4400**

\_\_\_\_\_  
Phone

**James Jones**

\_\_\_\_\_  
Designated Broker of Firm

**545598**

\_\_\_\_\_  
License No.

**info@riverstonecos.com**

\_\_\_\_\_  
Email

**(979) 431-4400**

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/  
Associate

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Sales Agent/Associate's Name

\_\_\_\_\_  
License No.

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Email

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Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date