

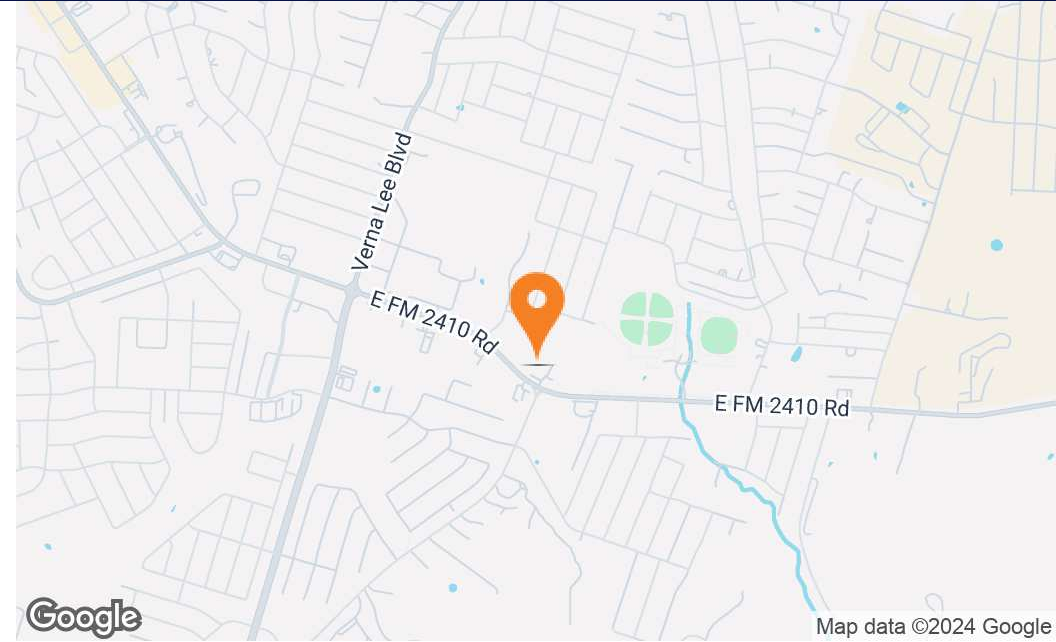
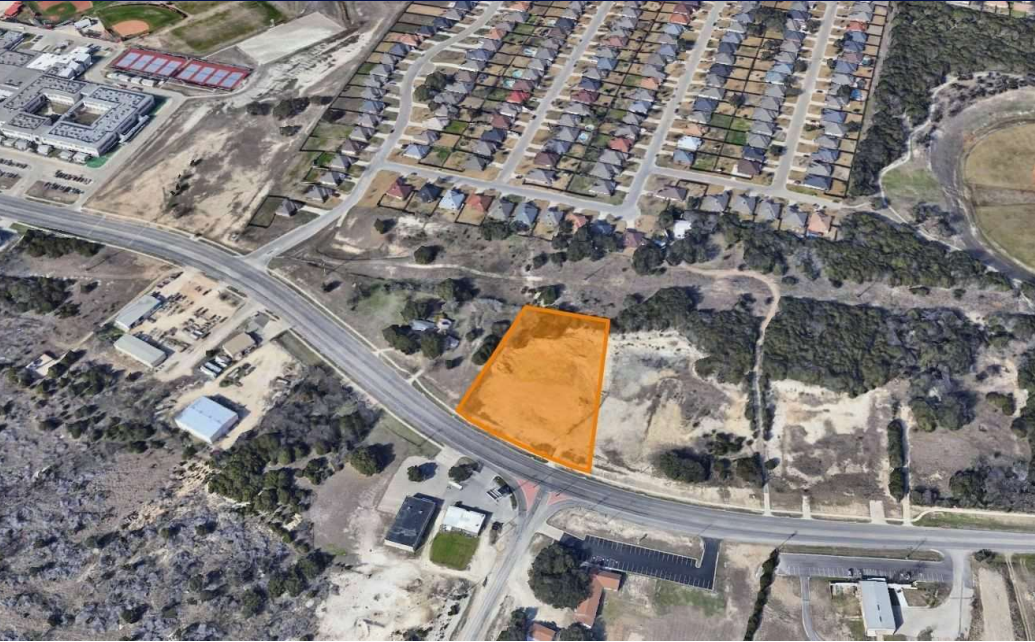


RIVERSTONE
COMMERCIAL REAL ESTATE

HIGH TRAFFIC RETAIL SITE
1349 FM 2410 | HARKER HEIGHTS, TX 76548

DEREK BANGS 512.221.3984 | **JIM JONES** 979.431.4400

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



PROPERTY DESCRIPTION

This ±1.87 acres commercially zoned lot has good traffic flow and is within minutes of local Harker Heights schools. This lot is within 8 minutes of I-14 and Stillhouse Hollow Lake and has tremendous potential as it sits at the intersection of FM 2410 and Cedar Knob Road. The property is surrounded by residential development and less than a mile from Harker Heights High and the Harker Heights Community Park with baseball fields.

PROPERTY HIGHLIGHTS

- Minutes away from Harker Heights High School and Nolan Middle School
- Quick Access to Harker Heights Community Park
- Surrounded by Robust Residential Development
- Sits at the Intersection of FM 2410 and Cedar Knob Road
- 285 ft of Road Frontage on FM 2410

OFFERING SUMMARY

Sale Price:	\$9.00 / SF
Lot Size:	1.87 Acres
APN:	448490



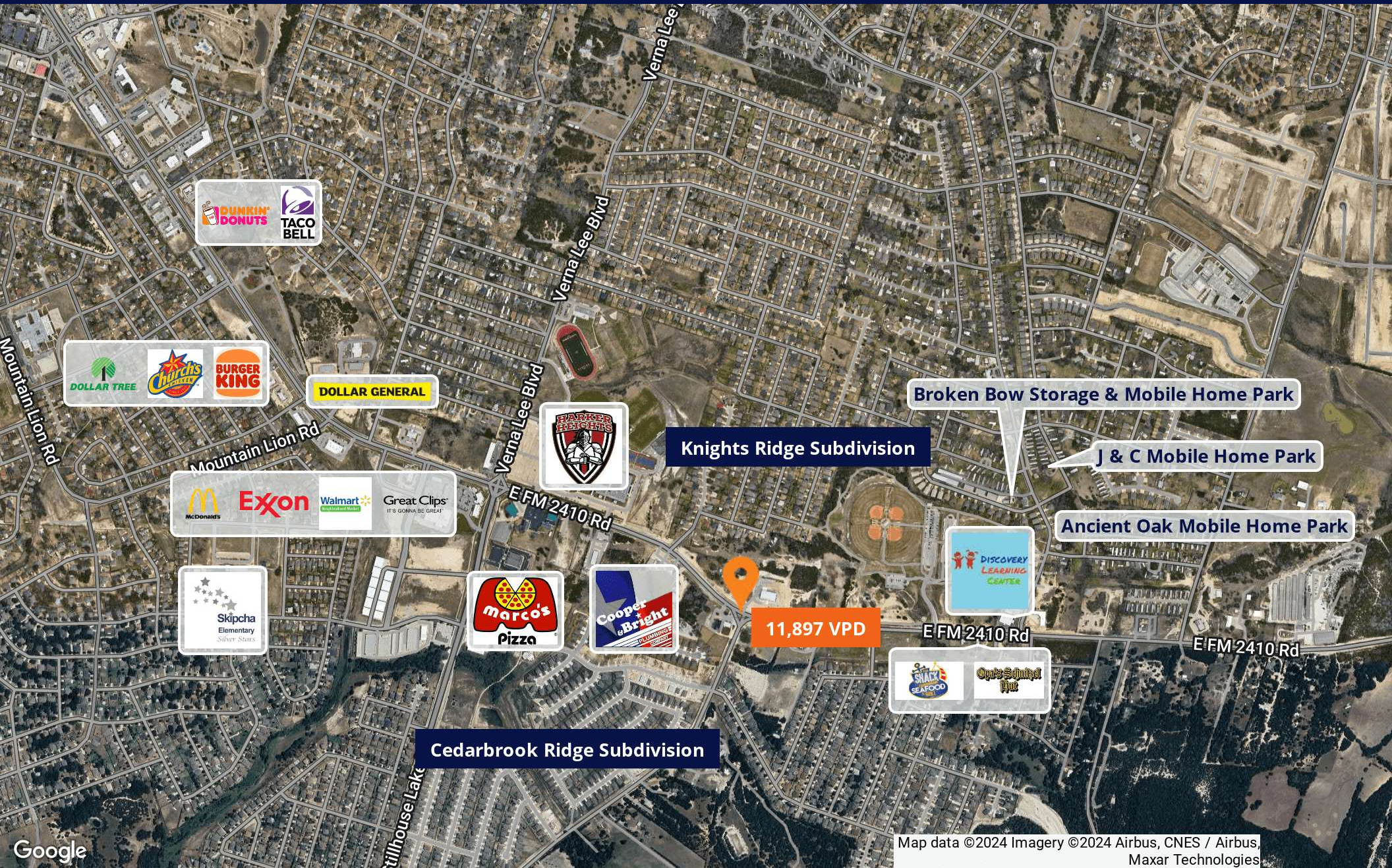
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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

33.1

Median Age



32,287

Households

\$57,512

Median Disposable Income



89,951

2023 Total Population

EDUCATION

6%

No High School Diploma



26%

High School Graduate



36%

Some College



32%

College Graduate

INCOME



\$88,782

Average Household Income



\$31,919

Per Capita Income



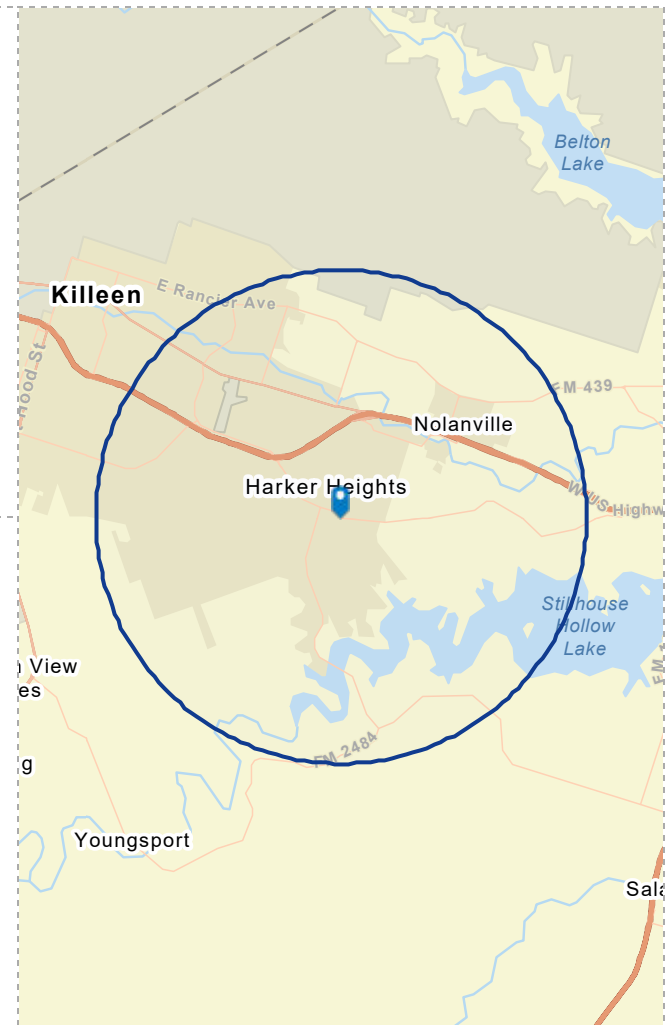
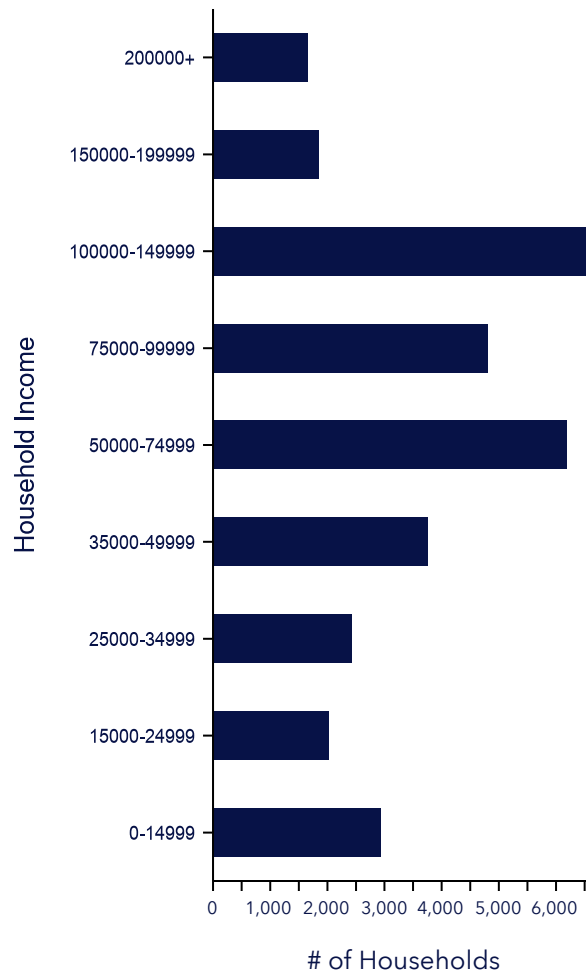
\$492,809

Average Net Worth



\$259,082

Average Home Value



EMPLOYMENT



66%

White Collar



20%

Blue Collar



Services

14%

Unemployment Rate

4.3%

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
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_____ 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