



2,000 SF



RIVERSTONE
COMMERCIAL REAL ESTATE

FOR LEASE | 2,000 SF END CAP

4950 HOLLEMAN DR S | COLLEGE STATION, TX 77845



PROPERTY DESCRIPTION

Discover an unparalleled retail opportunity at the bustling intersection of Rock Prairie Rd W and Holleman Dr S. This 2,000 square foot end cap space offers prime visibility and exposure, making it an ideal choice for businesses aiming to thrive in a dynamic environment. With immediate availability, the space is ready for occupancy, allowing you to kickstart your operations without delay. Customize the layout to your specifications with the flexibility of a first-generation shell. Benefit from ample parking for both customers and staff, ensuring seamless accessibility to your establishment. Positioned directly across from Riverbend Elementary School and adjacent to the Aggieldand Driving Range, this location boasts proximity to key amenities and attractions. Additionally, its close proximity to Mission Ranch master-planned community, The Barracks Townhomes, and Texas A&M University presents a unique opportunity to tap into diverse customer demographics. Don't miss out on the chance to establish your business in this vibrant area—contact us today to seize this exceptional retail space!

PROPERTY HIGHLIGHTS

- 2,000 SF Retail Lease End Cap Space
- Located on corner of Rock Prairie & S Holleman Drive
- 1st Generation Shell with Ample Parking
- Directly across from Riverbend Elementary School and adjacent to the Aggieldand Driving Range
- Close proximity to Mission Ranch master-planned community and The Barracks Townhomes
- Quick access to Texas A&M University

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	2,000 SF
Building Size:	5,824 SF



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JESSICA SECHELSKI
Advisor

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JIM JONES
Managing Director / Broker

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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

24.1

Median Age

25,366

Households

\$40,353

Median Disposable Income

68,383

2023 Total Population

EDUCATION

5%

No High School Diploma



15%
High School Graduate



24%
Some College



56%
College Graduate

INCOME



\$73,052

Average Household Income



\$27,515

Per Capita Income



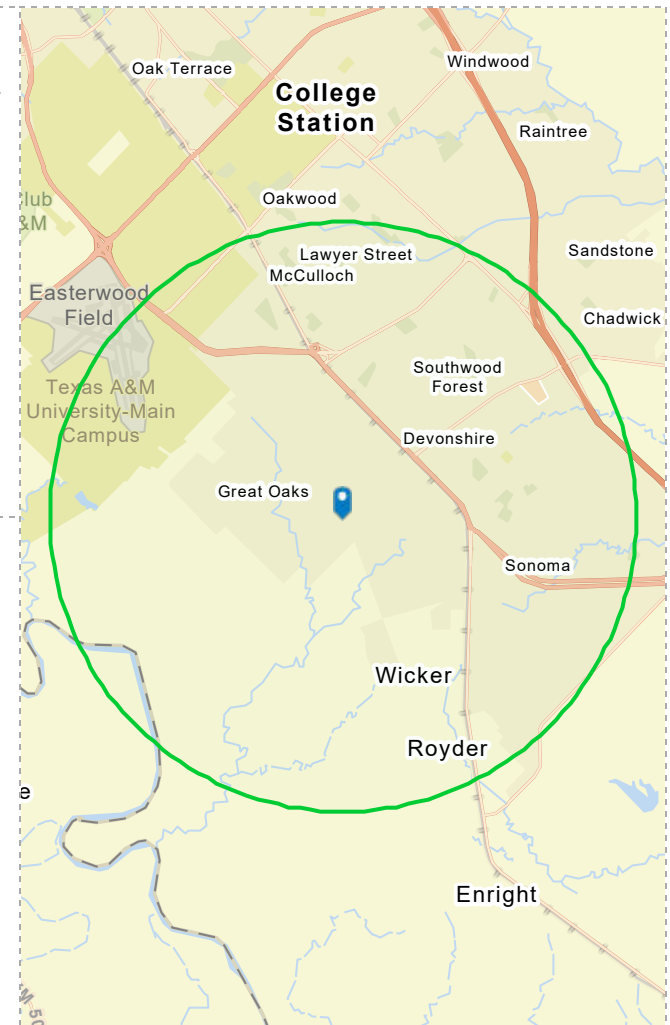
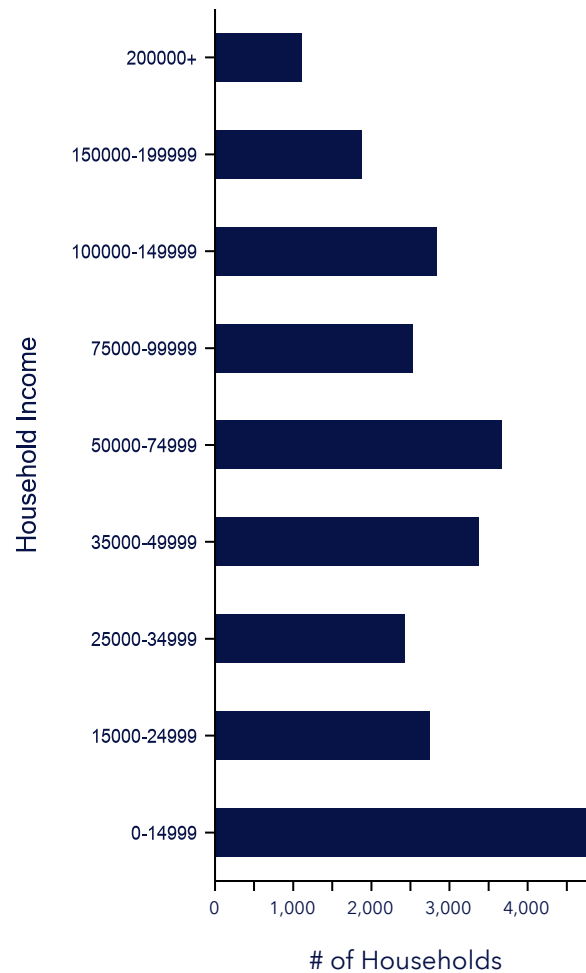
\$411,332

Average Net Worth



\$332,495

Average Home Value



EMPLOYMENT



White Collar

74%



Blue Collar

13%



Services

13%

3.4%

Unemployment Rate

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

23.7

Median Age



46,265

Households

\$39,423

Median Disposable Income



130,166

2023 Total Population

EDUCATION

4%

No High School Diploma



14%

High School Graduate



23%

Some College



59%

College Graduate

INCOME



\$76,888

Average Household Income



\$27,598

Per Capita Income



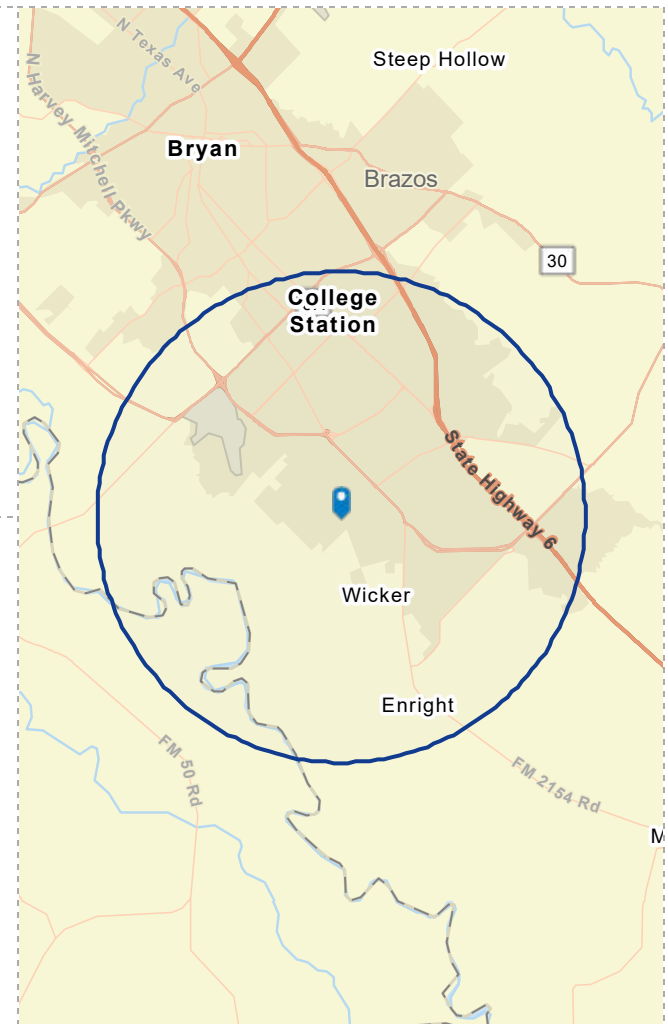
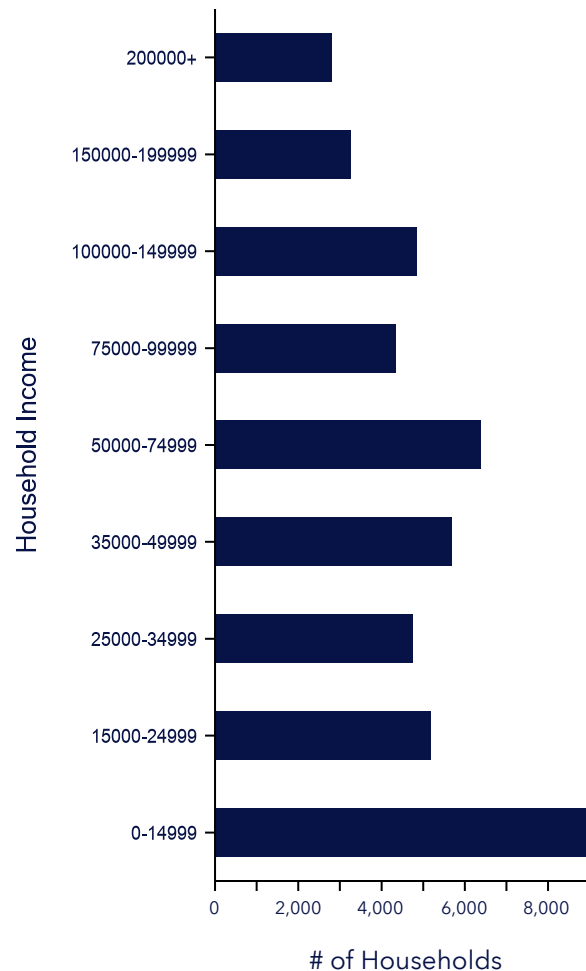
\$565,131

Average Net Worth



\$365,124

Average Home Value



EMPLOYMENT



72%

White Collar



13%

Blue Collar



Services

15%

4.1%
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.	jim@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Jessica Sechelski _____ Sales Agent/Associate's Name	527916 _____ License No.	Jessica@riverstonecos.com _____ Email	(281) 705-1875 _____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		