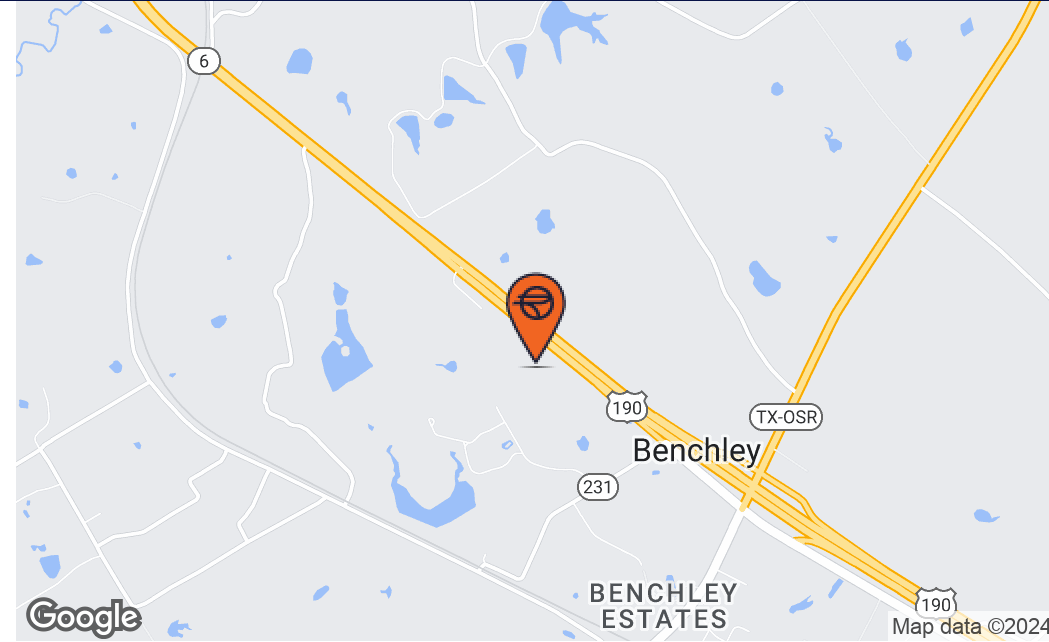




RIVERSTONE
COMMERCIAL REAL ESTATE

13244 HIGHWAY 6

BRYAN, TX 77807



PROPERTY HIGHLIGHTS

- Highly Desirable End Cap Shell Space with Drive-Thru Window
- Full Circulation Around Building
- Main Thoroughfare Traveling North out of Bryan-College Station
- Less than a mile to TX-OSR & Bryan / North College Station KOA
- Just 5 Minutes to Lake Bryan
- Located Outside City Limits
- Hwy 6: 24,969 VPD

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,300 SF
Building Size:	9,818 SF



RIVERSTONE
COMMERCIAL REAL ESTATE

JESSICA SECHELSKI
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JIM JONES
Managing Director / Broker

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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 1 mile

KEY FACTS

38.6

Median Age



63

Households



194

2023 Total Population

\$45,618

Median Disposable Income

EDUCATION

30%

No High School Diploma



29%

High School Graduate



24%

Some College



18%

College Graduate

INCOME



\$80,776

Average Household Income



\$28,450

Per Capita Income



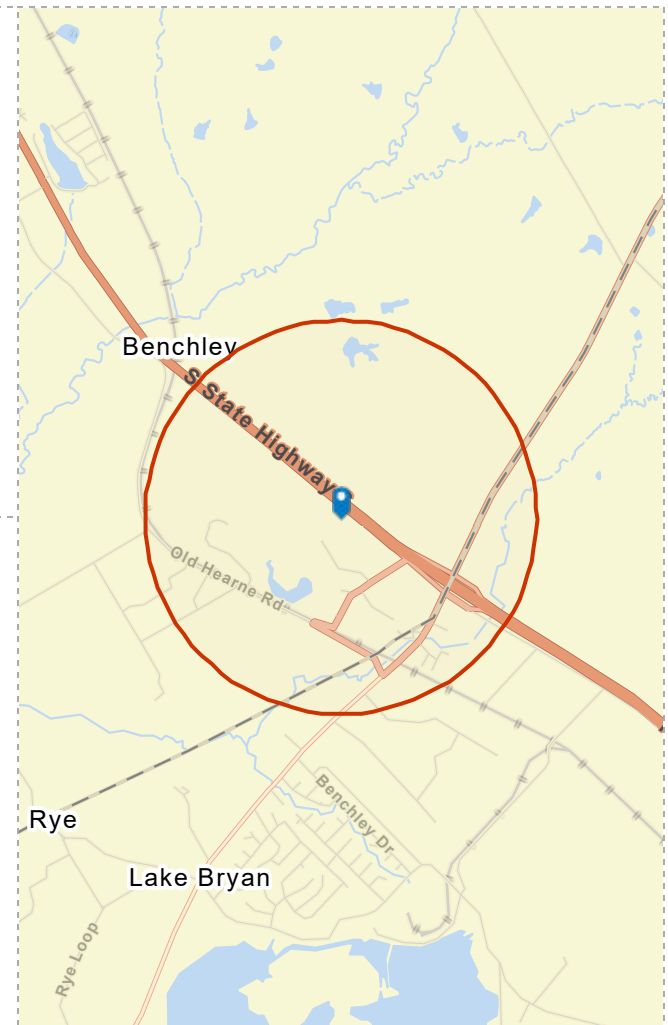
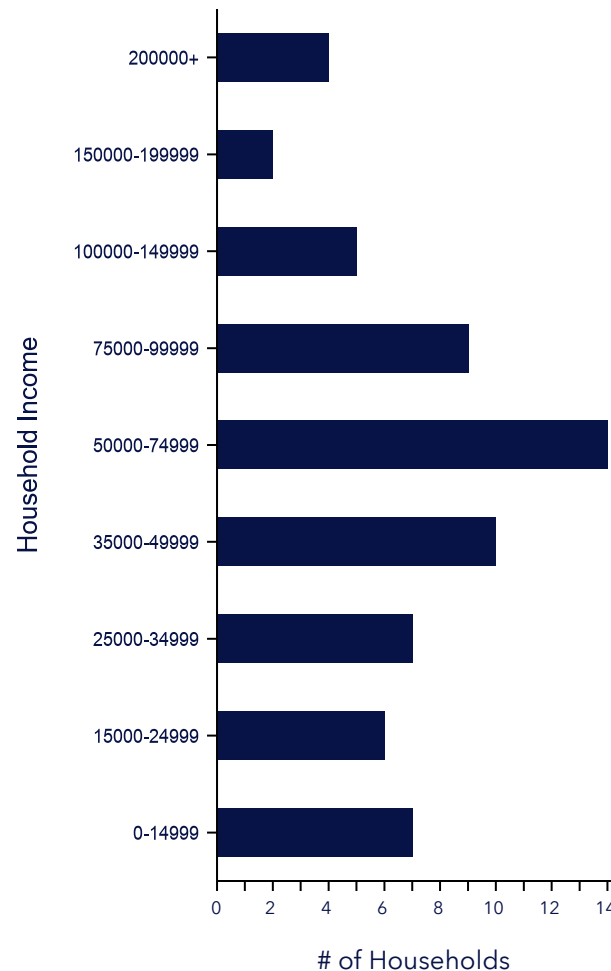
\$776,116

Average Net Worth



\$192,273

Average Home Value



EMPLOYMENT



46%

White Collar



37%

Blue Collar



Services

18%

Unemployment Rate

0.0%

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

36.0

Median Age



680

Households

\$46,650

Median Disposable Income



2,069

2023 Total Population

EDUCATION

36%

No High School Diploma



37%

High School Graduate



18%

Some College



9%

College Graduate

INCOME



\$71,447

Average Household Income



\$22,195

Per Capita Income



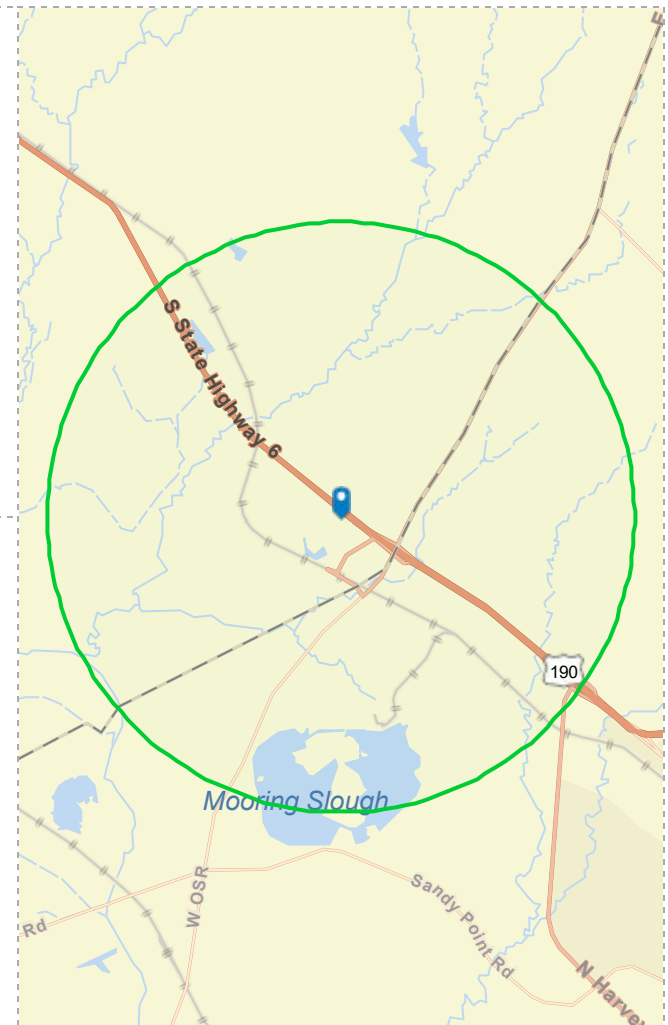
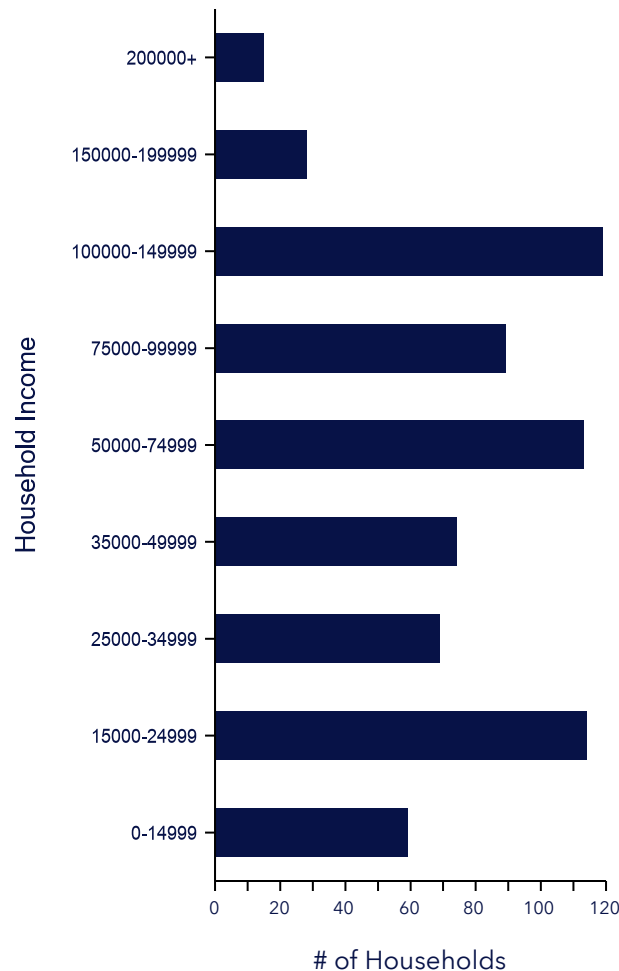
\$507,364

Average Net Worth



\$180,208

Average Home Value



EMPLOYMENT



48%

White Collar



40%

Blue Collar



Services

12%

Unemployment Rate

3.5%

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

35.1

Median Age



1,649

Households

\$49,477

Median Disposable Income



5,020

2023 Total Population

EDUCATION

28%

No High School Diploma



36%

High School Graduate



23%

Some College



13%

College Graduate

INCOME



\$79,079

Average Household Income



\$23,933

Per Capita Income



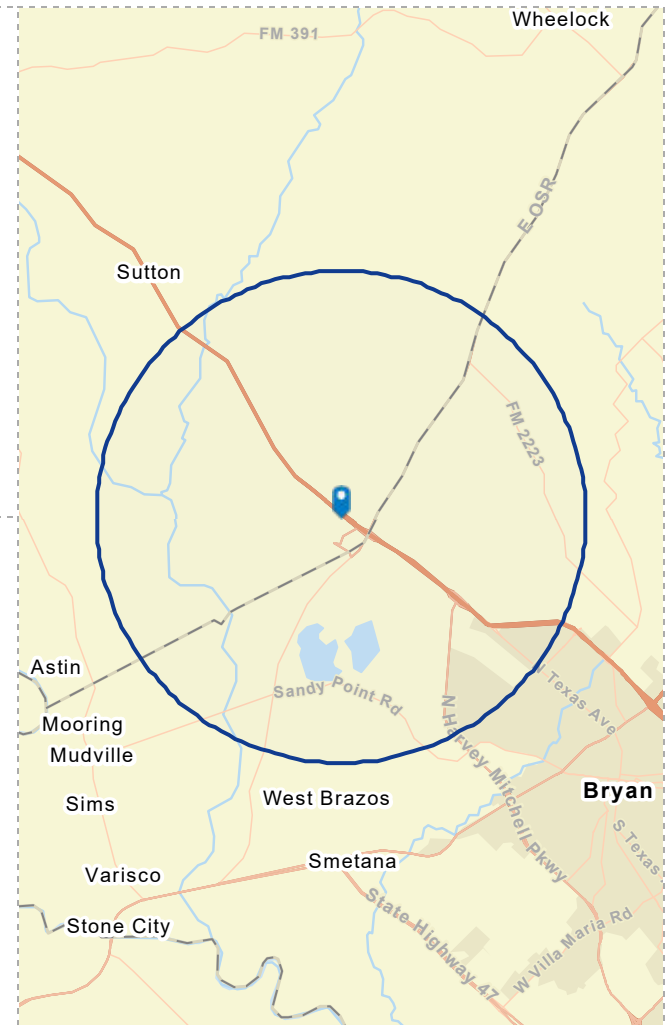
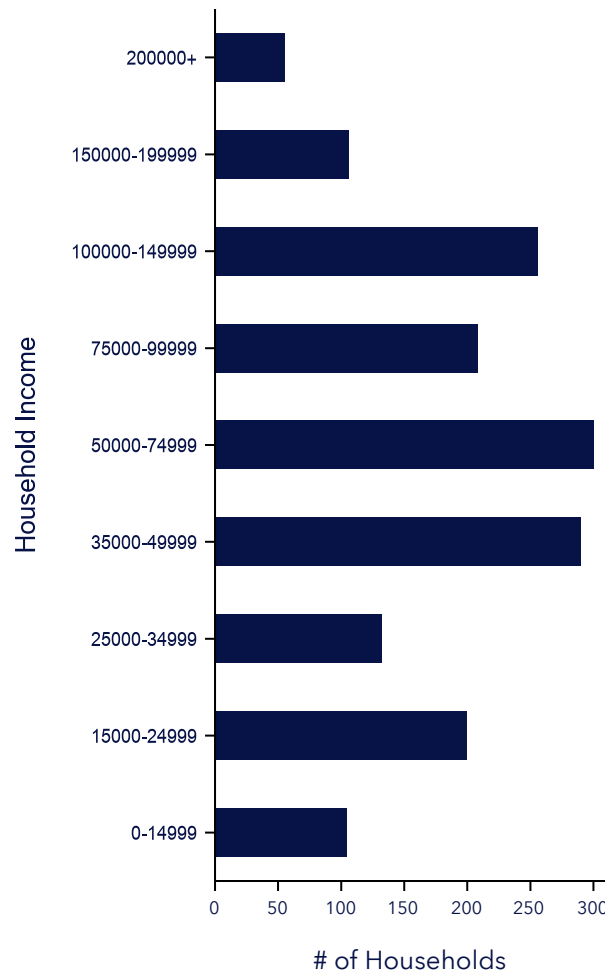
\$600,263

Average Net Worth



\$235,727

Average Home Value



EMPLOYMENT



51%

White Collar



34%

Blue Collar



Services

6.5%

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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Jessica Sechelski	527916	Jessica@riverstonecos.com	(281) 705-1875
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	