



PRE-LEASE | QSR AT TRAVEL CENTER

314 IH 35 | BRUCEVILLE, TX 76579

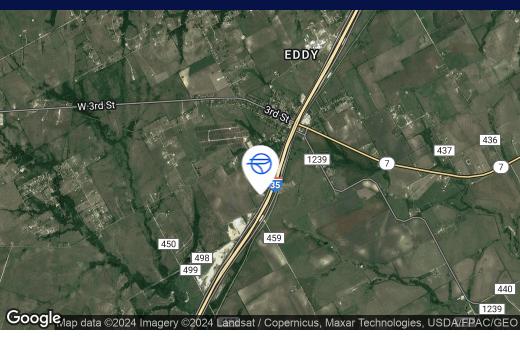




Strategically positioned along the bustling Interstate Highway 35, this travel center promises high visibility and excellent accessibility for both local residents and passing travelers, with 2,500 sf retail lease space available. Its prime location ensures a steady stream of potential customers, making it an ideal spot for a QSR. Don't miss your chance to secure this prime retail space and be a part of the local economic growth in this area. Estimated completion date in the fourth quarter of 2024.

PROPERTY HIGHLIGHTS

- High visibility on IH 35
- · Hour drive to Austin
- Drive-thru
- +80,000 VPD
- Competitive lease rate



OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	2,500 SF
Building Size:	15,000 SF
Utilities:	Bruceville-Eddy Water Co.
Exit Ramp:	±0.4 Miles







Site Demographic Summary



RIVERSTONE

Ring of 1 mile

KEY FACTS

Median Age

\$65,149

Median Disposable Income

Diploma



Households

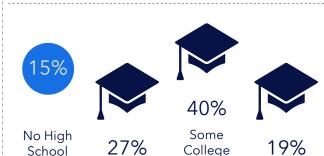


2023 Total Population

College

Graduate

EDUCATION



High School

Graduate

INCOME

\$123,800

Average Household Income



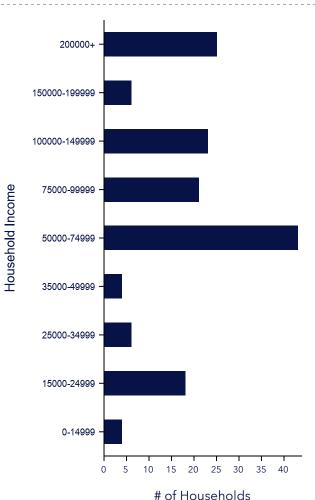
\$1,996,287 Average Net Worth

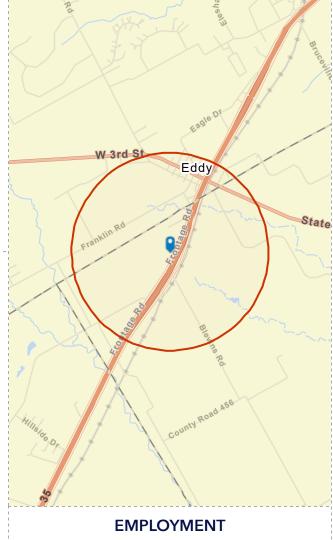
\$46,373 Per Capita Income

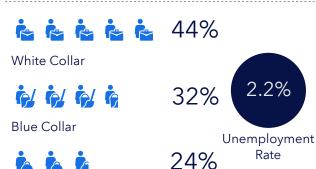


\$229,754

Average Home Value







Services

Site Demographic Summary



RIVERSTONE

Ring of 3 miles

KEY FACTS

Median Age

\$58,623

Median Disposable Income

1,180 Households



2023 Total Population

EDUCATION

13%

No High School Diploma

35% High School Graduate



Some College

20% College

Graduate

INCOME



\$38,669 Per Capita Income

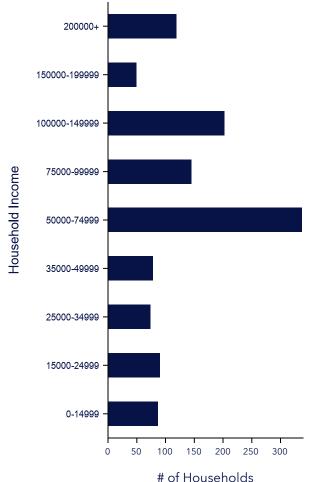


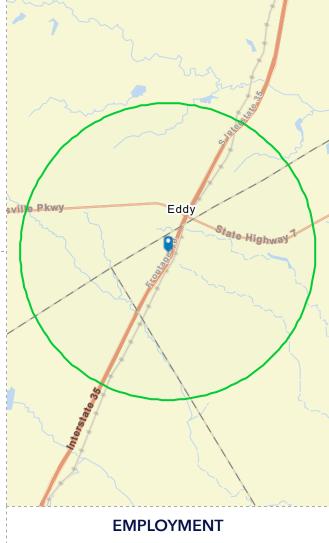
\$1,204,616

Average Net Worth

\$250,000 Average Home Value

200000+





White Collar Blue Collar

32%

50%

4.3% Unemployment Rate



18%

Site Demographic Summary



RIVERSTONE

Ring of 5 miles

KEY FACTS

Median Age

2,100 Households

\$59,527

5,708 Median Disposable 2023 Total Population

Income

EDUCATION

No High

School

Diploma





34% College High School Graduate



College Graduate

INCOME



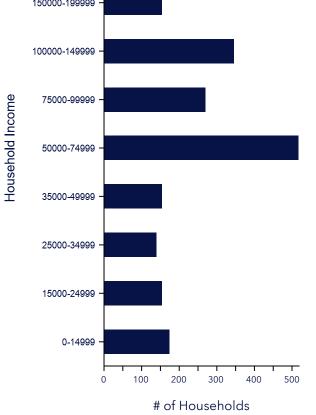
\$37,815 Per Capita Income

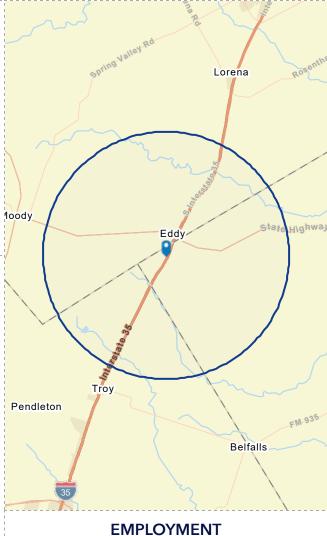


\$1,133,652 Average Net Worth

\$261,981 Average Home Value

200000+ 150000-199999 100000-149999 75000-99999 50000-74999 35000-49999





White Collar Blue Collar

4.2%

53%

Services

Unemployment Rate 16%

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
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