



1,000 SF



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**FOR LEASE | 1,000 SF END CAP**

2000 FM 158 COLLEGE STATION, TX 77845



**PROPERTY DESCRIPTION**

Nestled at the corner of Harvey Road and Highway 30/FM 158 in vibrant College Station, this 1,000 square foot end cap space presents a prime opportunity for businesses seeking unparalleled exposure and accessibility. Boasting a modern storefront with expansive windows, this versatile retail space is ready to accommodate a variety of ventures, whether retail, service-oriented, or specialty businesses. With immediate occupancy available, businesses can swiftly establish their presence in this bustling area, directly across from Central Church and amidst thriving multi and single-family communities such as Summit Crossing, Crescent Pointe Apartments, Yaupon Trails, and Oakmont. Its strategic location offers not only excellent visibility but also close proximity to Texas A&M University, tapping into a large student and faculty population. Whether you're looking to expand or launch your business, this end cap space provides the perfect canvas to thrive in College Station's dynamic retail landscape. Contact us today to seize this exceptional lease opportunity.

**PROPERTY HIGHLIGHTS**

- 1,000 SF Retail End-Cap Lease Space Available
- Located on the Prime Corner of Harvey Road & Highway 30 (Boonville)
- High Visibility and Easy Access to Highway 6
- 2nd Gen. Built Out with Restroom
- Close access to Texas A&M University and Bryan/College Station
- Ready for Immediate Occupancy

**OFFERING SUMMARY**

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,000 SF
Building Size:	6,250 SF



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JIM JONES  
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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

32.4

Median Age



9,535

Households

\$55,778

Median Disposable Income



20,766

2023 Total Population

## EDUCATION

3%

No High School Diploma



16%

High School Graduate



22%

Some College



59%

College Graduate

## INCOME



\$93,295

Average Household Income



\$43,309

Per Capita Income



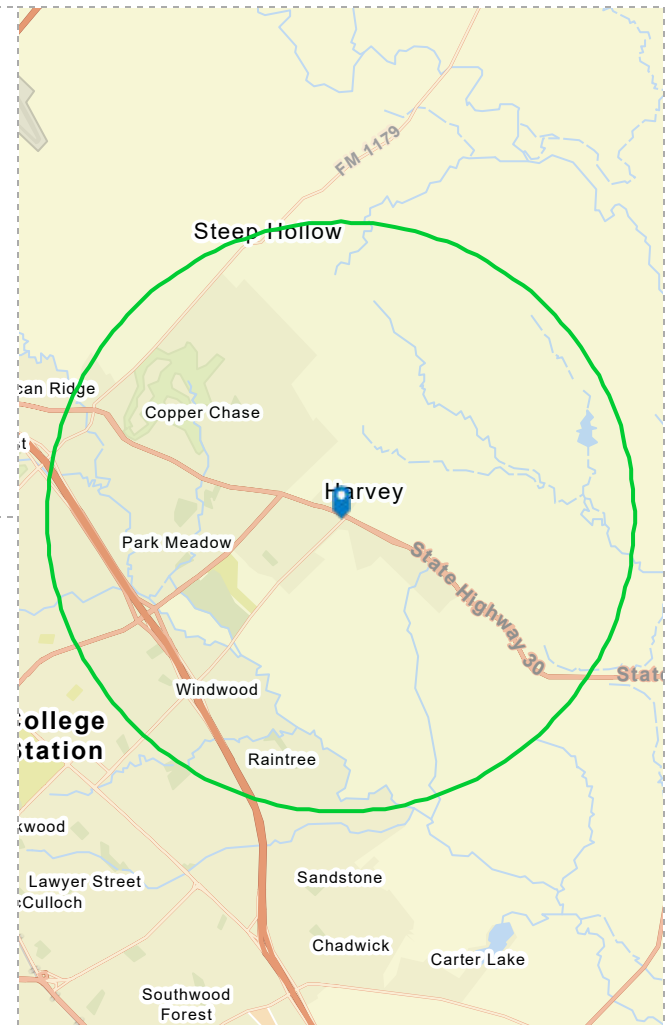
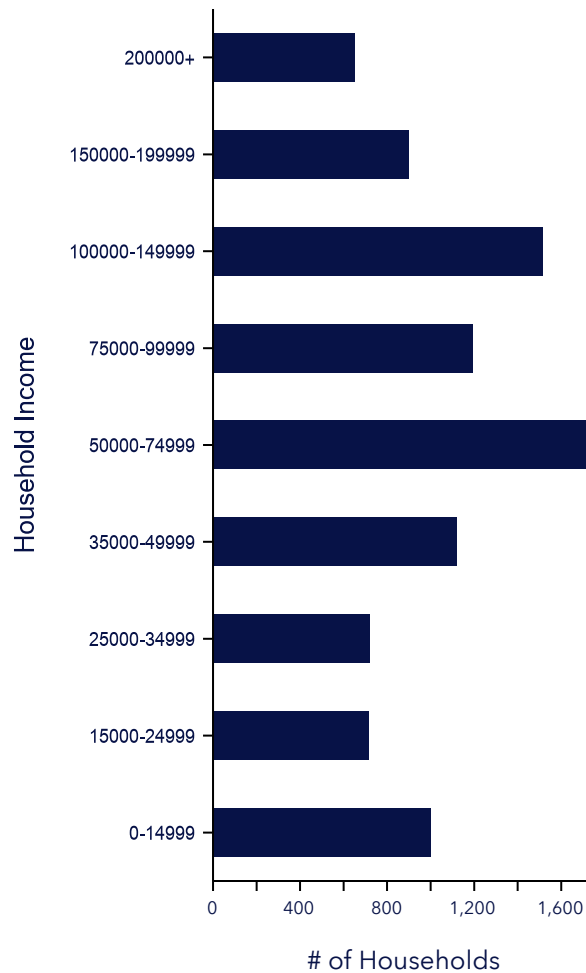
\$732,720

Average Net Worth



\$415,117

Average Home Value



## EMPLOYMENT



78%

White Collar



12%

Blue Collar



10%

Services

1.2%

Unemployment Rate

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

25.3

Median Age



38,368

Households

\$42,057

Median Disposable Income



98,203

2023 Total Population

## EDUCATION

5%

No High School Diploma



19%

High School Graduate



23%

Some College



53%

College Graduate

## INCOME



\$76,862

Average Household Income



\$30,360

Per Capita Income



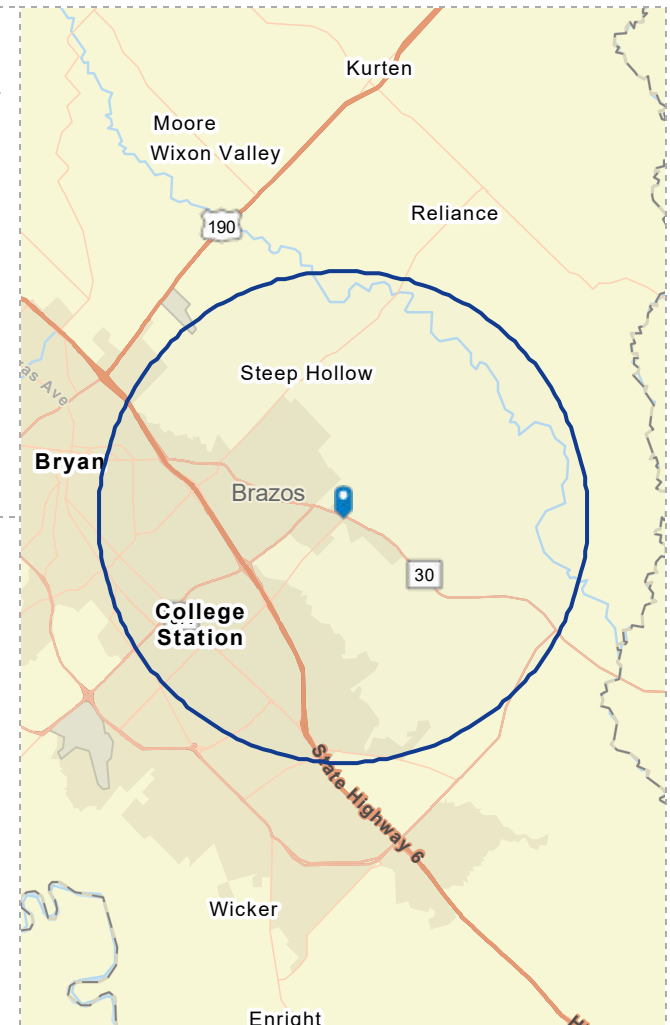
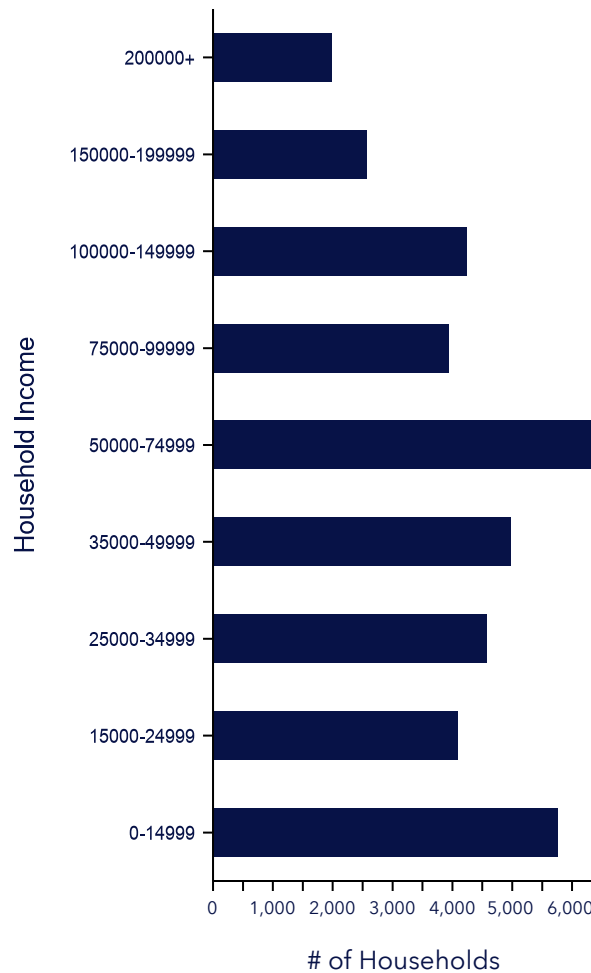
\$561,800

Average Net Worth



\$342,936

Average Home Value



## EMPLOYMENT



71%

White Collar



14%

Blue Collar



14%

Services

3.8%

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.

<b>Riverstone Companies, LLC</b>	<b>9008522</b>	<b>info@riverstonecos.com</b>	<b>(979) 431-4400</b>
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
<b>James Jones</b>	<b>545598</b>	<b>jim@riverstonecos.com</b>	<b>(979) 431-4400</b>
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<b>Jessica Sechelski</b>	<b>527916</b>	<b>Jessica@riverstonecos.com</b>	<b>(281) 705-1875</b>
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	