



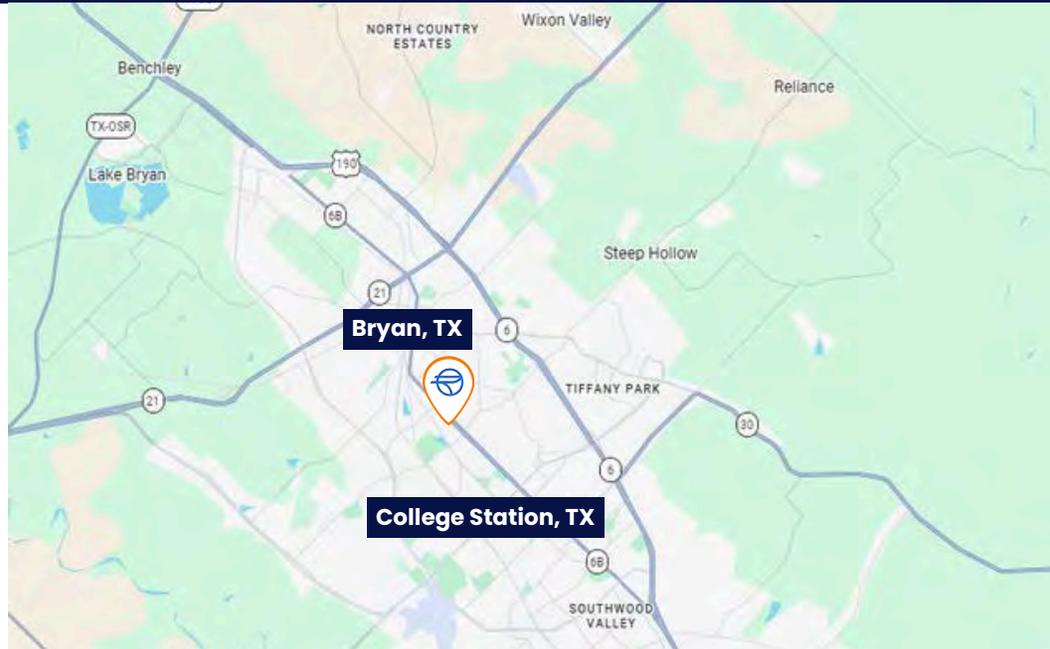
RIVERSTONE
COMMERCIAL REAL ESTATE

FOR LEASE | ±1,680 SF
400 Oak Street
Bryan, TX 77801

JERROD LANE 979.574.0060

www.riverstonecos.com | 809 University Drive East, College Station, TX 77840

400 OAK STREET | BRYAN, TX

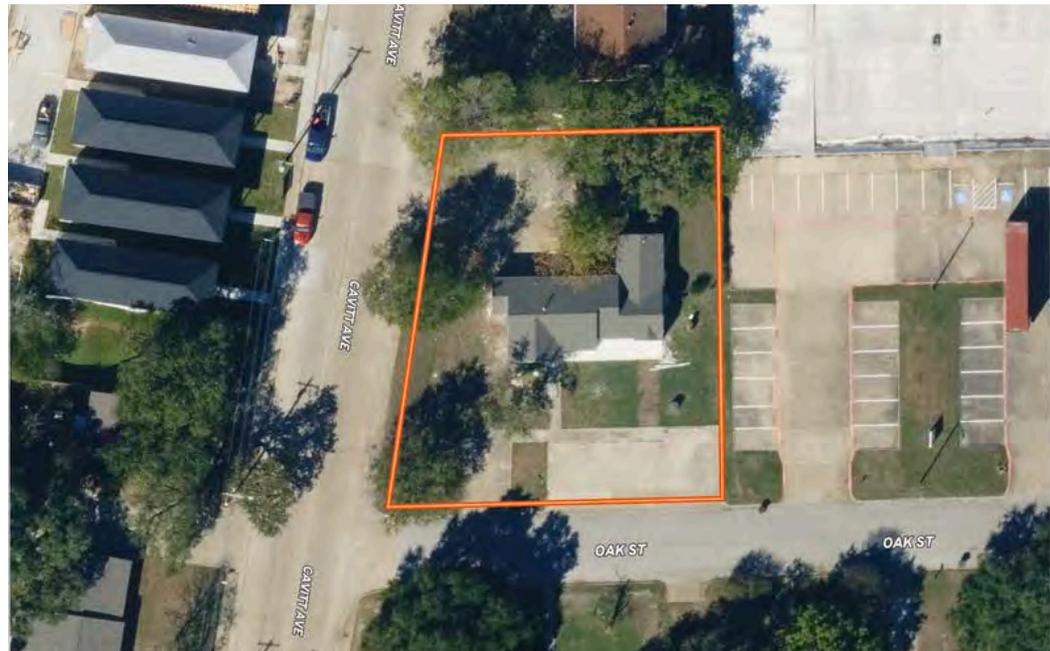


OFFERING SUMMARY

Lease Rate:	\$18.50 SF / yr (NNN)
SF Available:	1,679 SF
Property Size:	±0.32 Acres
Texas Ave Traffic Counts:	21,920 VPD

PROPERTY HIGHLIGHTS

- Situated on Hard Corner of Oak Street and Cavitt Avenue
- Direct Access to Texas Avenue and Villa Maria Road
 - Positioned just minutes from Midtown Park and Downtown Bryan
- Layout includes four private offices, 1.5 restrooms, and a full kitchen
- Combination of central HVAC and energy-efficient mini-split systems for climate control
- Ample on-site parking with convenient access for employees and clients
- Abundant natural light throughout the building
- Ideal for professional office, counseling services, small business headquarters, or boutique studio space



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Advisor

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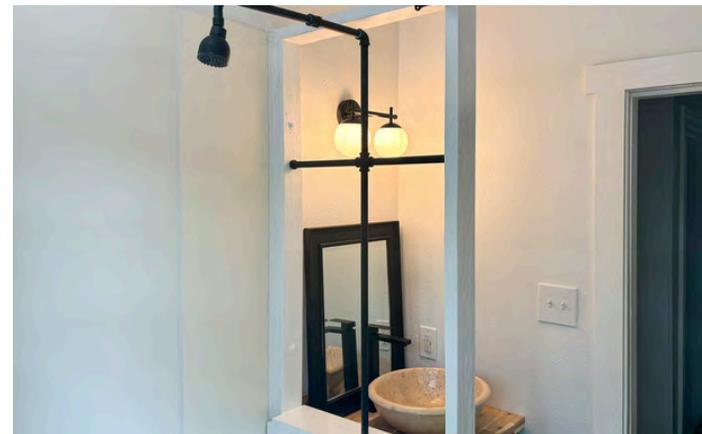


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Downtown Bryan

6 TEXAS

48,450 VPD

Freedom Center



Tejas Center



Travis Bryan Midtown Park



21,754 VPD

19,588 VPD

27,182 VPD

University Drive



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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 1 mile

KEY FACTS

29.1

Median Age

4,812

\$38,509

Median Disposable Income

11,385

2023 Total Population

EDUCATION

14%

No High School Diploma



26%
High School Graduate



31%
Some College



29%
College Graduate

INCOME



\$57,887

Average Household Income



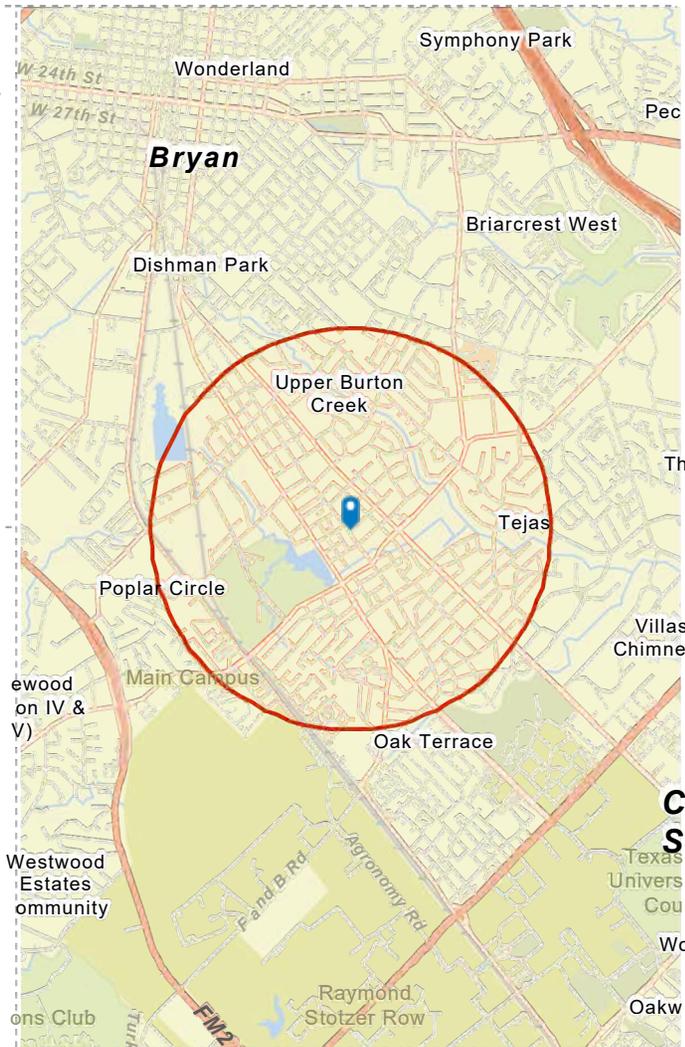
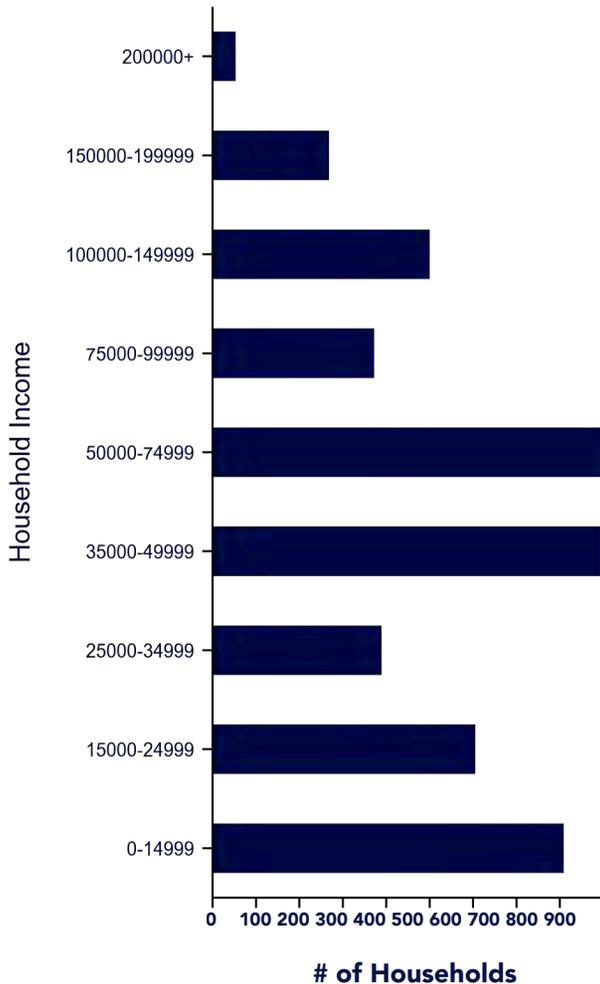
\$24,373



\$267,513



\$347,873



EMPLOYMENT



61%
White Collar



23%
Blue Collar



16%
Services

4.5%

Unemployment Rate

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

24.8

Median Age

31,446

\$41,073

Median Disposable Income

88,411

2023 Total Population

EDUCATION

13%

No High School Diploma



26%
High School Graduate



25%
Some College



35%
College Graduate

INCOME



\$69,045

Average Household Income



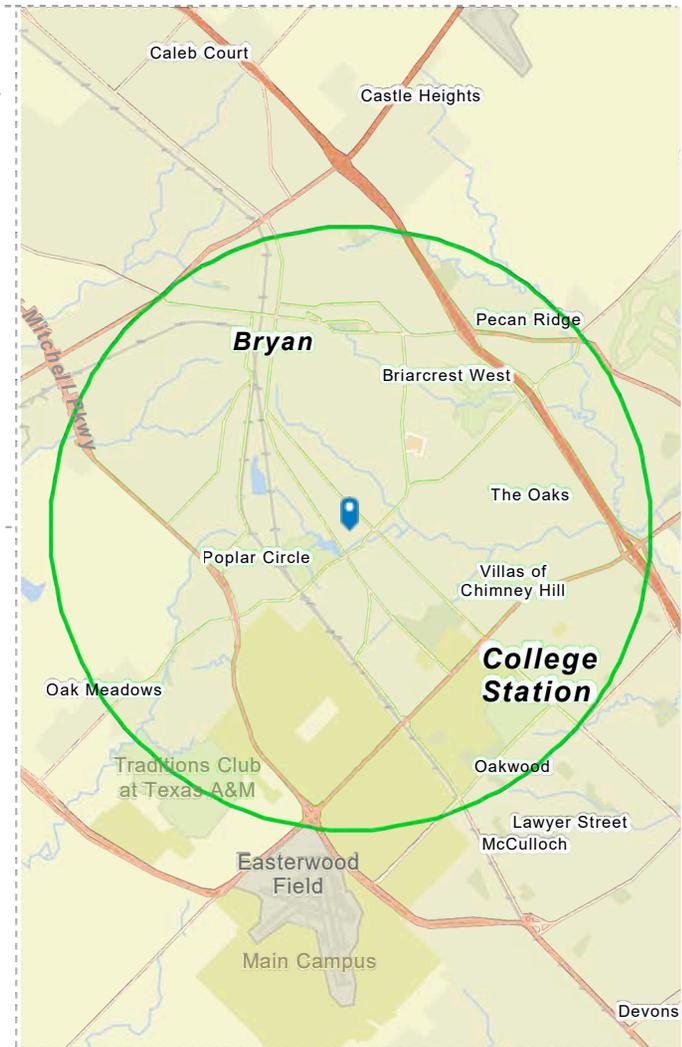
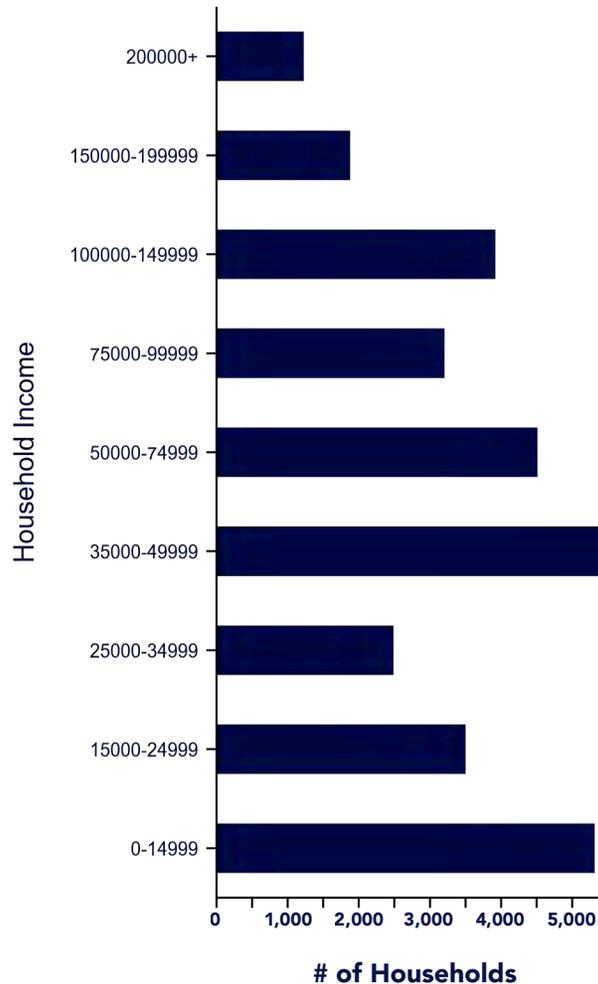
\$24,673



\$382,653



\$286,403



EMPLOYMENT



White Collar

60%



Blue Collar

23%



Services

17%

4.9%
Unemployment Rate

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

25.0

Median Age

64,434

\$40,607

Median Disposable Income

168,713

2023 Total Population

EDUCATION

11%

No High School Diploma



25%
High School Graduate



25%
Some College



38%
College Graduate

INCOME



\$69,416

Average Household Income



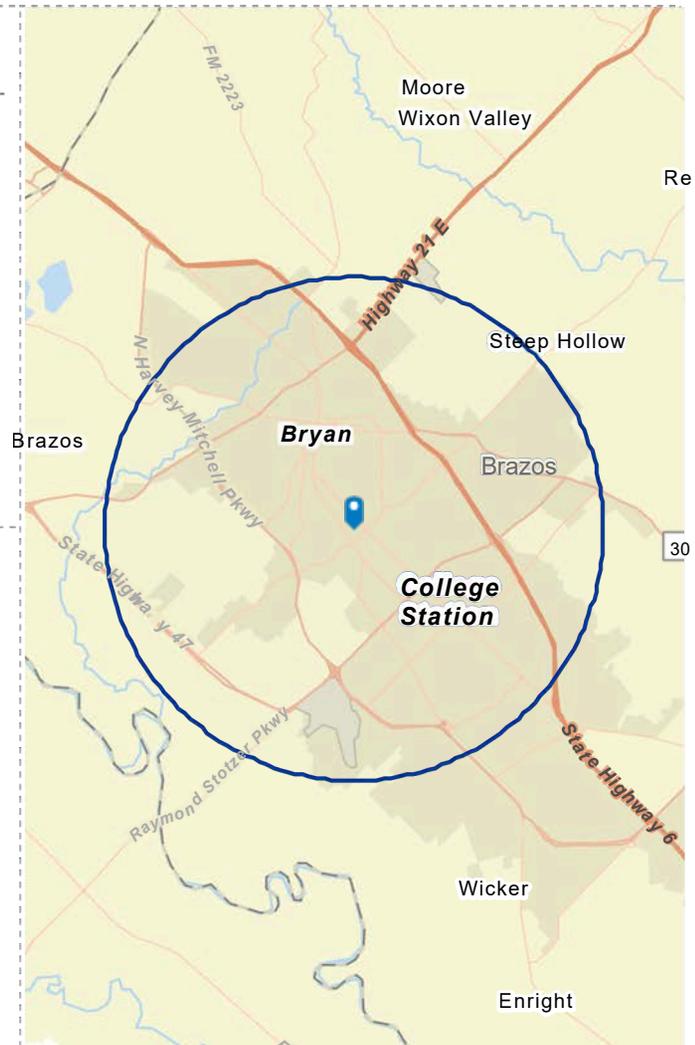
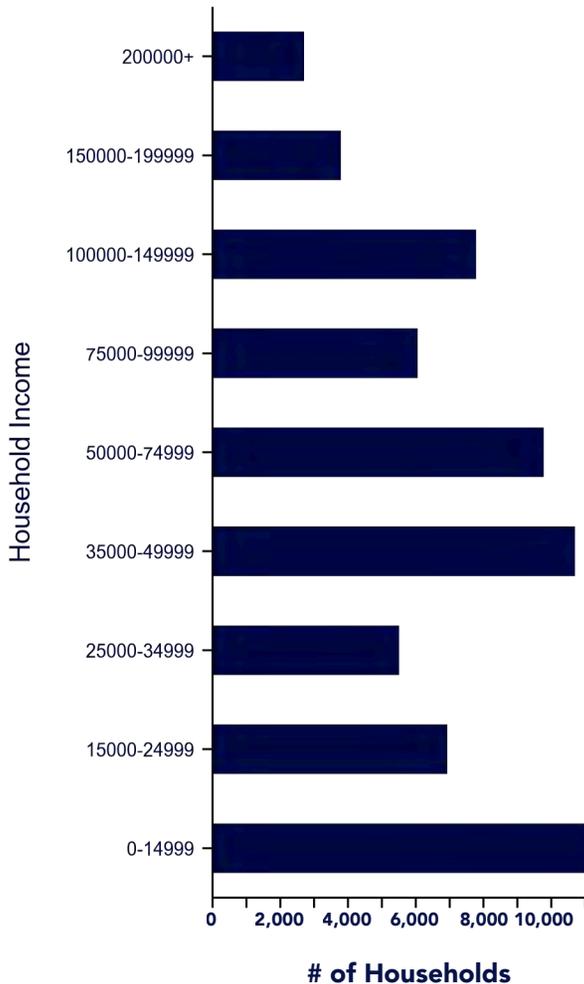
\$26,780



\$409,170



\$321,502



EMPLOYMENT



64%
White Collar



20%
Blue Collar



16%
Services

64%

20%

16%

4.2%
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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

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Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Jerrod Lane

Sales Agent/Associate's Name

620441-SA

License No.

jerrod.lane@riverstonecos.com

Email

(979) 574-0600

Phone

Buyer/Tenant/Seller/Landlord Initials

Date