



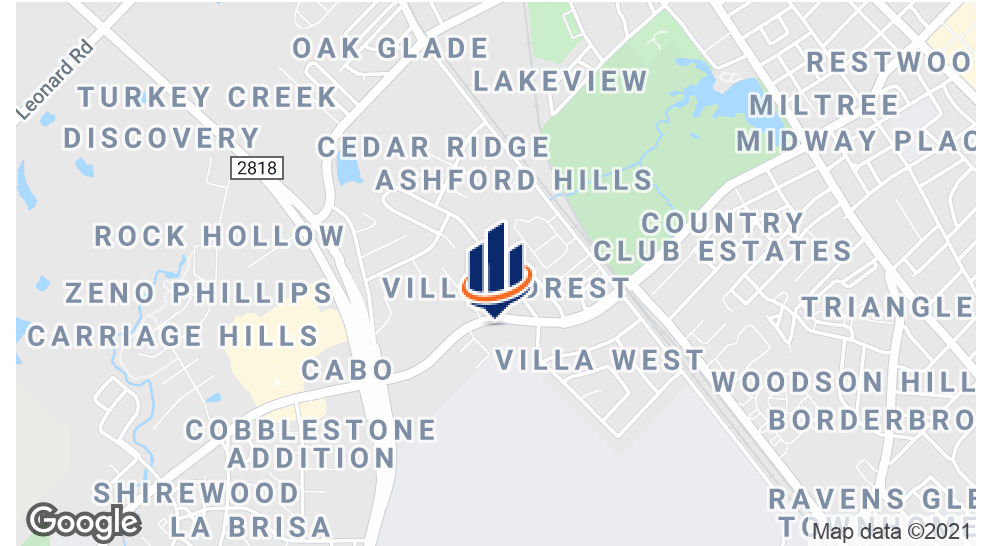
FOR SALE MULTIFAMILY TRACT ±2.94 ACRES

WEST VILLA MARIA ROAD
BRYAN, TX 77801

Jim Jones
Managing Director
O: 979.431.4400
jim.jones@svn.com

Jarred Taylor
Associate Advisor
O: 979.431.4400
jarred.taylor@svn.com
TX #746005

Property Summary



OFFERING SUMMARY

Sale Price:	\$615,000
Lot Size:	2.942 Acres
Zoning:	MF
Utilities:	Available

PROPERTY OVERVIEW

This property is located on the heavily traveled W. Villa Maria Rd, just 2 miles from the Texas A&M Campus and 3 miles from Downtown Bryan. It offers \pm 540ft of frontage on W. Villa Maria, making it highly visible and accessible to daily commuters. It also allows for quick access to HWY 47 and FM 2818. The crossing of FM 2818 and W. Villa Maria is a key intersection in the expansion of West Bryan. Just across FM 2818 is Rudder's Landing, a bustling Walmart anchored shopping center. The property is located in an Opportunity Zone surrounded by multifamily. A short distance from Texas A&M University, Bryan's New Regional "Midtown Park", Downtown Bryan, and Tradition's Club and Lake Walk Atlas.

PROPERTY HIGHLIGHTS

- \pm 540ft of frontage on highly traveled W Villa Maria
- Close proximity to Rudder's Landing
- Located in an Opportunity Zone
- Walking distance to Midtown Park
- Additional 1.5 Acres of Raw Land Available

Additional Photos



± 2.94 AC | WEST VILLA MARIA ROAD | WEST VILLA MARIA ROAD BRYAN, TX 77801

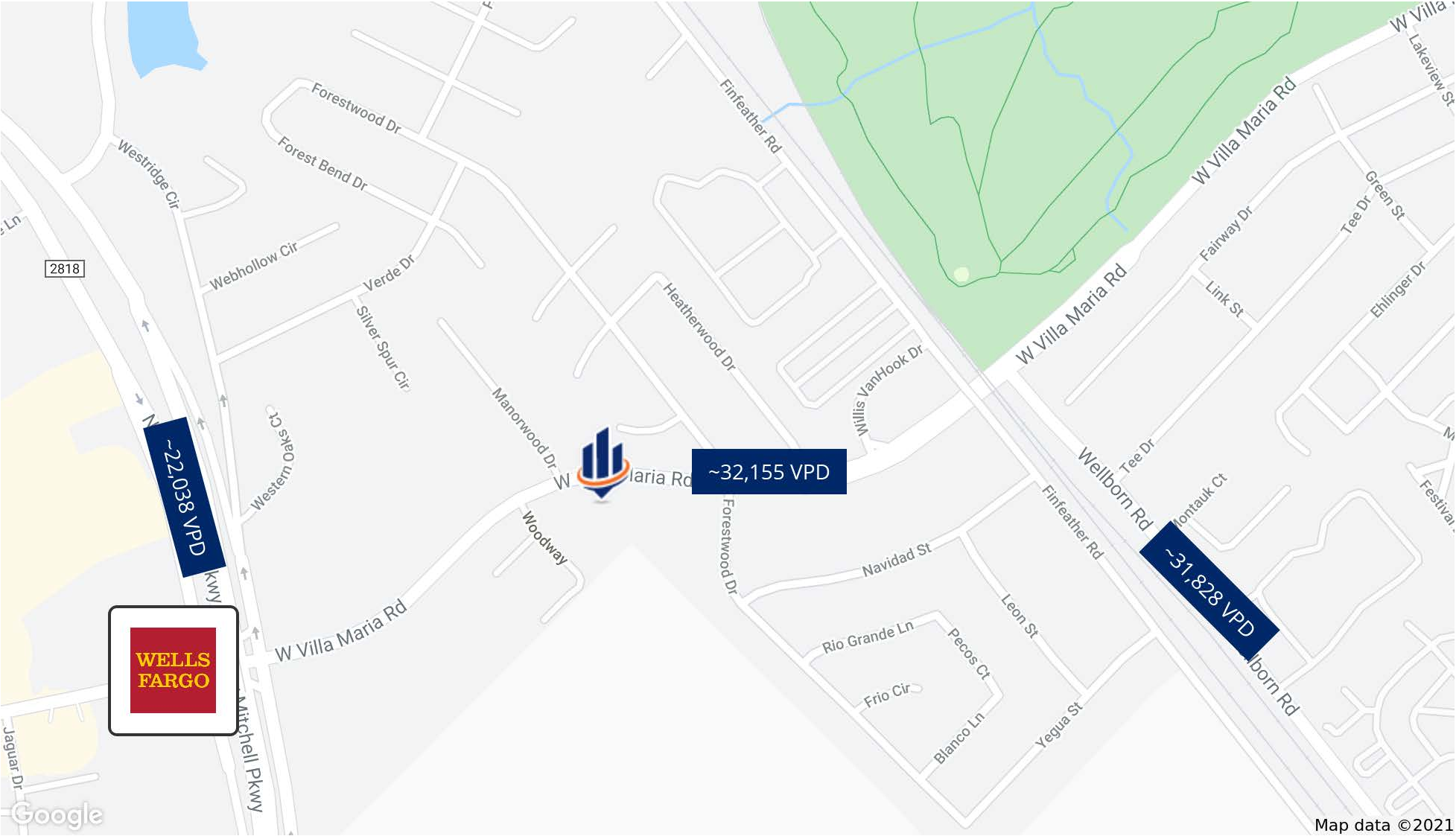
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Retailer Map



Retailer Map



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Site Demographic Summary



Ring of 3 miles

INCOME

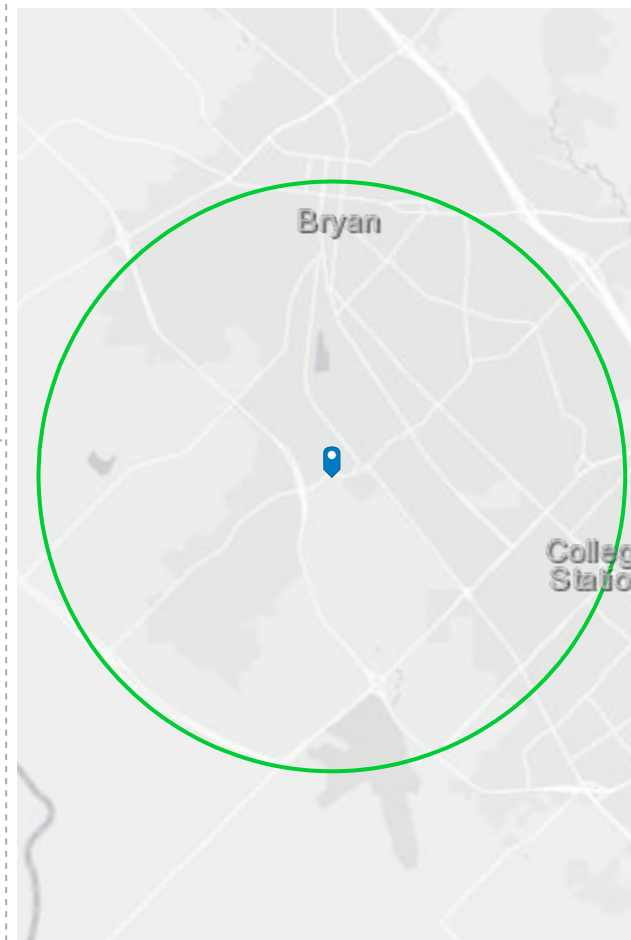
\$62,323
Average Household Income

\$22,040
Per Capita Income

\$239,444
Average Net Worth

\$193,432
Average Home Value

W Villa Maria Rd



KEY FACTS

73,692
Population

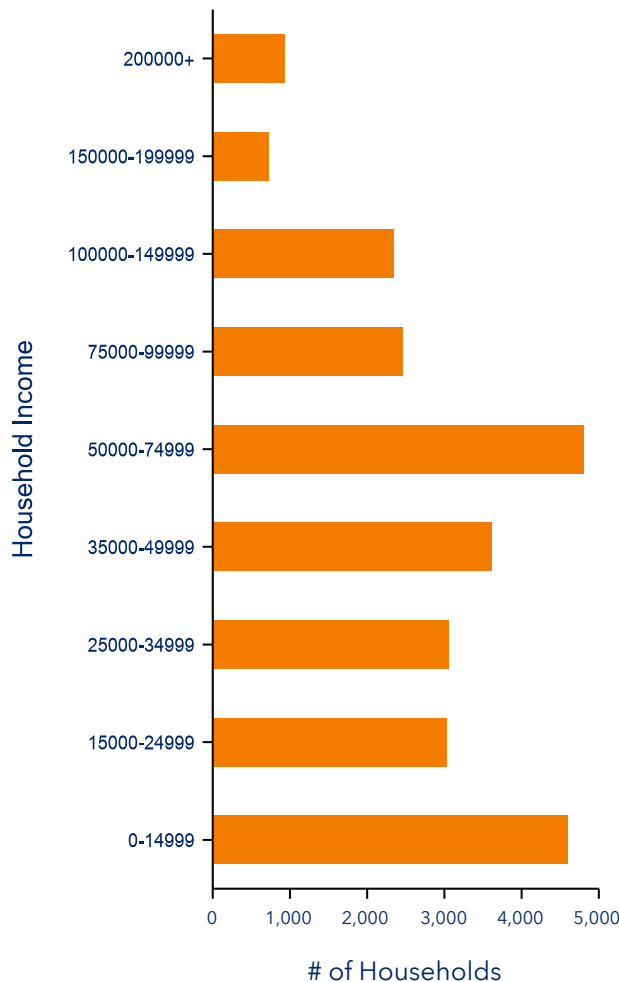
24.6

Median Age



25,591
Households

\$36,710
Median Disposable Income



EDUCATION

19%

No High School Diploma



22%

High School Graduate



25%

Some College



33%

College Graduate

EMPLOYMENT

57%

White Collar



Blue Collar



Services

24%

19%

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 C.R.E. Co.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

9005980

License No.

riverstone@svn.com

Email

(979) 431-4400

Phone

James Jones

Designated Broker of Firm

545598

License No.

jim.jones@svn.com

Email

(979) 431-4400

Phone

Jess Buenger

Licensed Supervisor of Sales Agent/ Associate

598473

License No.

jess.buenger@svn.com

Email

(979) 431-4400

Phone

Sales Agent/Associate's Name

License No.

Email

Phone