



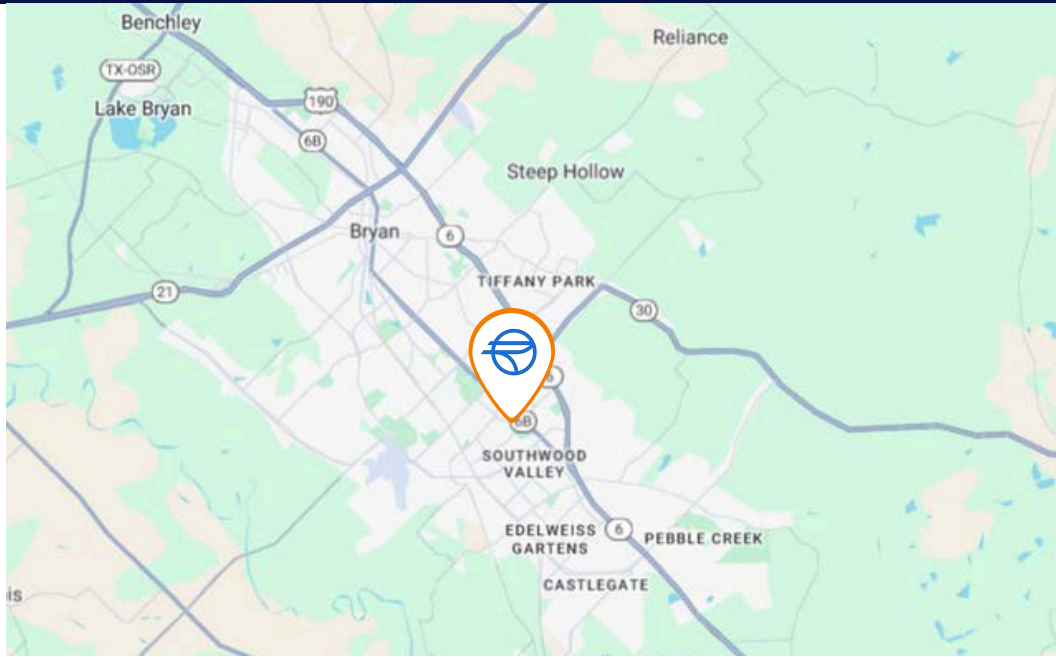
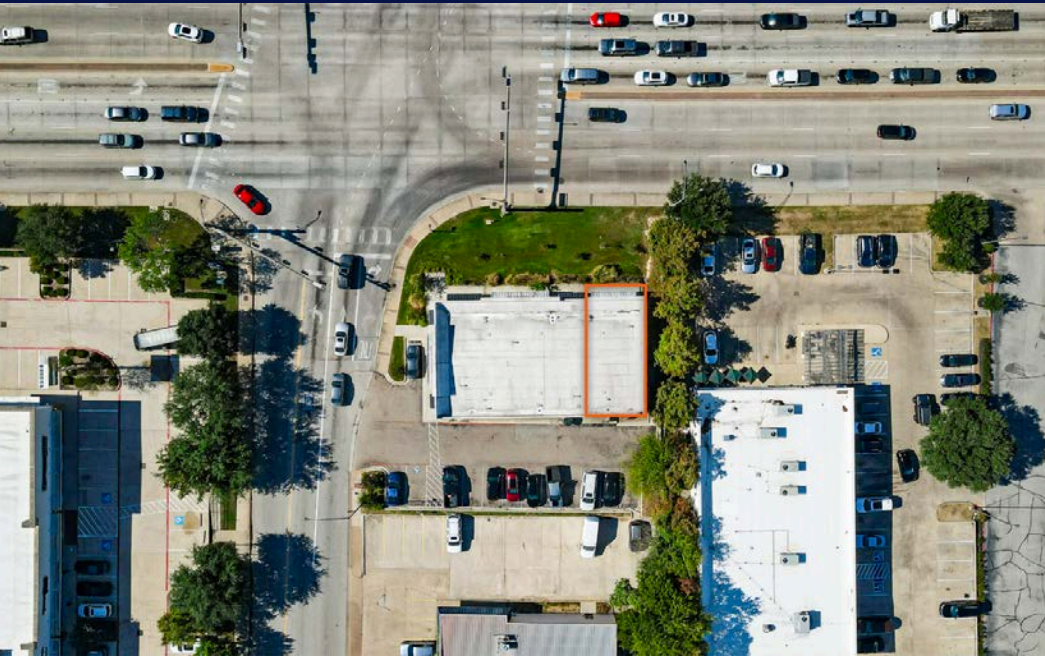
RIVERSTONE
COMMERCIAL REAL ESTATE

1931 Texas Ave S
College Station, TX 77840

JIM JONES 979.431.4400

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

1931 TEXAS AVE S



PROPERTY HIGHLIGHTS

- Versatile retail/office space with excellent visibility along major thoroughfare
- Hard corner located at the intersection of Holleman Drive and Texas Avenue
- Conveniently located less than 2 blocks from Texas A&M University with a 2024 Fall enrollment of over 79,000 students
- Surrounded by national retailers and in close proximity to high traffic hotels, dining, and multiple student housing developments
 - Neighboring retailers include Hobby Lobby, HEB, Ross, Petco, Target, and Old Navy
- Less than 2 blocks from Texas A&M University
- Approx. ±1.5 miles from Highway 6 with direct access via Holleman Drive

BUILDING & SITE SUMMARY

Lease Rate:	Call for Lease Rate
SF Available:	±1,225 SF
Access:	Holleman Drive
Zoning:	General Commercial
Frontage:	130 Ft on Holleman Drive 100 Ft on Texas Avenue
Texas Avenue Traffic Counts:	±51,135 VPD



RIVERSTONE
COMMERCIAL REAL ESTATE

JIM JONES
Managing Partner
979.431.4400 | jim@riverstonecos.com



Post Oak MALL

CAVENDER'S

GRAND STATION

Wolf Pen Creek Park

KOHL'S HomeGoods **FIREHOUSE SUBS**
DOLLAR TREE **F&F CATO**
Los Cucos MEXICAN CAFE NOTHING BUT BAKED CAKES **EYEMART EXPRESS**

21,238 VPD

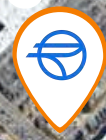
HOBBY LOBBY **ROSS** DRESS FOR LESS **cicis pizza**
PETCO **STARBUCKS** **SALLY BEAUTY** Great Clips
Buck's **CHAMPION FIREARMS** **Stanton OPTICAL**

51,135 VPD

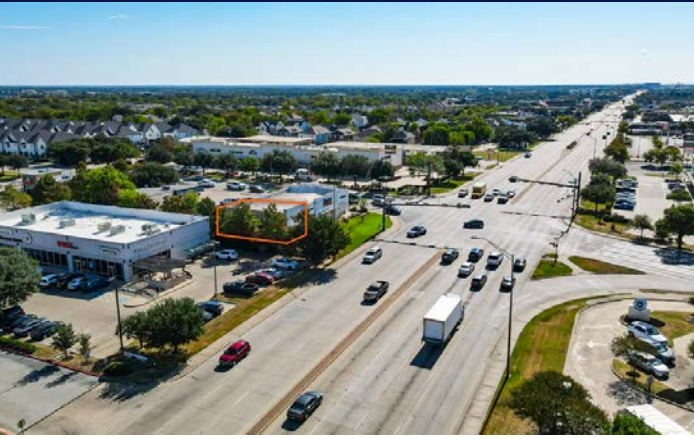
29,713 VPD

H-E-B **HAVERTYS FURNITURE** **Target**
SMOOTHIE KING **DSW** **Marble SLAB CREAMERY**
scotts **OLD NAVY** **boost mobile**

MATTRESS FIRM **Batteries + Bulbs**
GameStop **CASHMAX**



1931 TEXAS AVE S



RIVERSTONE
COMMERCIAL REAL ESTATE

JIM JONES
Managing Partner
979.431.4400 | jjm@riverstonecos.com

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.9

Median Age

67,422

Households

\$43,371

Median Disposable Income

172,522

2023 Total Population

EDUCATION

7%

No High School Diploma



20%
High School Graduate



24%
Some College



49%
College Graduate

INCOME



\$77,753

Average Household Income



\$30,606

Per Capita Income



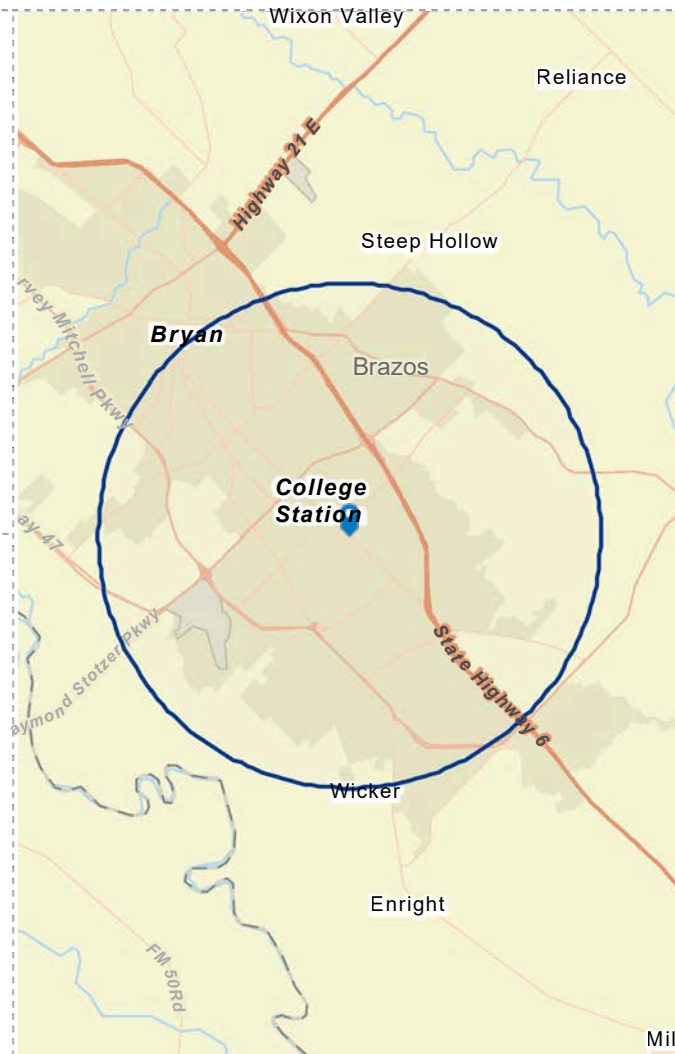
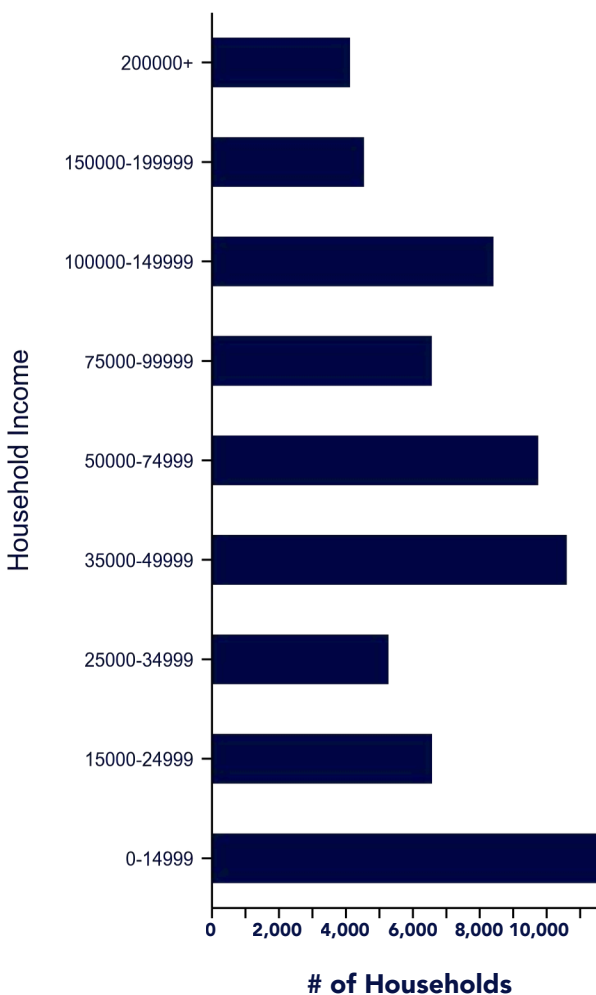
\$542,437

Average Net Worth



\$360,750

Average Home Value



EMPLOYMENT



White Collar

70%



Blue Collar

16%



Services

14%

3.4%

Unemployment Rate

