



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**900 W William J Bryan Pkwy**  
Bryan, TX 77803



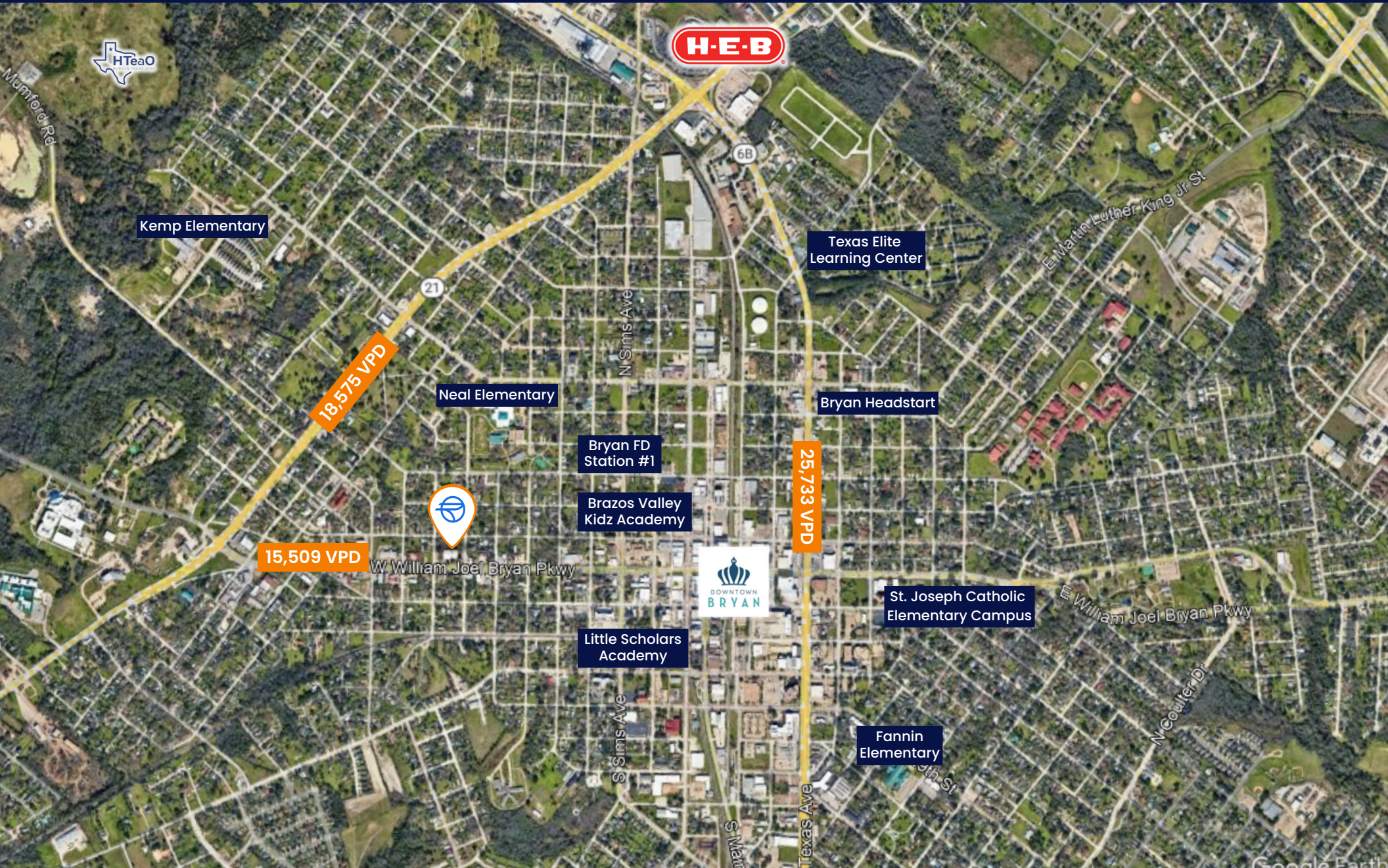
### OFFERING SUMMARY

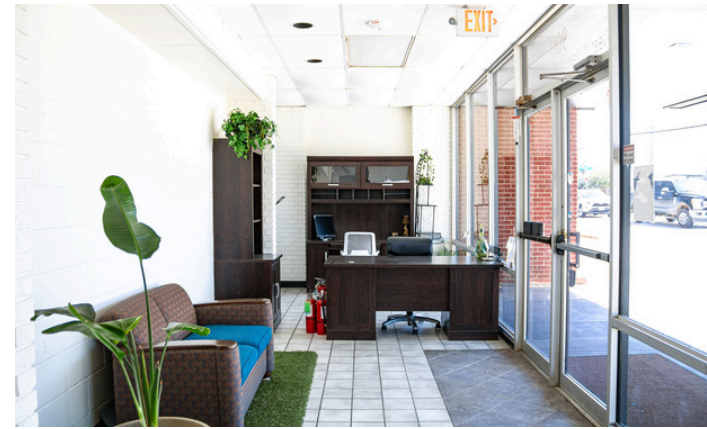
Sale Price:	\$1,399,000
Building Size:	14,280 SF
Lot Size:	62,500 SF
Zoning:	Commercial District (C-3)
W William J Bryan Traffic Counts:	12,281 VPD

### PROPERTY HIGHLIGHTS

- **Solid Brick Construction** – Durable, well maintained, 14,280 SF building
- **Expansive ±1.43 Acres** – Full city block with room to expand
- **Modernized Accessibility** – New entrance, parking areas, and ADA upgrades
- **Upgraded Infrastructure** – New meters, panels, disconnects, and conduit
- **Renovated Facilities** – New floors, paint, and updated restrooms for comfort and functionality
- **Flexible Interior Layout** – Office, meeting, and multipurpose room options
- **Prime Central Location** – Easy access to Hwy 21 & Historic Downtown Bryan
- **Outdoor Amenities** – Tennis court, basketball court, and playground
- **Turnkey Opportunity** – Ideal for schools, childcare, worship, sports, tech, or manufacturing









# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 1 mile

## KEY FACTS

32.7

Median Age



3,257

Households

\$38,543

Median Disposable Income



10,834

2023 Total Population

## EDUCATION

29%

No High School Diploma



39%

High School Graduate



24%

Some College



9%

College Graduate

## INCOME



\$62,147

Average Household Income



\$19,608

Per Capita Income



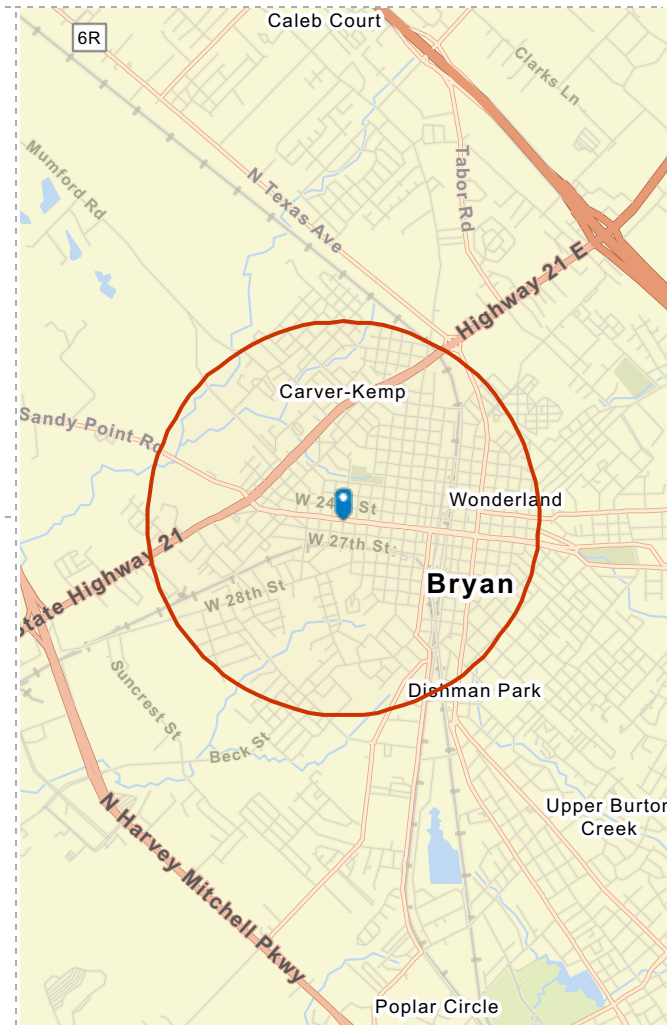
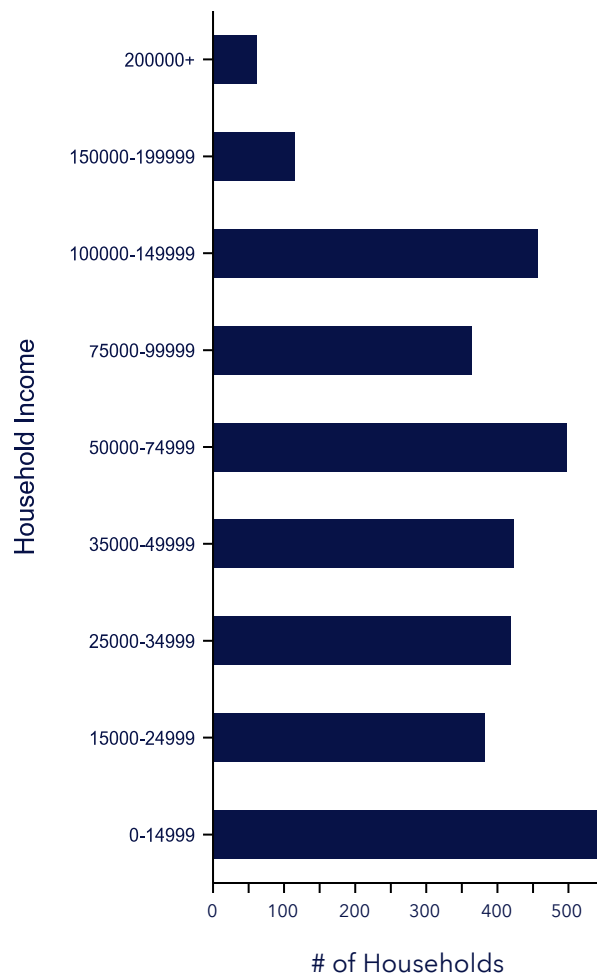
\$272,472

Average Net Worth



\$177,508

Average Home Value



## EMPLOYMENT



35%

White Collar



40%

Blue Collar



Services

5.5%

Unemployment Rate

24%

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

33.2

Median Age



19,710

Households

\$49,429

Median Disposable Income



55,956

2023 Total Population

## EDUCATION

20%

No High School Diploma



34%

High School Graduate



24%

Some College



23%

College Graduate

## INCOME



\$75,622

Average Household Income



\$27,113

Per Capita Income



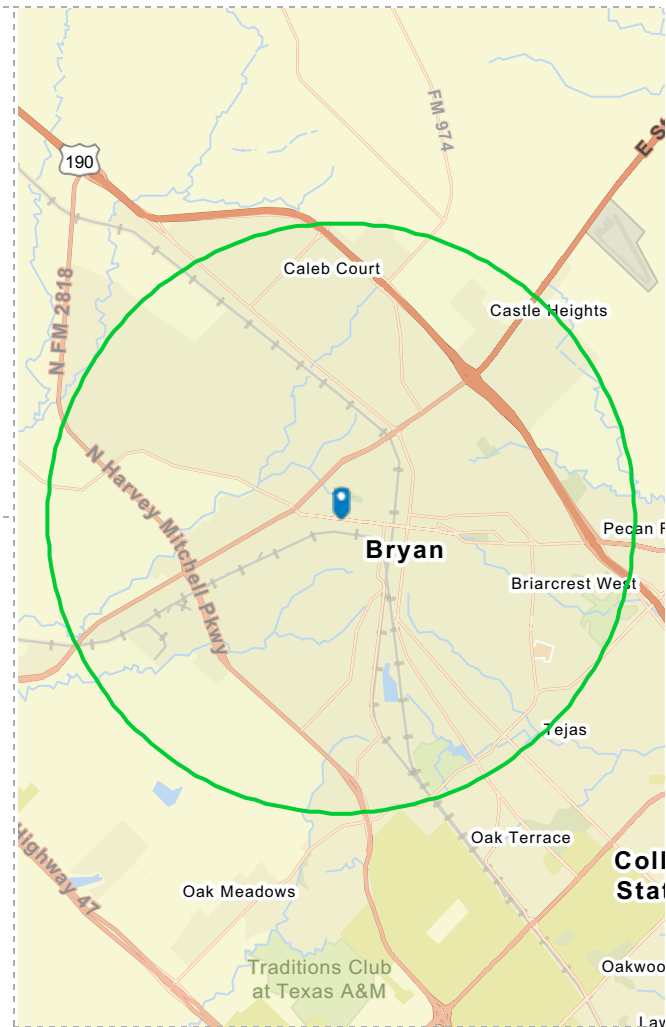
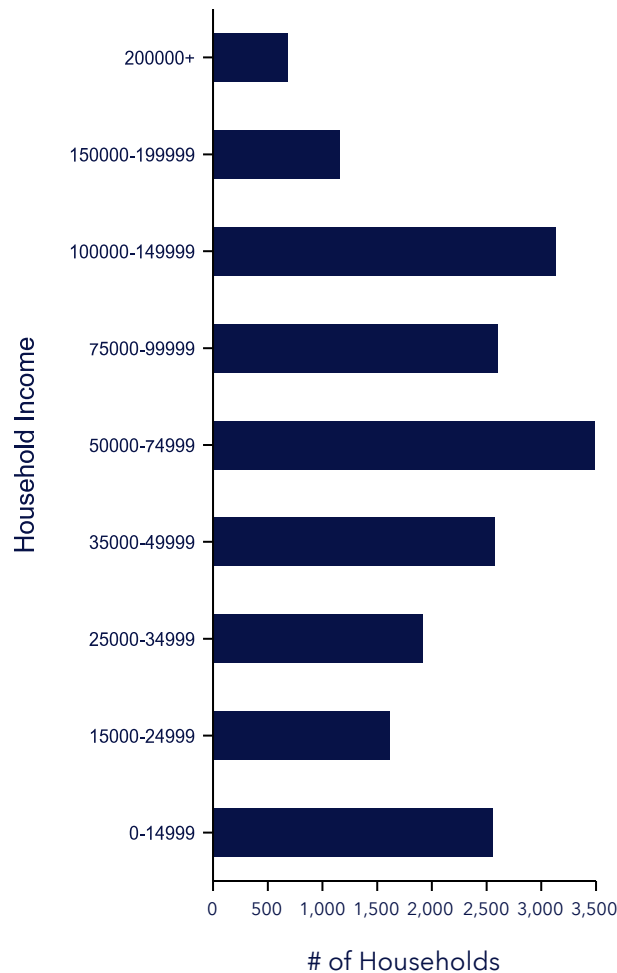
\$527,315

Average Net Worth



\$246,421

Average Home Value



## EMPLOYMENT



50%

White Collar



32%

Blue Collar



Services

5.8%

Unemployment Rate

18%

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

28.0

Median Age



38,594

Households

\$48,786

Median Disposable Income



106,882

2023 Total Population

## EDUCATION

14%

No High School Diploma



28%

High School Graduate



24%

Some College



34%

College Graduate

## INCOME



\$79,289

Average Household Income



\$28,932

Per Capita Income



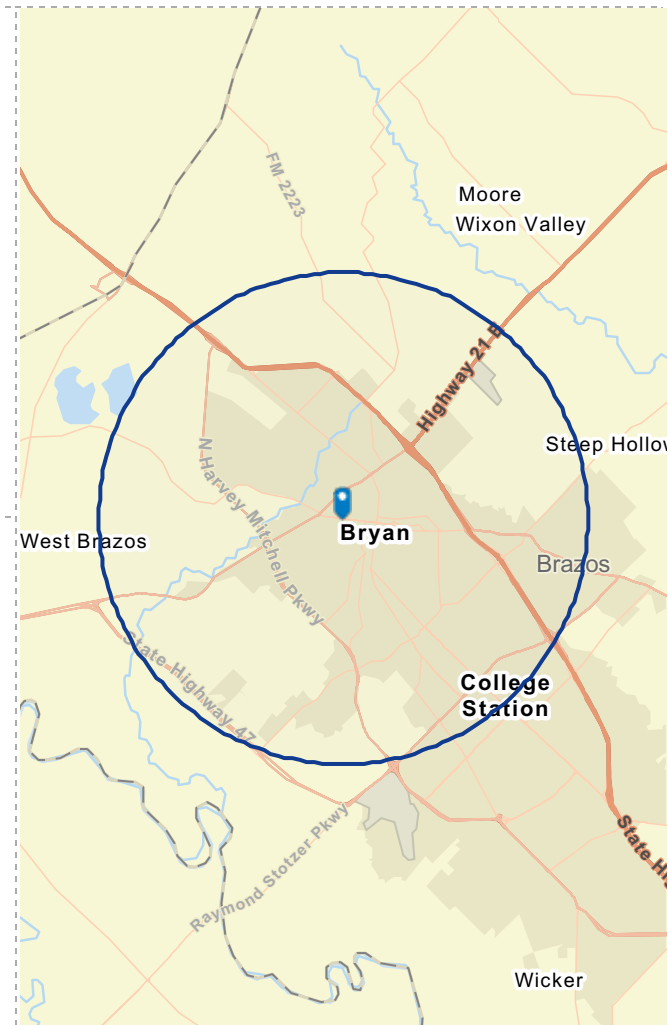
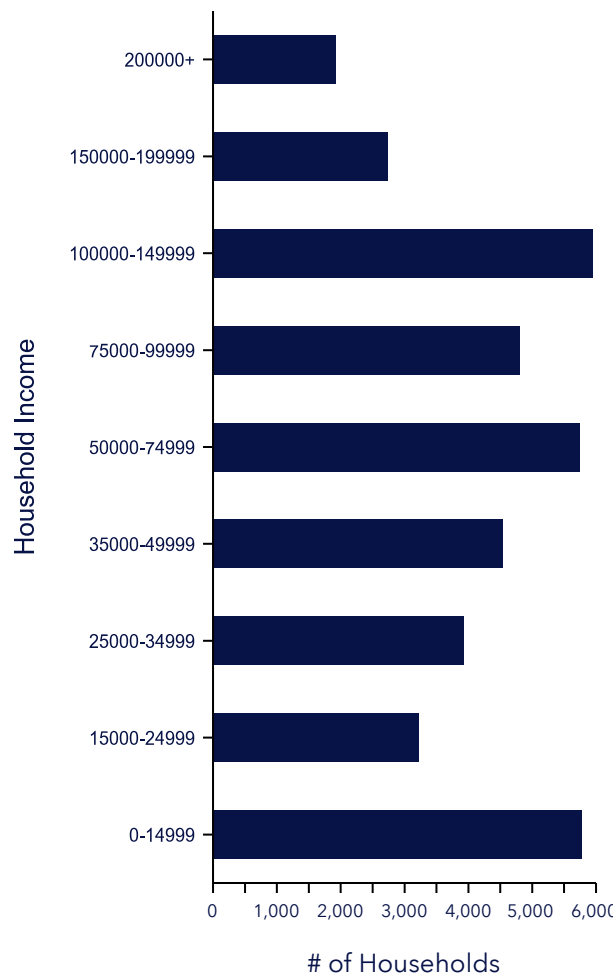
\$576,864

Average Net Worth



\$291,226

Average Home Value



## EMPLOYMENT



60%

White Collar



24%

Blue Collar



Services

4.8%

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.

<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>Jarred Taylor</b>	<b>746005</b>	<b>jarred.taylor@riverstonecos.com</b>	<b>(936) 525-0069</b>
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date