



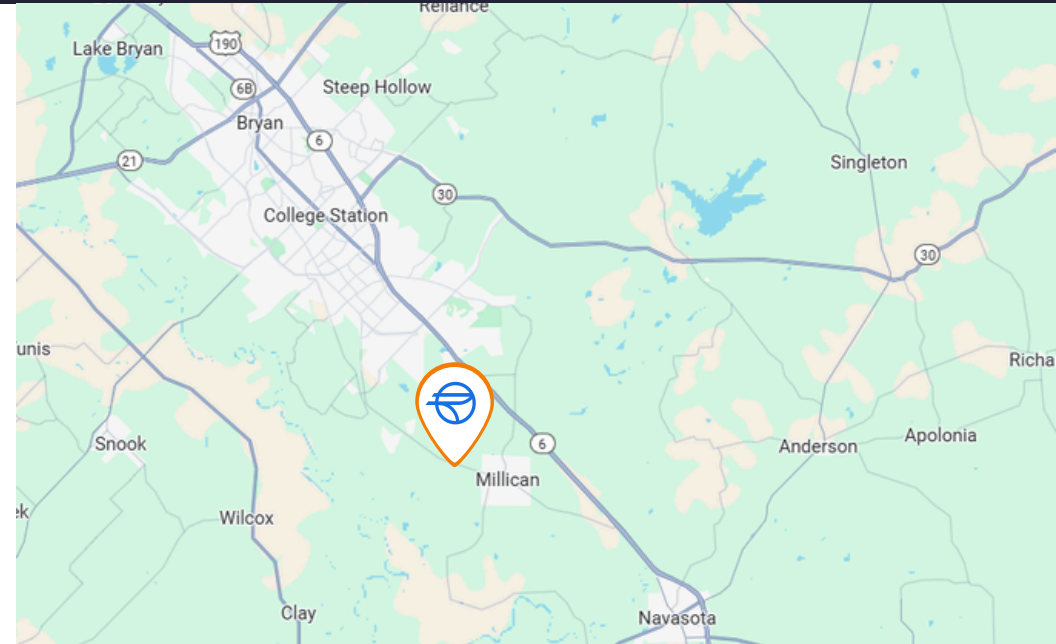
RIVERSTONE
LAND AND RANCH

21259 FM 2154
Millican, TX 77866

BRIAN BULLINGTON 979.571.5610

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

21259 FM 2154



OFFERING SUMMARY

Sale Price: \$1,100,000

Lot Size: ± 24.53 Acres

PROPERTY DESCRIPTION

Just under 25 acres positioned along Farm-to-Market Road 2154. With convenient access to College Station this property combines rural appeal with proximity to growing amenities and infrastructure. Its strategic location and flexible land use possibilities make it well-suited for development, a private homesite, or long-term investment. With valuable road frontage and strong growth trends in the surrounding area, this property offers excellent potential for future appreciation. Whether you're looking to build, develop, or expand your investment portfolio, this property delivers versatility and opportunity in a rapidly developing corridor of Brazos County.



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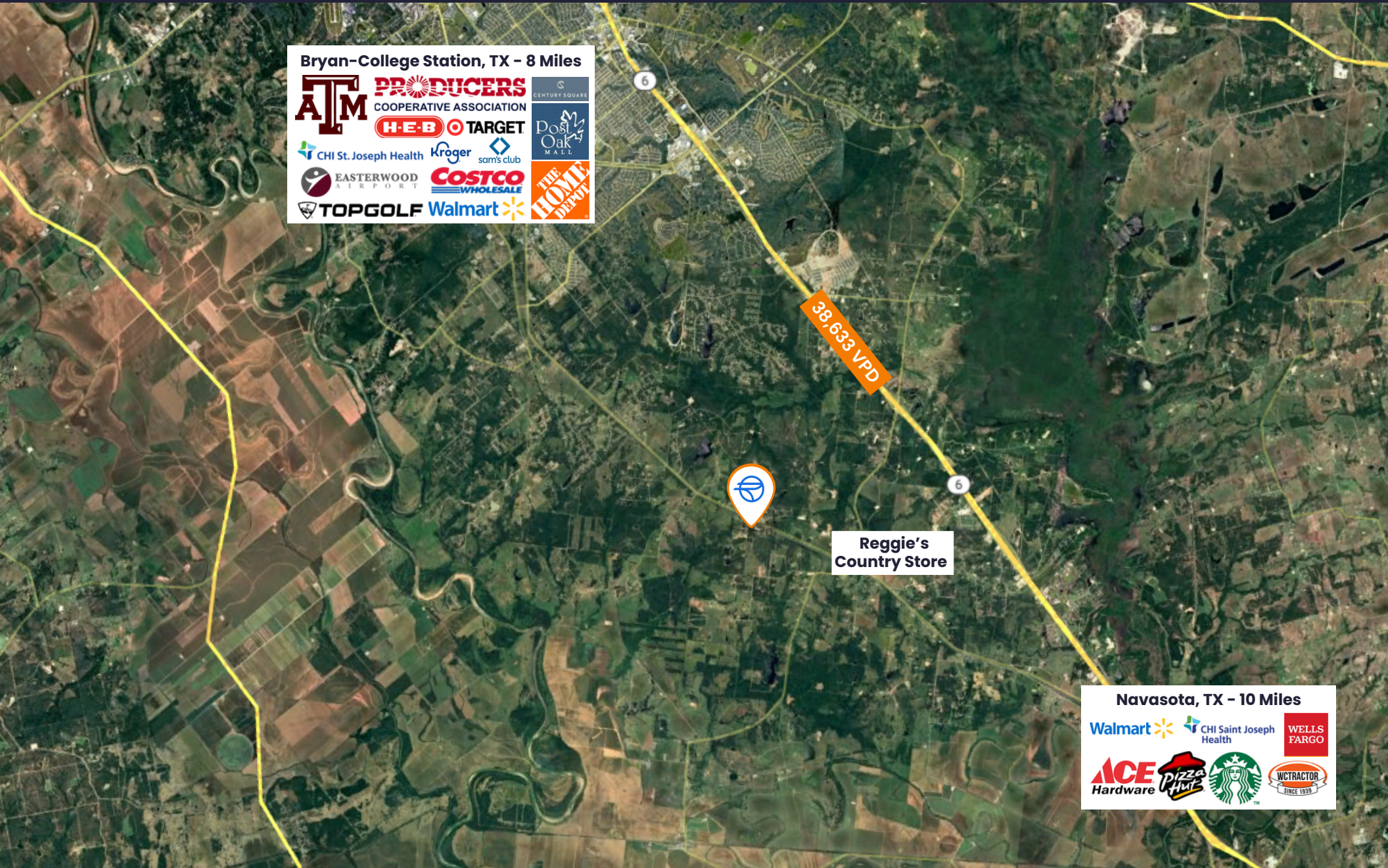
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Bryan-College Station, TX - 8 Miles

ATM	PRODUCERS COOPERATIVE ASSOCIATION	CENTURY SQUARE
CHI St. Joseph Health	Kroger	sam's club
EASTERWOOD AIRPORT	COSTCO WHOLESALE	Post Oak MALL
TOPGOLF	Walmart	THE HOME DEPOT



**Reggie's
Country Store**

38,633 VPD

Navasota, TX - 10 Miles

Walmart	CHI Saint Joseph Health	WELLS FARGO
ACE Hardware	Pizza Hut	Starbucks
		WCTRACTOR SINCE 1939



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Site Demographic Summary



RIVERSTONE

LAND AND RANCH

Ring of 10 miles

KEY FACTS

32.3

Median Age

27,655
Households

\$75,488

Median Disposable Income

73,666
2023 Total Population

EDUCATION

5%

No High School Diploma



13%
High School Graduate



21%
Some College



61%
College Graduate

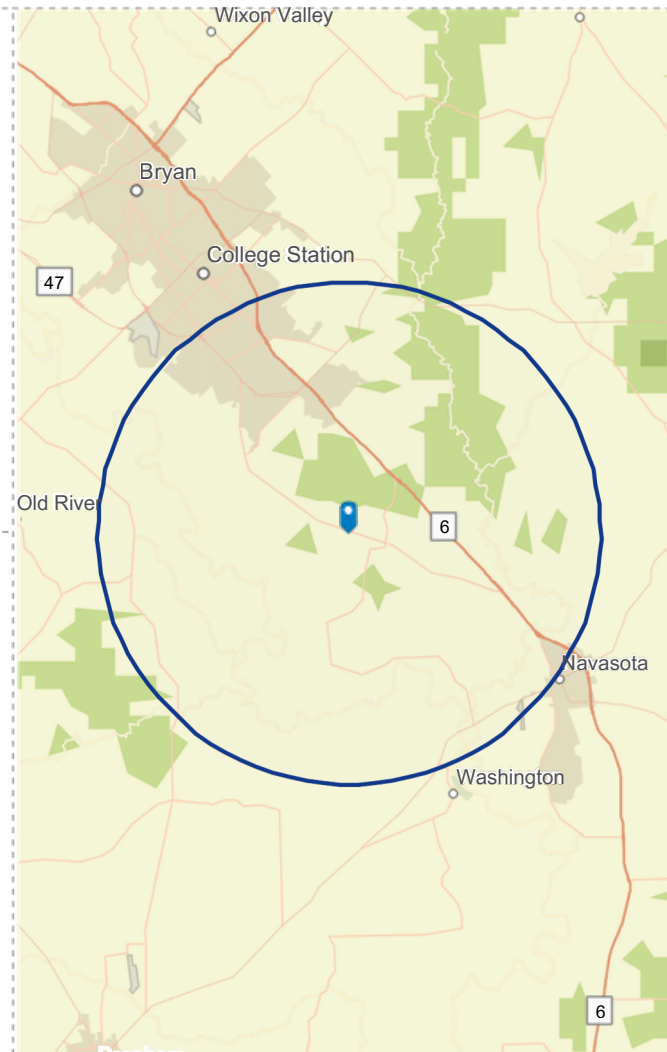
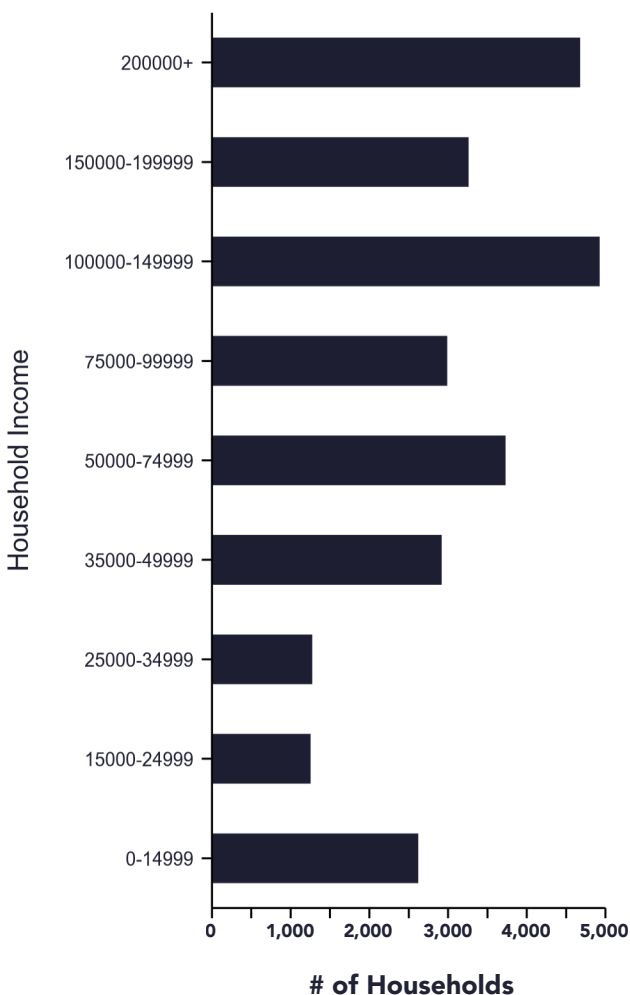
INCOME

\$130,243
Average Household Income

\$48,866
Per Capita Income

\$1,488,243
Average Net Worth

\$436,295
Average Home Value



EMPLOYMENT

78%
White Collar

11%
Blue Collar

11%
Services

2.2%

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.

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 Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date