



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**1806 BARAK LN**

BRYAN, TX 77802

DEREK BANGS 979.431.4400

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840



**PROPERTY DESCRIPTION**

0.857 Acres on Barak Lane, with quick access to E-29th and Briarcrest intersection. This is an established business district with high traffic counts and every consumer demographic within a short distance. Directly across from Bryan High School, ±1 mile from CHI St. Joseph Regional Hospital, Blinn College, Texas Avenue, and University Drive. Surrounding retailers include Walmart, Chick-Fil-A, and Lowes.

**PROPERTY HIGHLIGHTS**

- Directly Across from Bryan High School
- Quick Access to E-29th St & Briarcrest Drive & Texas 6 Frontage Rd
- 6' Water Line on Barak Lane
- Surrounding Retailers include Walmart, Chick-Fil-A, and Lowes
- C-2 Zoning

**OFFERING SUMMARY**

Sale Price:	\$179,000
Lot Size:	37,361 SF





# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 1 mile

## KEY FACTS

39.1

Median Age

  
4,439  
Households

\$45,772

Median Disposable  
Income

  
9,665  
2023 Total Population

## EDUCATION

5%

No High  
School  
Diploma



24%  
High School  
Graduate



23%  
Some  
College



49%  
College  
Graduate

## INCOME



\$78,693

Average Household  
Income



\$36,628

Per Capita Income



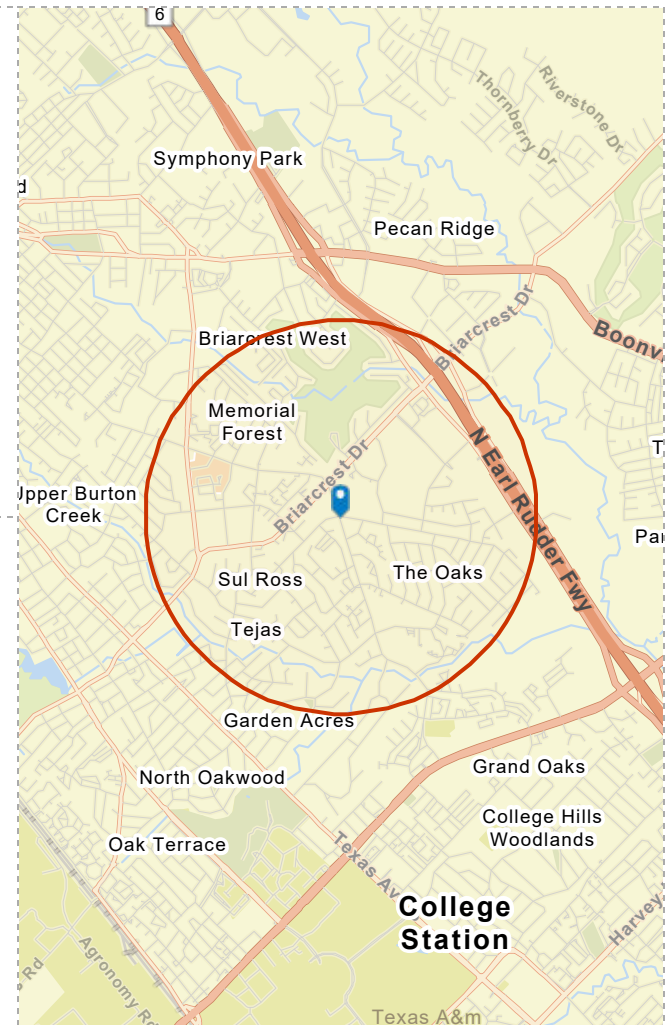
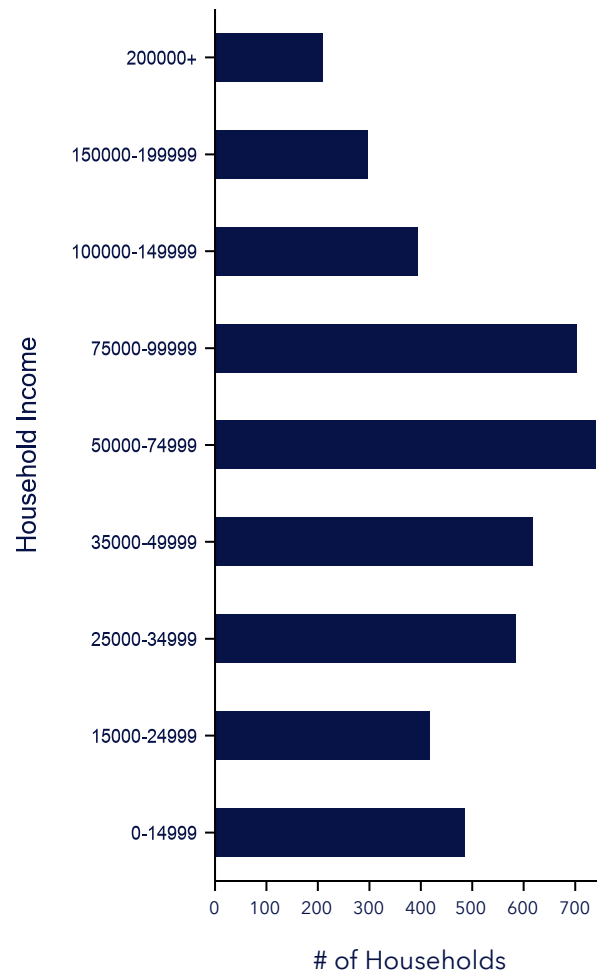
\$614,310

Average Net Worth



\$244,544

Average Home Value



## EMPLOYMENT



White Collar

73%



Blue Collar

16%



Services

10%

1.7%  
Unemployment  
Rate

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

24.7

Median Age



33,546

Households

\$37,584

Median Disposable Income



89,538

2023 Total Population

## EDUCATION

10%

No High School Diploma



23%

High School Graduate



24%

Some College



43%

College Graduate

## INCOME



\$65,068

Average Household Income



\$24,761

Per Capita Income



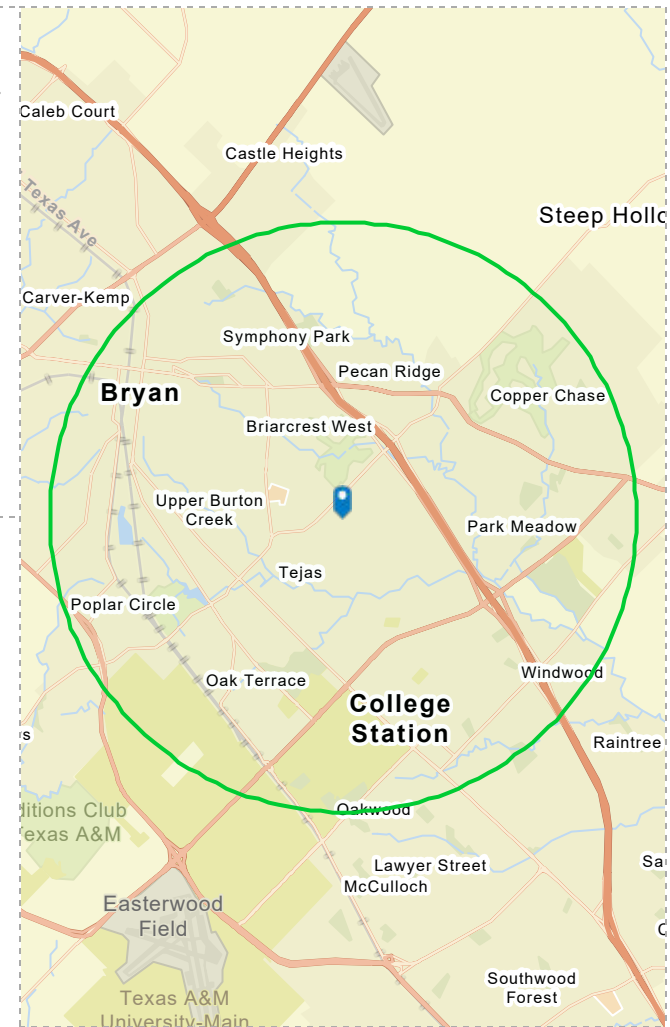
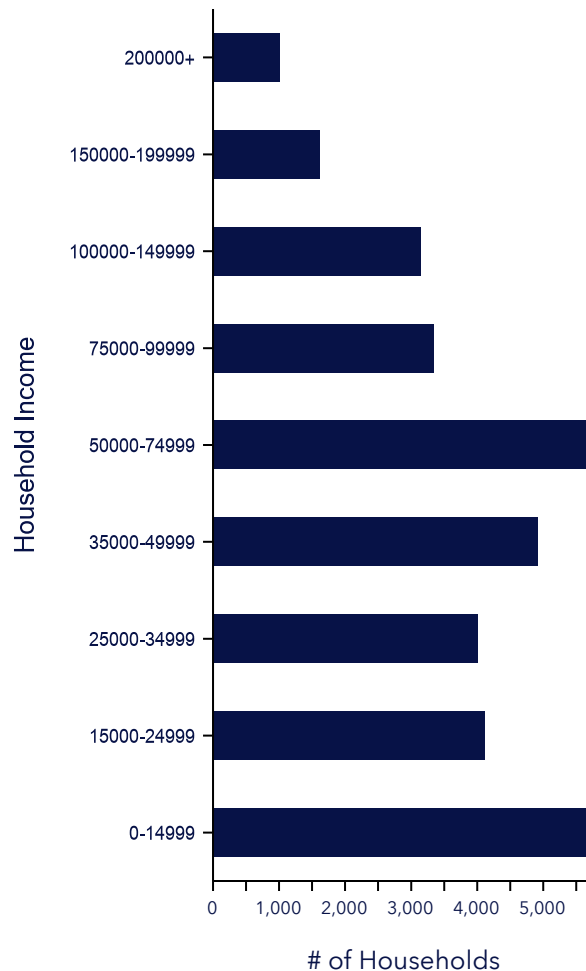
\$319,631

Average Net Worth



\$269,152

Average Home Value



## EMPLOYMENT



65%

White Collar



Blue Collar



Services

19%

Unemployment Rate

16%

4.7%

# 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>Derek Bangs</b>	<b>817435</b>	<b>derek.bangs@riverstonecos.com</b>	<b>(512) 221-3984</b>
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	