

RIVERSTONE
COMMERCIAL REAL ESTATE

8128 SH-21
BRYAN, TX 77807

LANDON ALLEN 979.431.4400 | ZACH HORN 979.431.4400

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

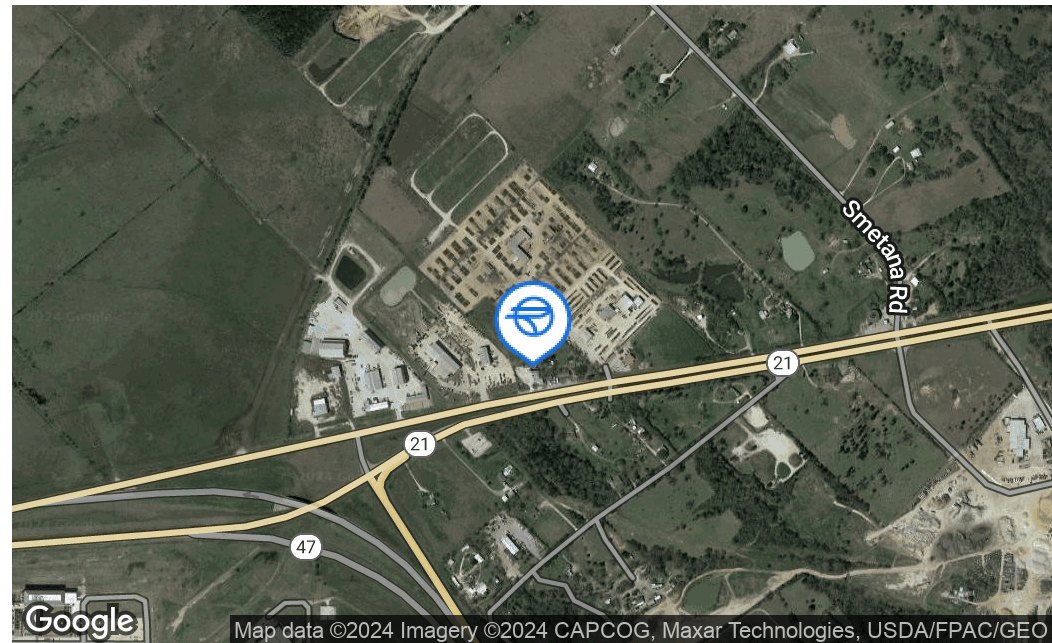


PROPERTY HIGHLIGHTS

- Convenient Access to Major Thoroughfare SH-21
- Suitable for Warehousing or Logistics Operations
- Ideal Location for Industrial Investment
- Close Proximity to Texas A&M RELIS Campus and Texas A&M Transportation Institute
- Zoned Innovation Corridor - Retail Services (IC-RS)
- Neighboring Businesses Include Mustang Cat & Rod and Tubing Services (RTS)

OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	0.73 Acres
Building Size:	2,988 SF



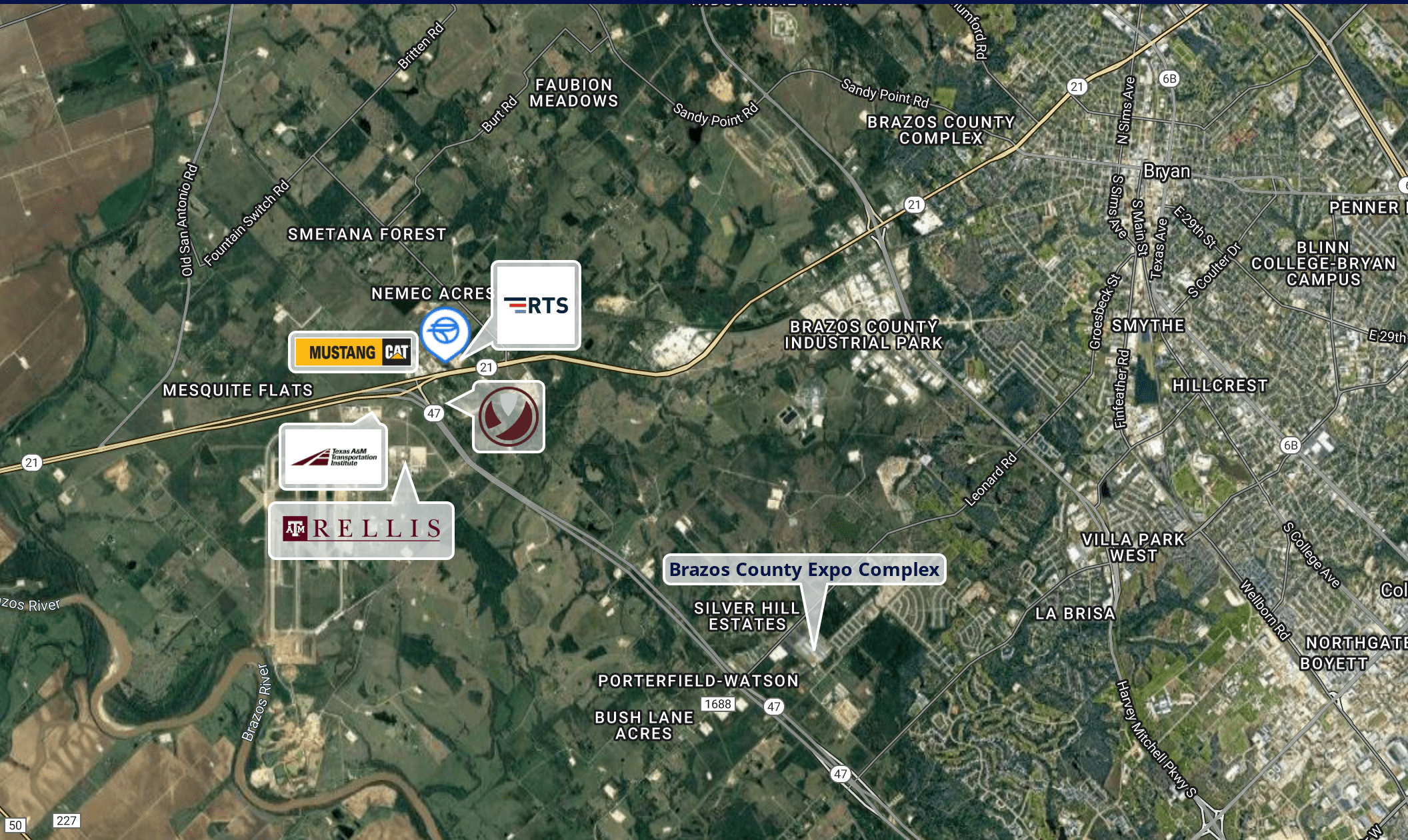
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INTERIOR PHOTOS



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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 1 mile

KEY FACTS

36.0

Median Age



74

Households



209

2023 Total Population

\$60,970

Median Disposable Income

EDUCATION

23%

No High School Diploma



44%

High School Graduate



14%

Some College



19%

College Graduate

INCOME



\$100,374

Average Household Income



\$36,941

Per Capita Income



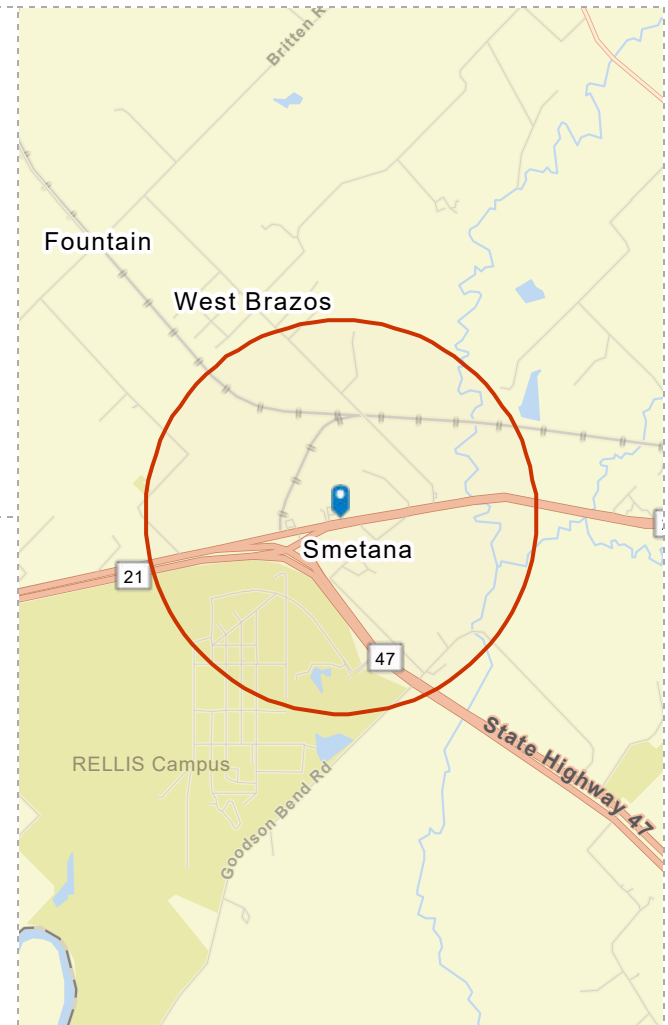
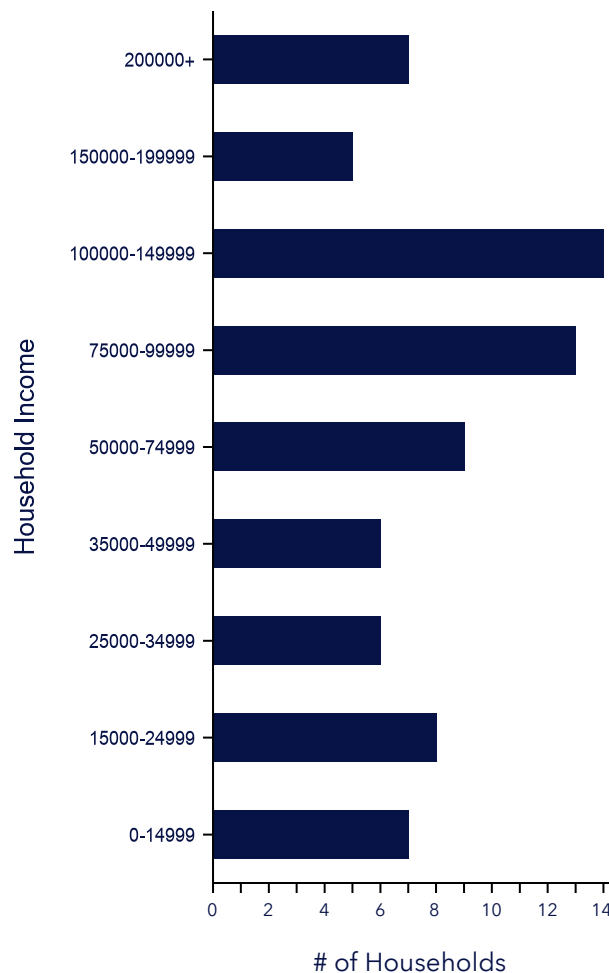
\$748,730

Average Net Worth



\$333,929

Average Home Value



EMPLOYMENT



53%

White Collar



23%

Blue Collar



Services

25%

Unemployment Rate

0.0%

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

37.0

Median Age



541

Households



1,450

2023 Total Population

\$59,912

Median Disposable Income

EDUCATION

22%

No High School Diploma



40%

High School Graduate



15%

Some College



24%

College Graduate

INCOME



\$103,915

Average Household Income



\$40,373

Per Capita Income



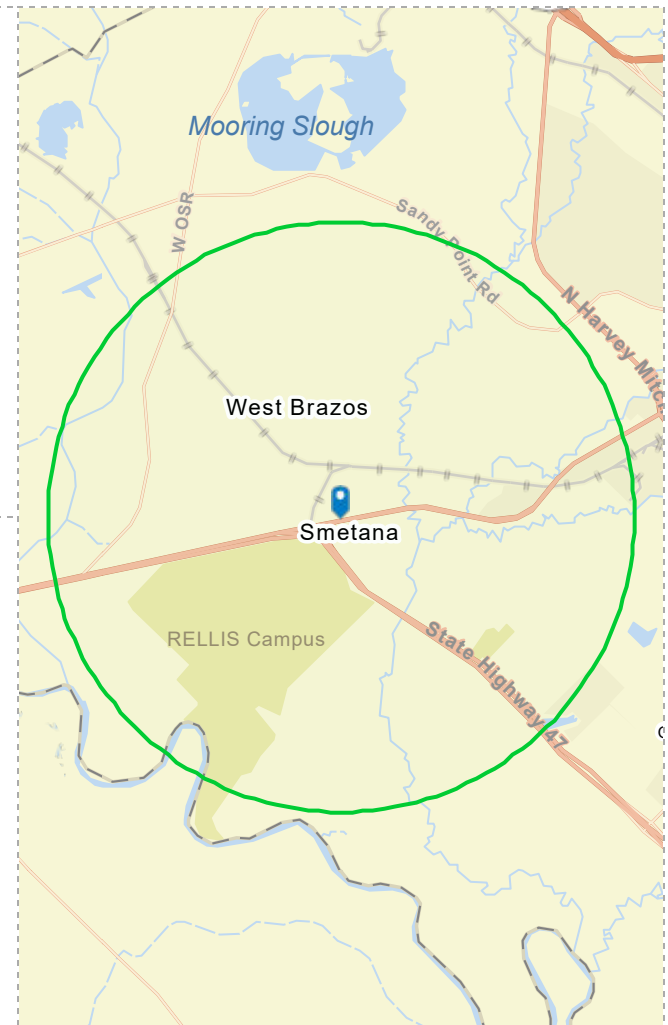
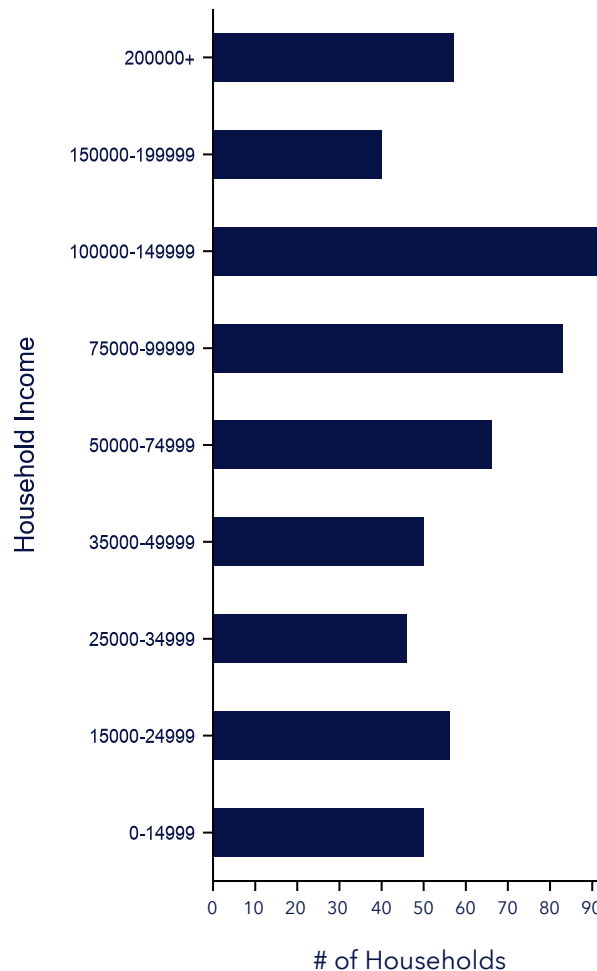
\$745,317

Average Net Worth



\$338,333

Average Home Value



EMPLOYMENT



55%

White Collar



23%

Blue Collar



Services

22%

Unemployment Rate

0.4%

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

9008522

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Designated Broker of Firm

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Phone

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Phone

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Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date