

FOR SALE

2735 NASH STREET

Bryan, TX 77802

PRESENTED BY:

JIM JONES

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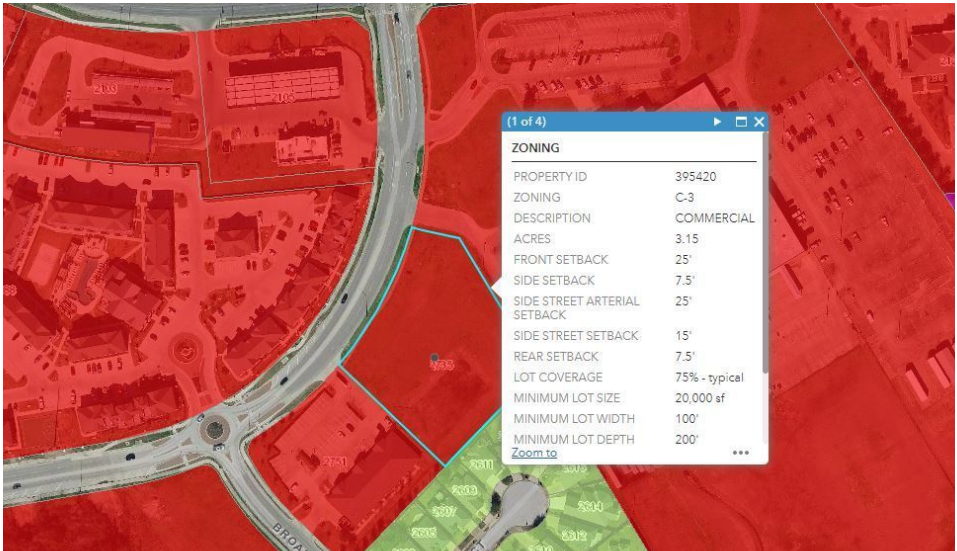
BLAKE BAUMANN

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PROPERTY SUMMARY



PROPERTY SPECS

LOT SIZE:	1.753 Acres
FRONTAGE:	±260ft
ZONING:	C - 3
SQFT SALES PRICE:	\$4.95sf
SALES PRICE	\$380,000

LOCATION OVERVIEW

This ±1.75 acre development opportunity is conveniently located off East William Joel Bryan Parkway, the high-growth corridor of northeast Bryan. This property is positioned minutes from Historic Downtown Bryan, St. Joseph's Regional Hospital & Health Corridor, and walking distance to Blinn College. Across the street from The Camber Villas On Nash, a 490 bed student housing apartment complex. It is currently zoned General Commercial, allowing for a broad number of uses, and offering ±260ft of frontage on Nash St.

PROPERTY HIGHLIGHTS

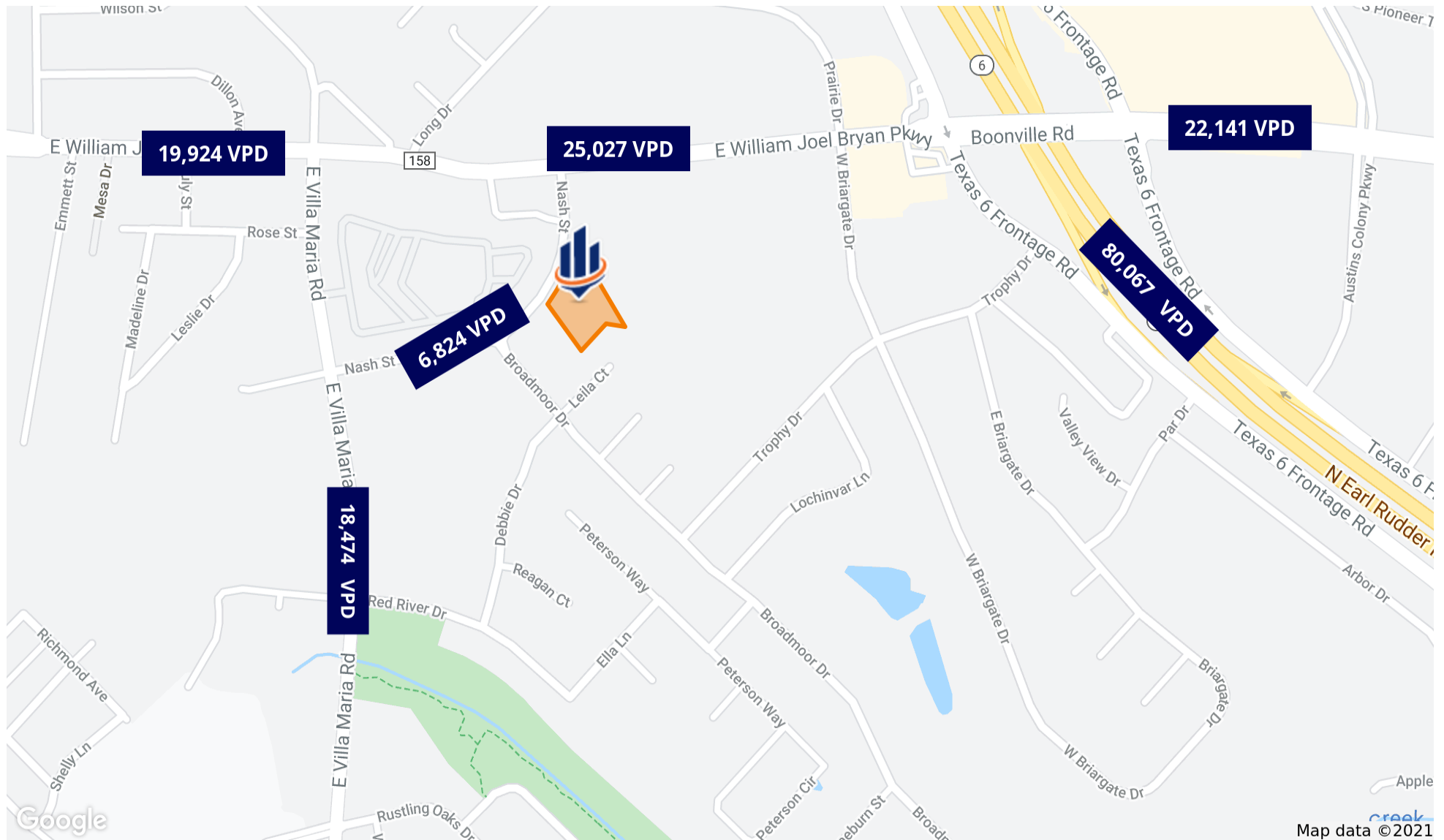
- Zoned for retail and commercial use [C-3] [Zoning Image Above]
- All utilities available
- Gateway corridor for Bryan
- Close proximity to Blinn College, Bryan Post Office, The Camber Villas On Nash, and St. Joseph's Medical District
- Quick access to maior thoroughfare Highwav 6

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VEHICLE COUNT



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SVN | RIVERSTONE COMMERCIAL REAL ESTATE 3

RETAILER MAP



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PHOTOGRAPHS OF LOCATION



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SVN | RIVERSTONE COMMERCIAL REAL ESTATE 6

Site Demographic Summary



Ring of 1 mile

KEY FACTS

10,153

Population

36.4

Median Age



4,222

Households

\$46,901

Median Disposable Income

EDUCATION

12%

No High School Diploma



24%

High School Graduate



28%

Some College



37%

College Graduate

INCOME



\$72,662

Average Household Income



\$30,338

Per Capita Income



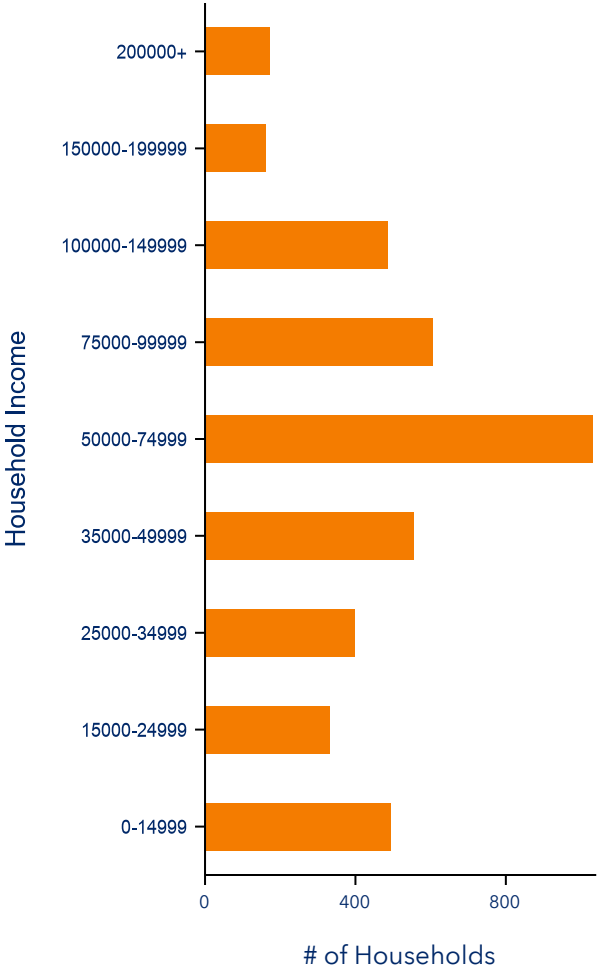
\$593,694

Average Net Worth

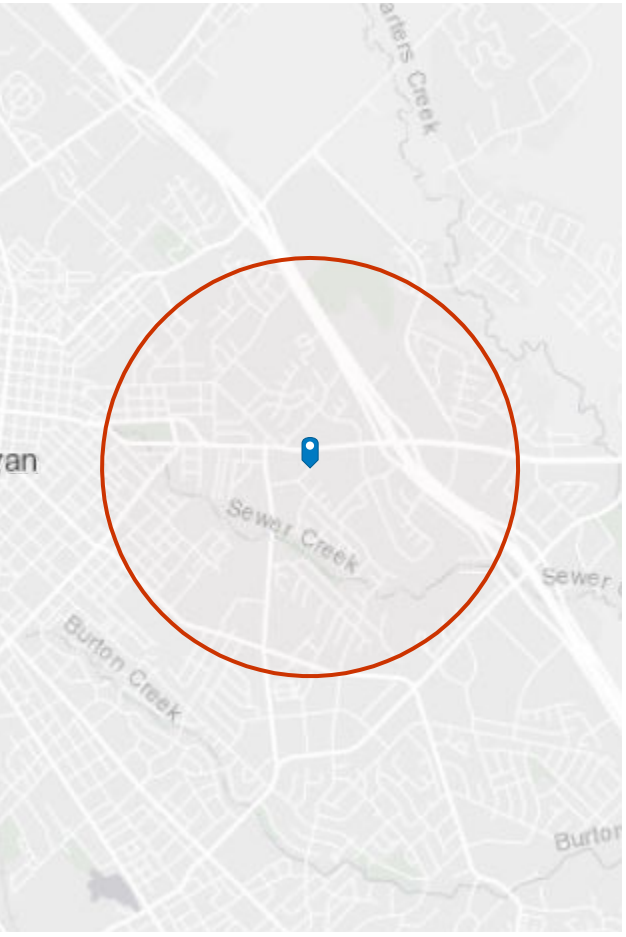


\$214,032

Average Home Value



2735 Nash Street



EMPLOYMENT



68%

White Collar



20%

Blue Collar



12%

Services

4.0%

Unemployment Rate

Site Demographic Summary



Ring of 3 miles

INCOME

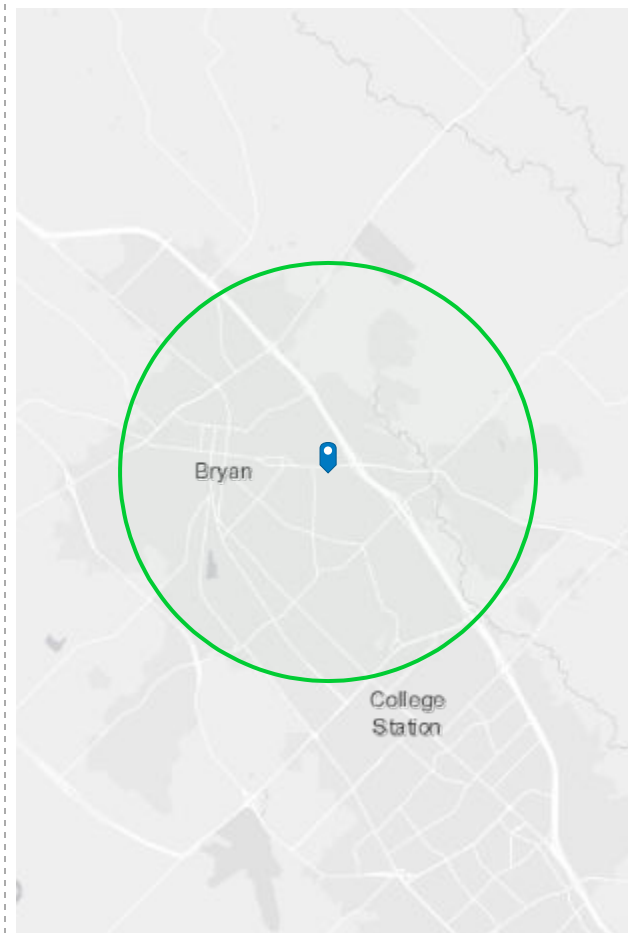

\$66,102
Average Household Income


\$24,923
Per Capita Income


\$381,033
Average Net Worth


\$215,838
Average Home Value

2735 Nash Street



KEY FACTS

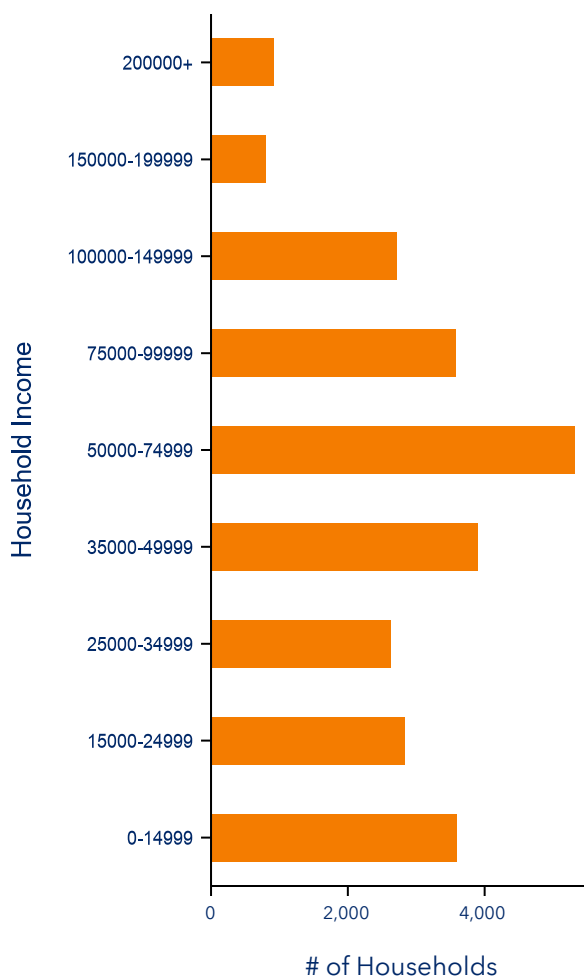
70,504
Population

30.4

Median Age


26,239
Households

\$41,716
Median Disposable Income



EDUCATION

19%

No High School Diploma



24%
High School Graduate



27%
Some College



30%
College Graduate

EMPLOYMENT

 **57%**

White Collar



Blue Collar



Services

27%

15%

Unemployment Rate

5.9%

Site Demographic Summary



Ring of 5 miles

INCOME


\$63,720
 Average Household Income


\$23,499
 Per Capita Income


\$344,346
 Average Net Worth


\$240,830
 Average Home Value

KEY FACTS

143,099
 Population

25.7

Median Age



51,988
 Households

\$38,430
 Median Disposable Income

EDUCATION

15%

No High School Diploma



23%
 High School Graduate

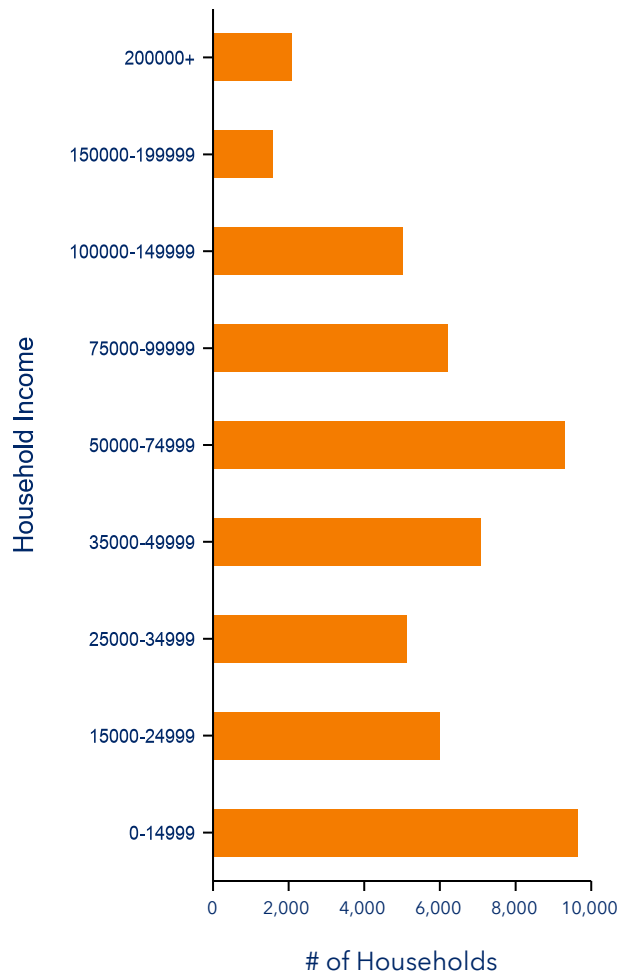


27%

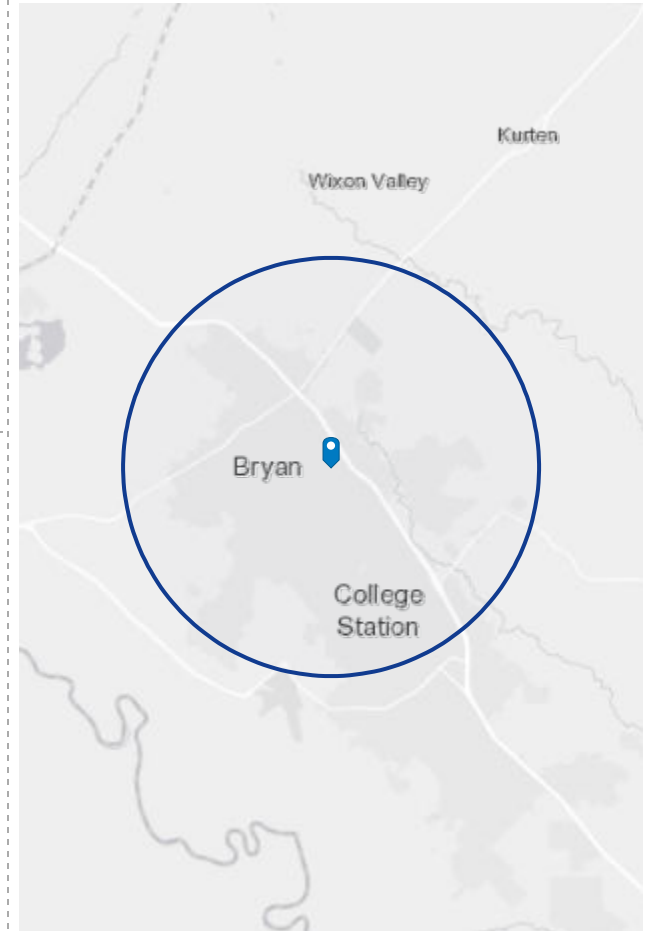
Some College



35%
 College Graduate



2735 Nash Street



EMPLOYMENT

     **62%**

White Collar



Blue Collar



Services

23%

15%

Unemployment Rate

5.7%

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.

Riverstone C.R.E. Co.

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

James Jones

Licensed Supervisor of Sales Agent/
Associate

Blake Blaumann

Sales Agent/Associate's Name

9005980

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