

FOR SALE

# HARD CORNER 3.6 ACRES

5976 LEONARD ROAD

Bryan, TX 77807

PRESENTED BY:

JARRED TAYLOR

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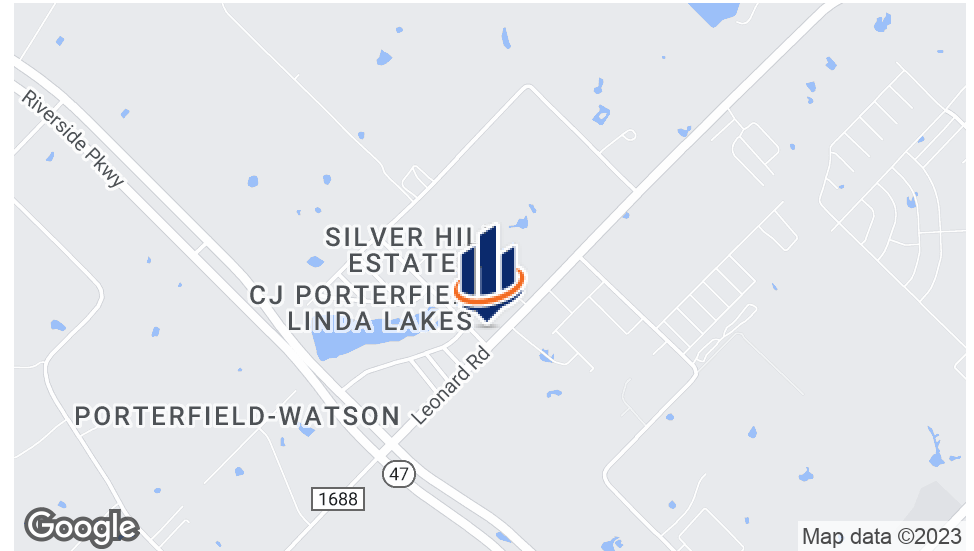
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$734,879
<b>LOT SIZE:</b>	± 3.749 Acres
<b>PRICE / SF:</b>	\$4.50

## PROPERTY OVERVIEW

Located on the hard corner of Leonard Road and Higgs Drive, it consists of 3.6+ acres. The tract is in a high growth area near the Brazos County Expo Complex, Texas A&M Rellis Campus, and Texas A&M Health Science Center. This 3.6+ acres of land would make an ideal location for a self-storage facility. With its close proximity to various residential developments, the facility could cater to the storage needs of the local community, offering a convenient and secure solution for those in need of extra storage space. Additionally, the strategic location of the tract on the hard corner of Leonard Road and Higgs Drive, in a high-growth area with multiple residential developments nearby, makes it a prime spot for a convenience store.

## PROPERTY HIGHLIGHTS

- +/- 340 Feet of Frontage on Leonard Road
- Across the Street From the Brazos County Expo Complex
- Opportunity Zone
- Across the Street from Bryan City Limits

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ADDITIONAL PHOTO



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ADDITIONAL PHOTO



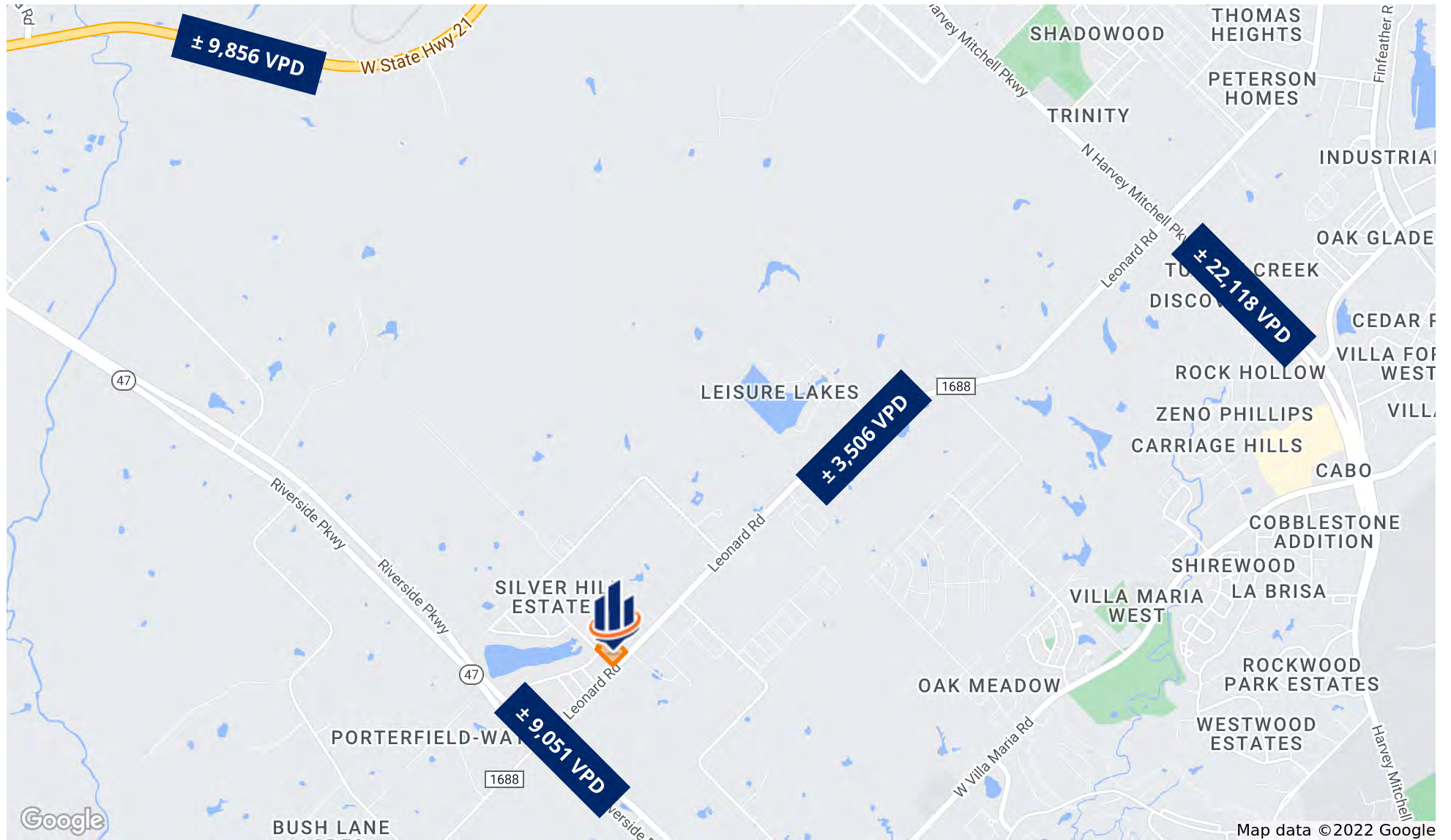
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## VEHICLE TRAFFIC COUNT MAP



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## RETAILER MAP



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# Site Demographic Summary



Ring of 5 miles

## INCOME

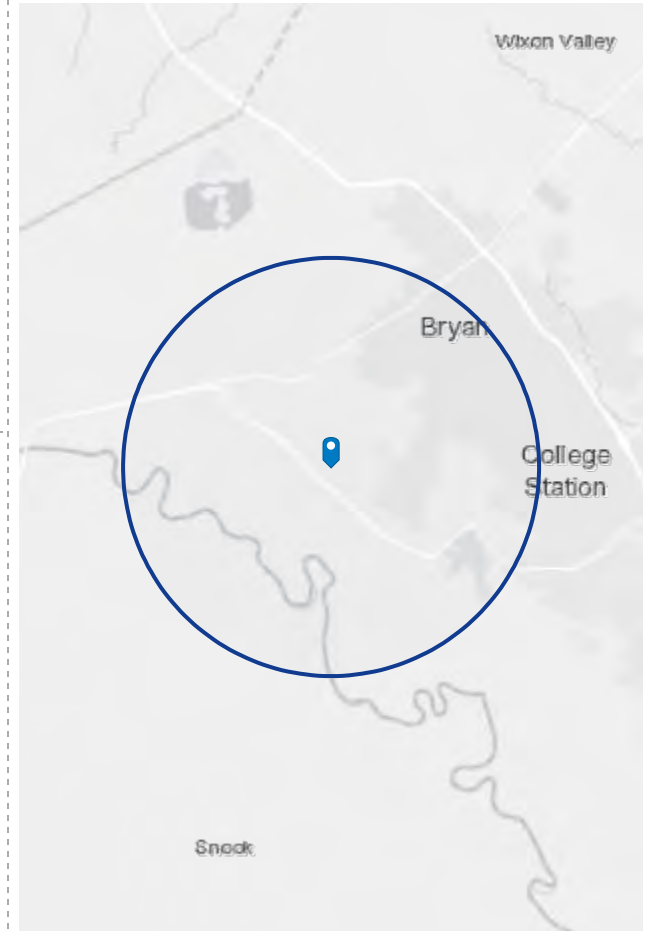
  
**\$62,615**  
 Average Household Income

  
**\$22,045**  
 Per Capita Income

  
**\$314,029**  
 Average Net Worth

  
**\$216,525**  
 Average Home Value

5976 Leonard Rd



## KEY FACTS

**64,520**  
 Population

**25.5**

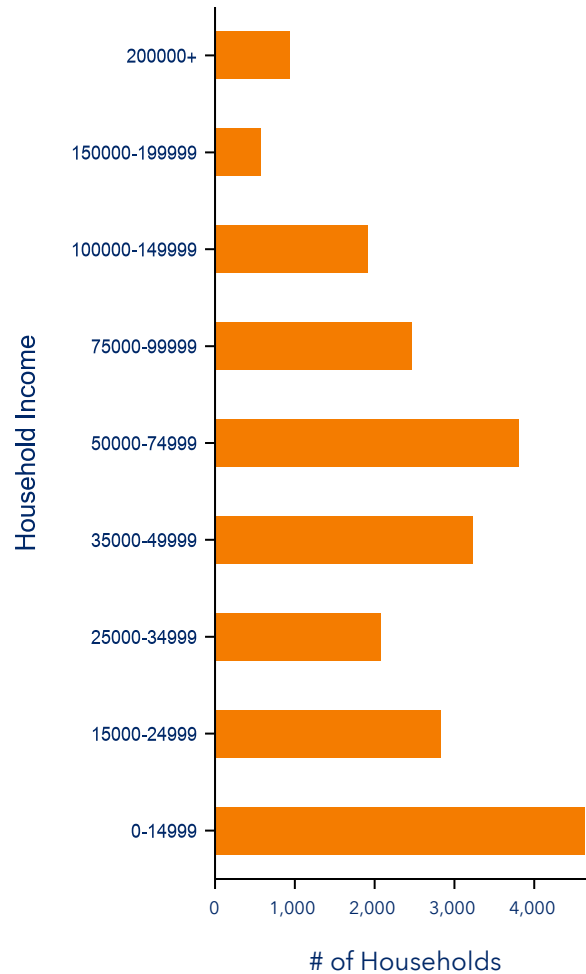
Median Age



**22,426**  
 Households

**\$36,324**

Median Disposable Income



## EDUCATION

**22%**

No High School Diploma



**26%**  
 High School Graduate



**25%**  
 Some College



**27%**  
 College Graduate

## EMPLOYMENT

     **56%**

White Collar



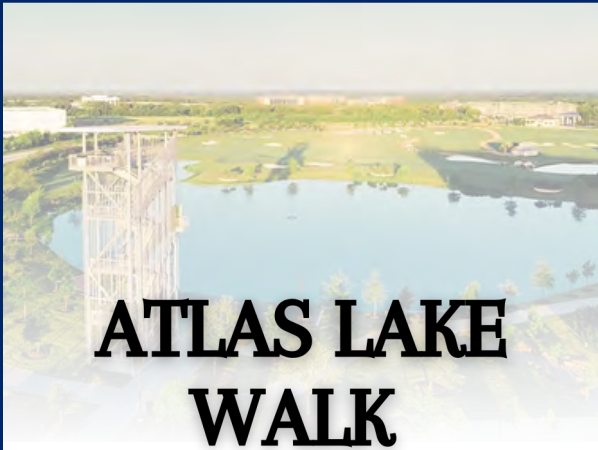
**28%**  
 Blue Collar



**15%**  
 Services

**6.5%**

Unemployment Rate



## **ATLAS LAKE WALK**

The Atlas Lake Walk is at the center of Bryan-College Station's emerging technology and innovation hub. Surrounded by upscale local retailers, the Stella Hotel, and Traditions Country Club this walkable community lake area is frequented by many. Whether you're a student at Texas A&M or are working nearby, the Atlas Lake Walk is a community environment fostering meaningful experiences and memorable connections.



## **BRAZOS COUNTY EXPO CENTER**

The Brazos County Expo center is composed of 2 arenas, 2 pavilions, an exhibit hall, a ballroom, and 76 RV spots with 150 acres of property surrounding the complex. Roads surround all four sides and 1,548 parking spaces allow efficient flow of traffic into and out of the Complex. Depending on the type of event and its unique set up requirements, the Exhibit Hall can accommodate events with attendance from as few as 50 up to 2,000 guests. The Expo Center features a diversified clientele basis, hosting various events every day!



## **TRADITIONS COUNTRY CLUB**

Traditions Country Club is the premier golf club residential community in Bryan-College Station. Sitting on 900 acres nestled in the native hardwoods and rolling hillsides, this community offers state of the art amenities from a championship 18-hole golf course, to a fine dining clubhouse, to a 25-meter junior Olympic lap pool. Not exclusive to only residents, but Bryan-College Station locals are also able to purchase memberships and experience the great lifestyle at Traditions Country Club.





Texas A&M University is the second largest university of the United States and one of the flagship universities in the state of Texas. Located in between College Station and Bryan, the main campus is home to more than 69,000 students and offers 133 undergraduate career paths. As a central force within College Station, Texas A&M University is a tier 1 research university boasting nationally ranked programs in engineering, agriculture, chemistry, architecture and business. Texas A&M University is a tradition rich campus dating back to 1876 and famous for its Aggie Network, composed of more than 500,000 former students.



The Rellis Campus is located 10 miles northwest of Texas A&M. As a large facility, Rellis was built to foster advanced research, technology development, testing and many other tasks. Interestingly, the acronym Rellis is derived from the core values of Texas A&M University; Respect, Excellence, Loyalty, Leadership, Integrity and Self-Service. Rellis is a joint project between Texas A&M University and Blinn College to promote advancements in specific fields.

A large, light-colored sign for Rellis. It features the 'ATM' logo on the left, followed by the word 'RELLIS' in a large, red, serif font. Below this, the words 'THE TEXAS A&M UNIVERSITY SYSTEM' are written in a smaller, red, sans-serif font. The sign is set against a background of a building and flags.



**HEALTH SCIENCE CENTER**  
TEXAS A&M UNIVERSITY

As the home of Health Science for Texas A&M University, this medical park houses the next generation of students who will lead the field of medicine. Consisting of three buildings, the A&M Health Science Center is home to students studying nursing, dentistry, pharmacy, public health, and medicine. As a beacon for the future of the health industry, the Texas A&M Health Science Center honors the past and shapes the future.

**TEXAS A&M HEALTH SCIENCE CENTER**



Texas A&M Transportation Institute (TTI) has over 70 years of experience tackling complex transportation challenges and opportunities. With its headquarters in Bryan-College Station, they have a presence in 38 Texas counties and international offices in Qatar and Mexico. Having 700 plus annual projects and over 400 research professionals, the TTI is tackling and innovating the future of transportation.

# 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

**Jarred Taylor**

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date