

FOR SALE

2.01 ACRES NEAR BRAZOS COUNTY INDUSTRIAL PARK

2101 W SH-21

Bryan, TX 77803

PRESENTED BY:

ZACHARY HORN

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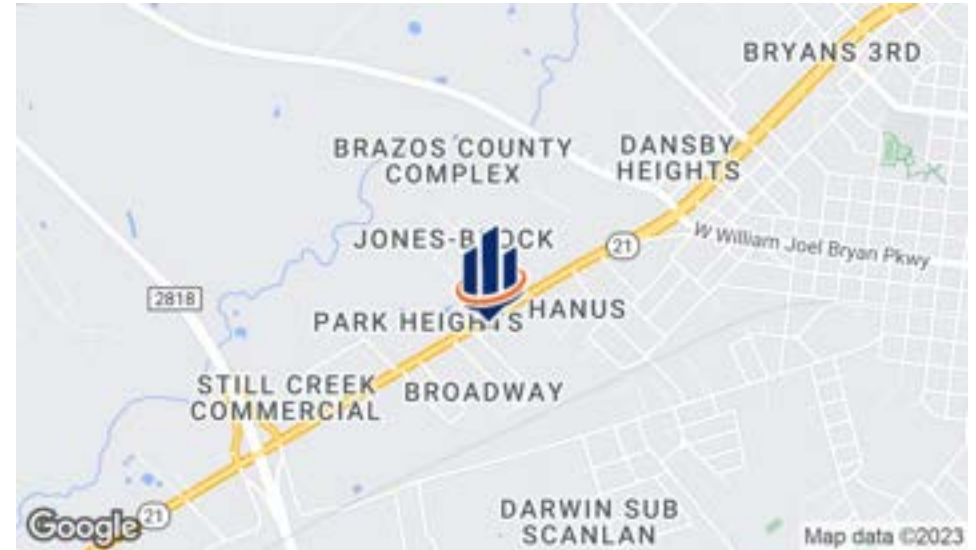
JIM JONES

O: 979.431.4400

jim.jones@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$262,247
LOT SIZE:	2.01
PRICE/SF:	\$2.99/SF

PROPERTY OVERVIEW

SVN | Riverstone Commercial Real Estate is excited to showcase a 2.01-acre development located near N Harvey Mitchell Pkwy in Bryan, Texas. This prime piece of real estate offers a fantastic investment opportunity for business owners and developers alike.

PROPERTY HIGHLIGHTS

- Minutes from East Brazos, Brazos County Industrial Park, and Bryan Industrial Park
- Close Proximity to Downtown Bryan
- Easy Access to N Harvey Mitchell Pkwy
- Surrounded by Commercial Development and Residential Growth
- Currently Zoned Industrial
- 23,892 VPD on W State Highway 21
- Located in Opportunity Zone
- 205 ft of SH-21 Road Frontage

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ADDITIONAL PHOTOS



ZACHARY HORN
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RETAILER MAP



ZACHARY HORN JIM JONES
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Site Demographic Summary



Ring of 3 miles

KEY FACTS

42,967
Population

30.2
Median Age



14,272
Households

\$45,931
Median Disposable Income

EDUCATION

27%

No High School Diploma



33%
High School Graduate



27%
Some College



13%
College Graduate

INCOME



\$69,193
Average Household Income



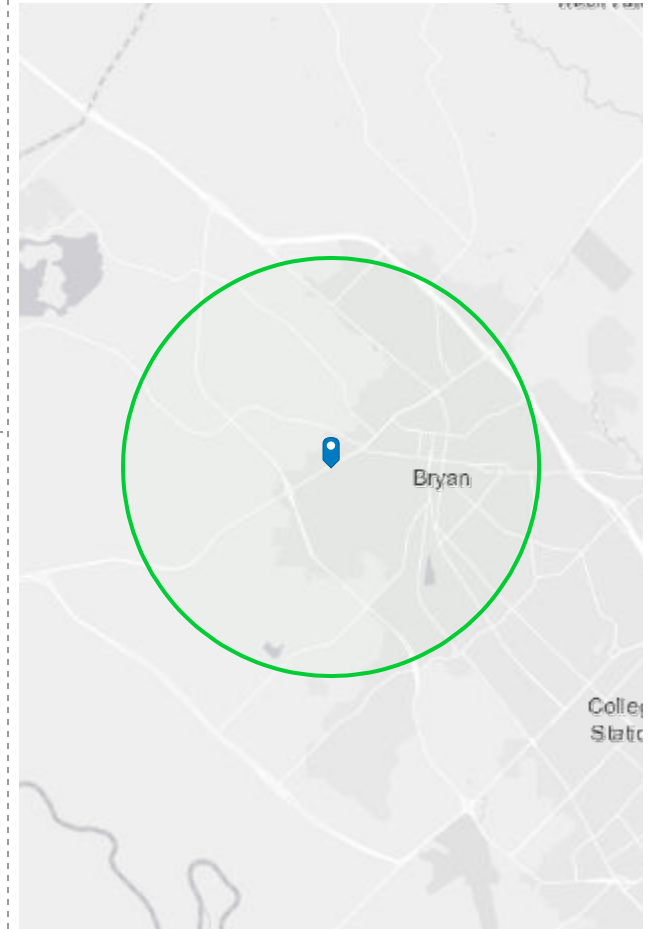
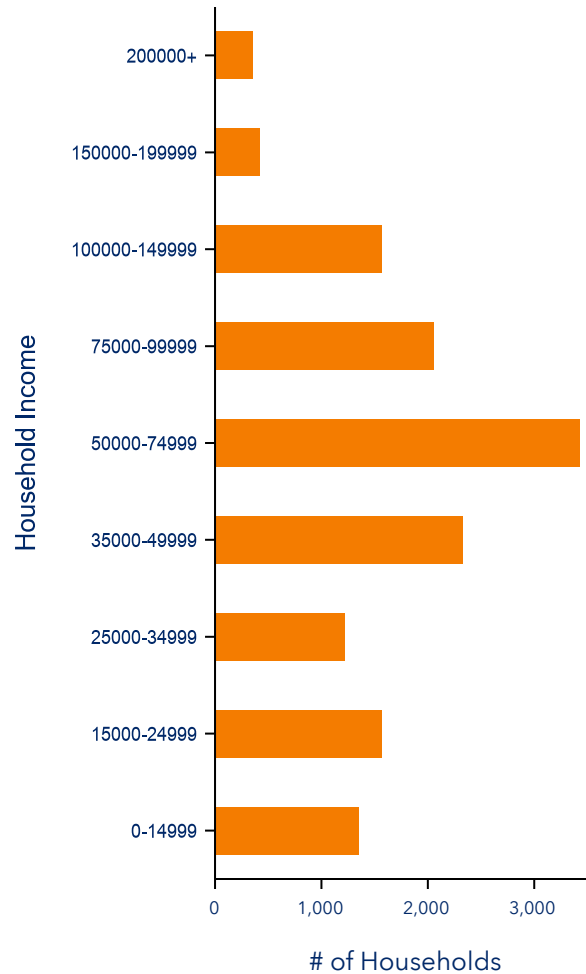
\$23,757
Per Capita Income



\$296,812
Average Net Worth



\$184,361
Average Home Value



EMPLOYMENT

45%

White Collar

37%

Blue Collar

18%

Services

5.8%

Unemployment Rate

Site Demographic Summary



Ring of 5 miles

INCOME



\$73,675

Average Household Income



\$27,338

Per Capita Income



\$419,704

Average Net Worth



\$240,135

Average Home Value

KEY FACTS

92,948

Population

28.1

Median Age

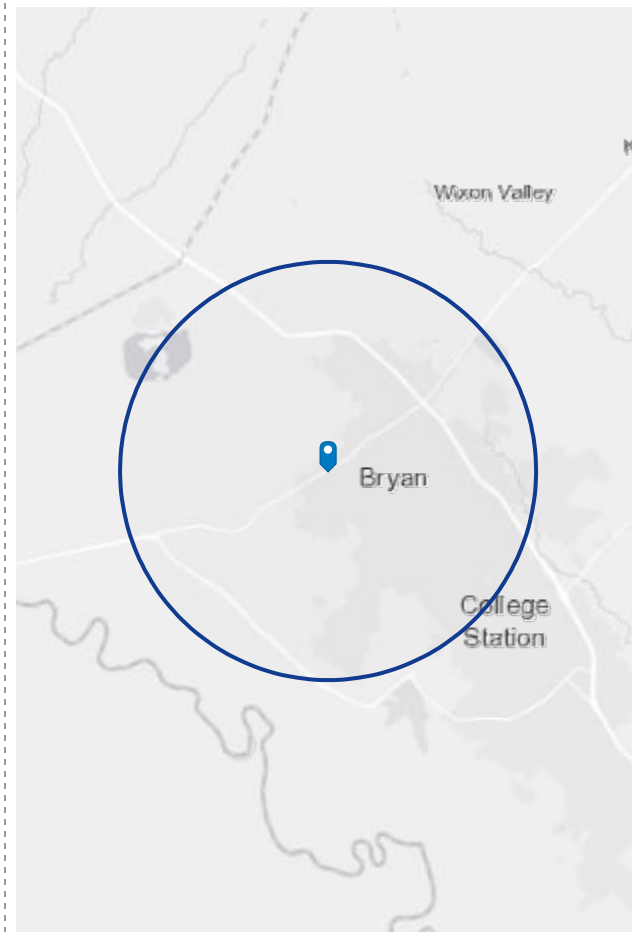
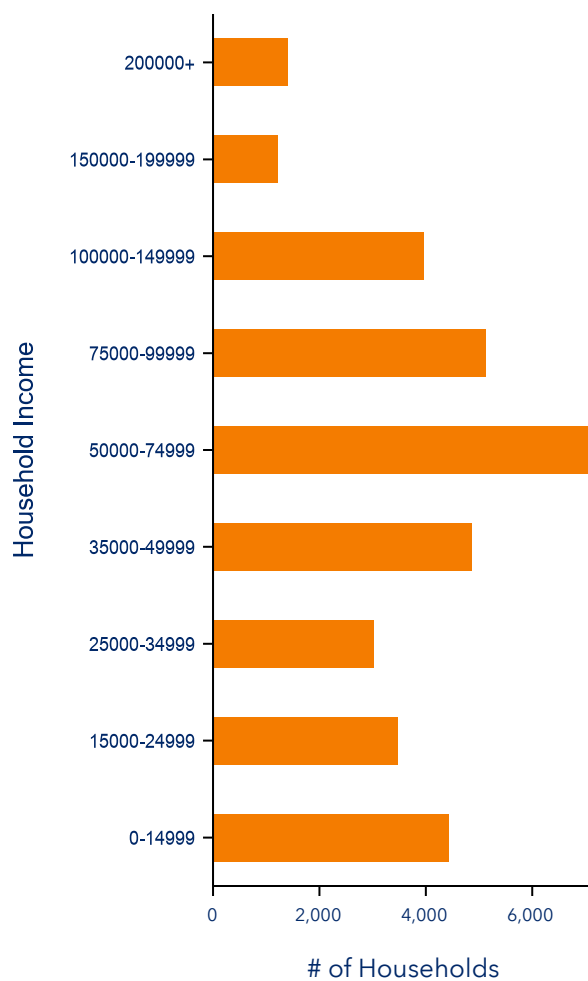


34,496

Households

\$46,359

Median Disposable Income



EDUCATION

17%

No High School Diploma



27%

High School Graduate



27%

Some College



29%

College Graduate

EMPLOYMENT



55%

White Collar



28%

Blue Collar



Services

4.9%

Unemployment Rate

17%

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 CRE Co.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

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