



RIVERSTONE
COMMERCIAL REAL ESTATE

10099 HIGHWAY 30

COLLEGE STATION, TX 77845



PROPERTY DESCRIPTION

Shovel-Ready land for sale or potential Build-to-Suit for lease. This is an excellent commercial tract for mixed-use development located in the rapidly growing East College Station. There are over 2,500 multifamily units within 1.5 miles of this site with another 1,000 units expected within the next 2-3 years.

PROPERTY HIGHLIGHTS

- Utilities On-Site
- Deceleration lane and TXDOT entrance in place
- Located between Morning Star Storage and Standard Supply
- ±350' of Highway 30 Frontage
- C-2 Zoning with Conditional Use Permit
- Quick Access to South College Station
- Purchase land or Build-to-Suit

OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	Negotiable
Lot Size:	3,219 Acres
Zoning:	C-2





Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



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COMMERCIAL REAL ESTATE

JARRED TAYLOR
Managing Director - Partner

281.210.0018 | jarred.taylor@riverstonecos.com



SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

2/22/2022

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834



LEGEND:

OPRBT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

(I) = RECORD INFORMATION

- ⊕ WATER VALVE
- ⊕ WATER METER VAULT
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ TELEPHONE PEDESTAL

AERIAL ELECTRIC LINES

WOOD FENCE

BARBED WIRE FENCE

CONCRETE

CONCRETE RIGHT-OF-WAY MARKER REMAINS (CM)

CONCRETE

CONCRETE

CONCRETE

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FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0220F, REVISED DATE: 04-02-2014.

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE (CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001142241 (CALCULATED USING GEOID28).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

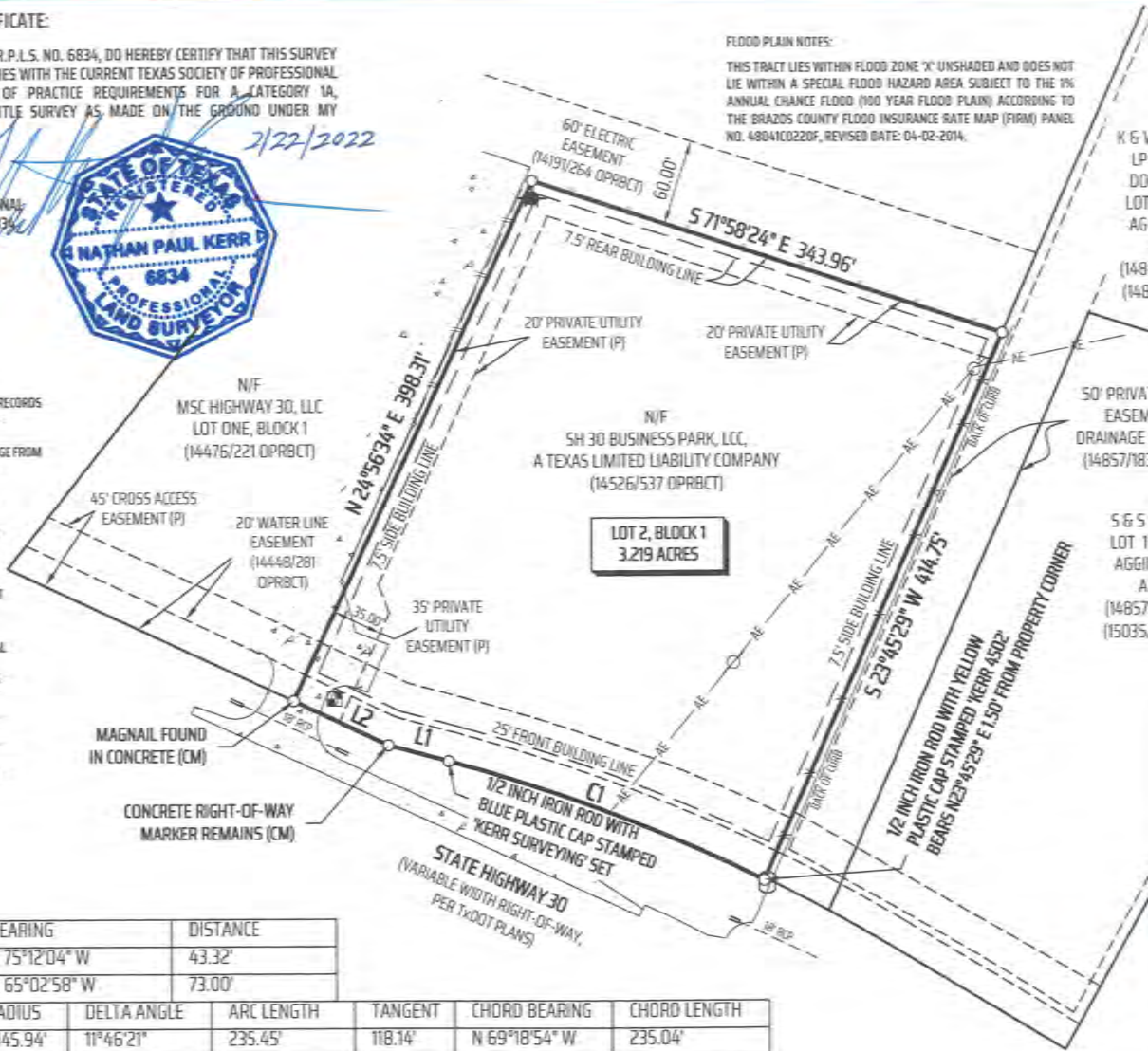
(P) INDICATES THE PLAT OF C-HALL #3 SUBDIVISION RECORDED IN VOLUME 14443, PAGE 25 OPRBT.

ALL BEARINGS AND DISTANCES ARE PLAT CALLED AND MEASURED.

ALL PROPERTY CORNERS ARE 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND (CM) UNLESS OTHERWISE NOTED.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY ALLEGIANCE TITLE LLC DBA AGGIELAND TITLE COMPANY, GF NO. 22134538-AGL, EFFECTIVE DATED: JANUARY 31ST, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- EASEMENTS AND BUILDING SETBACK LINES AS SHOWN AND/OR NOTED ON THE PLAT RECORDED IN VOLUME 14443, PAGE 25, OPRBT DO APPLY AND ARE SHOWN HEREON.
- 60' WIDE EASEMENT FROM J.W. CARROLL AND A.J. CARROLL TO BRAZOS ELECTRIC POWER COOPERATIVE, INC., RECORDED IN VOLUME 134, PAGE 33, OPRBT, AND MODIFIED IN VOLUME 14191, PAGE 264 OPRBT ADDS THIS TRACT AND IS SHOWN HEREON.
- 20' WATER LINE EASEMENT FROM HWY 30 DEVELOPMENTS, LLC TO WICKSON CREEK SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 14448, PAGE 281 OPRBT DOES APPLY AND IS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



N/F
K & W ENTERPRISES,
LP DBA CLIMATE
DOCTORS OF BCS
LOT 1R-A, BLOCK 1
AGGIELAND GOLF
ACADEMY
(14857/183 OPRBT)
(14875/45 OPRBT)

50' PRIVATE ACCESS
EASEMENT &
DRAINAGE EASEMENT
(14857/183 OPRBT)

N/F
S & S REALTY, LTD
LOT 1R-B, BLOCK 1
AGGIELAND GOLF
ACADEMY
(14857/183 OPRBT)
(15035/294 OPRBT)

**LAND TITLE SURVEY PLAT
OF
LOT 2, BLOCK 1
C-HALL #3 SUBDIVISION
VOLUME 14443, PAGE 25 OPRBT
MARIA KEGANS LEAGUE NO. 23 SURVEY, ABSTRACT 28
BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 02-16-2022 | PLAT DATE: 02-22-2022
JOB NUMBER: 22-077 | CAD NAME: 22-077
POINT FILE: 22-077 (cont)
DRAWN BY: RCU CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TSPELS FIRM #10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERLANDSURVEYING.COM

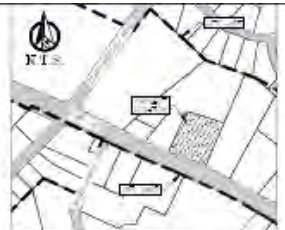
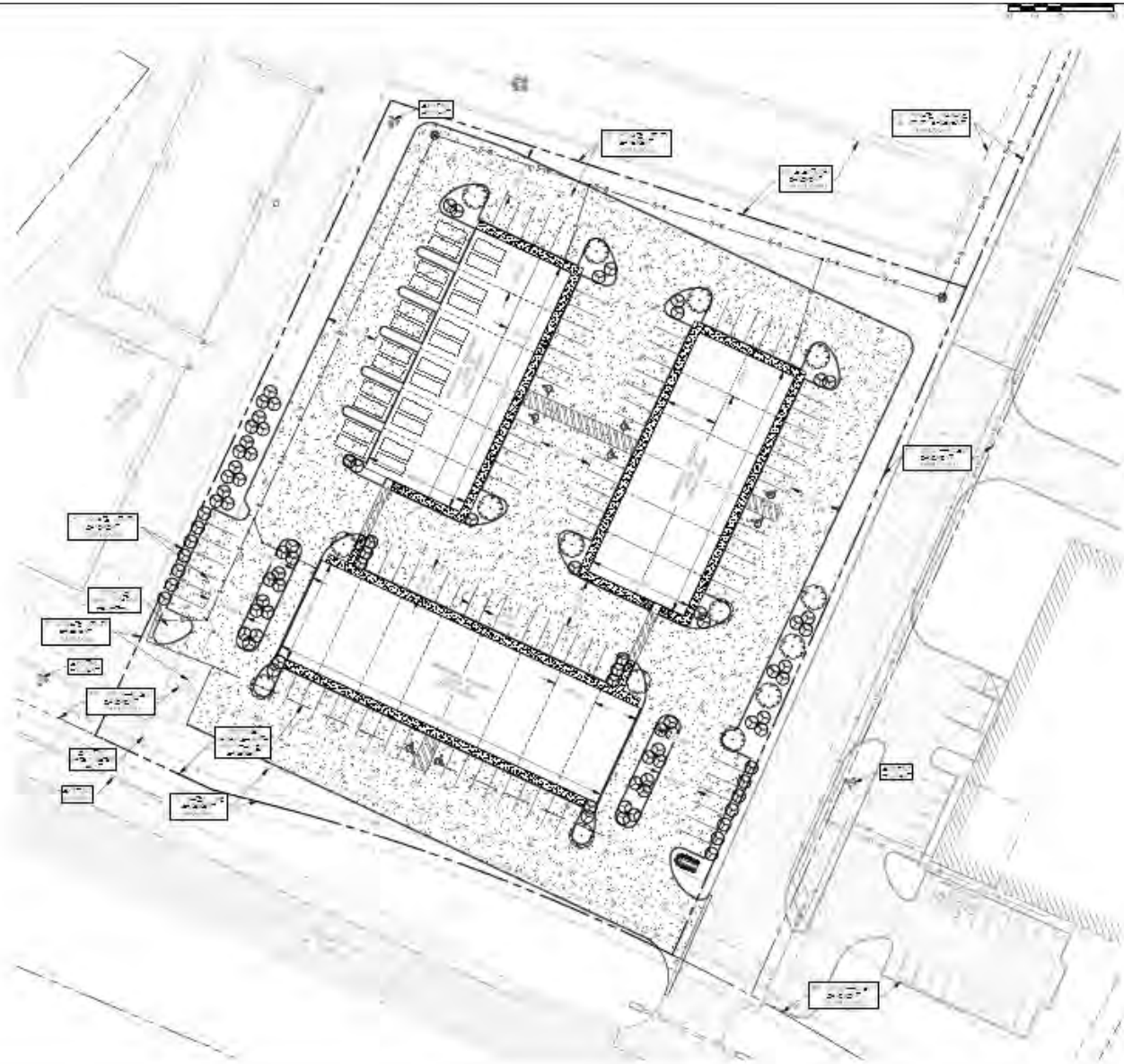
"When one person stands to gain over another, the facts must be uncovered"

LINE	BEARING	DISTANCE				
L1	N 75°12'04" W	43.32'				
L2	N 65°02'58" W	73.00'				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1,145.94'	11°46'21"	235.45'	118.14'	N 69°18'54" W	235.04'



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Parking Analysis

Required Parking:
 1,000 @ Retail Space
 1,000 @ Office Space
 1,000 @ Warehouse Space

Proposed Parking:
 40 @ Retail Space
 40 @ Office Space
 40 @ Warehouse Space
 40 @ Total Proposed

Unmet Parking:
 1,000 @ Retail Space
 1,000 @ Office Space
 1,000 @ Warehouse Space
 1,000 @ Total Unmet

Landscape Analysis

Current Landscape:
 Existing & Proposed = 10,000 sq ft
 Existing = 10,000 sq ft
 Proposed = 10,000 sq ft

Proposed:
 Existing & Proposed = 10,000 sq ft
 Existing = 10,000 sq ft
 Proposed = 10,000 sq ft

Plant List:

Plant ID	Qty	Plant Name	Plant Size	Notes
(1)	20	Tree	10'-12'	Plant
(2)	40	Tree	10'-12'	Plant
(3)	40	Tree	10'-12'	Plant

NOTES

The landscape plan is based on the site plan and is subject to change. The landscape plan is based on the site plan and is subject to change. The landscape plan is based on the site plan and is subject to change.

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Concept Plan

State Highway 30 Business Park

Being 3.219 Acres of the C-Hall #5, Block 1, Lot 2 Bryan, Brazos County, Texas

June 2020

Client: SH 30 Business Park, LLC

Prepared by: Eco Services, LLC
 420 W. Main Street
 Bryan, TX 77801
 979.234.0007

Prepared by: IA Engineering
 PO Box 5302
 Bryan, TX 77802
 979.234.0007
 2020.0.001

Site Demographic Summary



RIVERSTONE
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Ring of 5 miles

KEY FACTS

25.7

Median Age



34,655

Households

\$43,770

Median Disposable Income



88,351

2023 Total Population

EDUCATION

5%

No High School Diploma



19%

High School Graduate



23%

Some College



54%

College Graduate

INCOME



\$79,670

Average Household Income



\$31,457

Per Capita Income



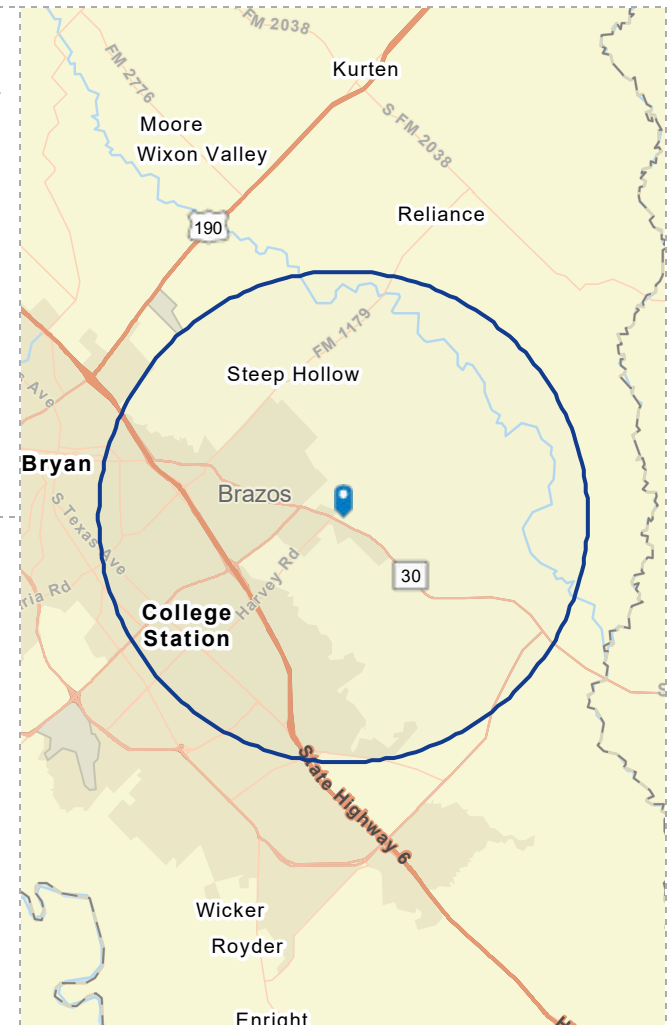
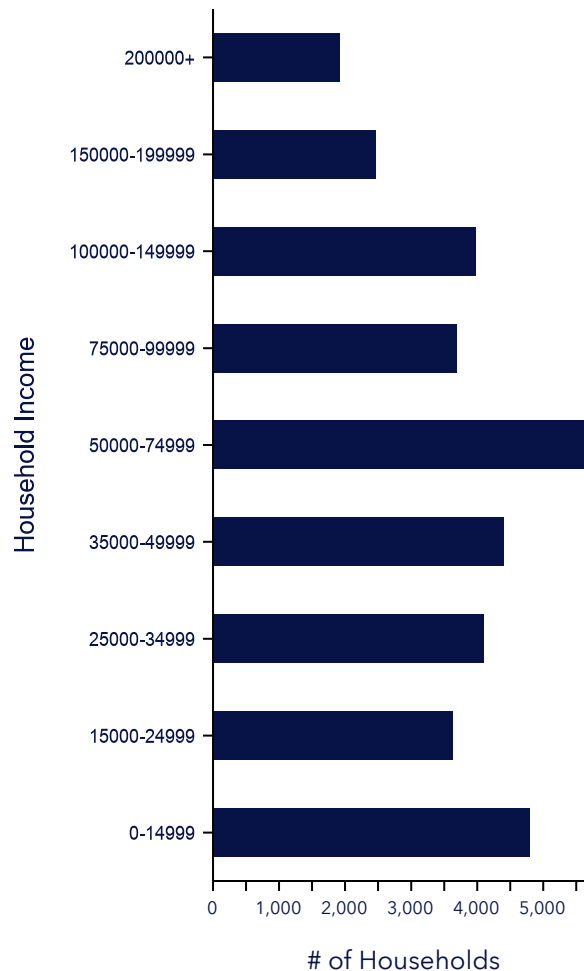
\$612,784

Average Net Worth



\$348,879

Average Home Value



EMPLOYMENT



72%

White Collar



14%

Blue Collar



14%

Services

3.6%

Unemployment Rate

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	9008522	info@riverstonecos.com	(979) 431-4400
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
James Jones	545598	jim@riverstonecos.com	(979) 431-4400
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Jarred Taylor	746005	jarred.taylor@riverstonecos.com	(936) 525-0069
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	