



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**3939 RIVERSIDE PARKWAY**

BRYAN, TX 77807

## PROPERTY DESCRIPTION

Welcome to a unique opportunity in Bryan, Texas! This stunning 5000 square foot wedding venue, available for lease, presents a plethora of possibilities for savvy entrepreneurs. Boasting a prime location just off Hwy-47 in Bryan, TX, this property offers an ideal blend of convenience and tranquility. As you step into this enchanting space, you're greeted by a beautiful grand entryway that sets the stage for memorable events. The venue features a versatile layout for various businesses, whether it be a restaurant, brewery, showcase office, or the continuation of its current use as a sought-after event venue. You'll discover a meticulously designed interior, complete with a bar area, loft space, his and hers baths, and dressing rooms. Additionally, the back area offers ample room for customization, with space available for a kitchen build-out and office rooms, allowing you to tailor the space to suit your specific vision.

Venture outside, and you'll find the endless outdoor grass and patio space providing the perfect backdrop equipped with lighting, bar, and a stage, for hosting unforgettable events under the open sky. Situated on approximately 2 acres of land, the property offers a serene country setting while still being conveniently located near urban amenities. Parking is plentiful, with accommodations up to 75 spaces, ensuring convenience for both guests and staff alike. Don't miss out on the opportunity to transform this gem into your dream venture.

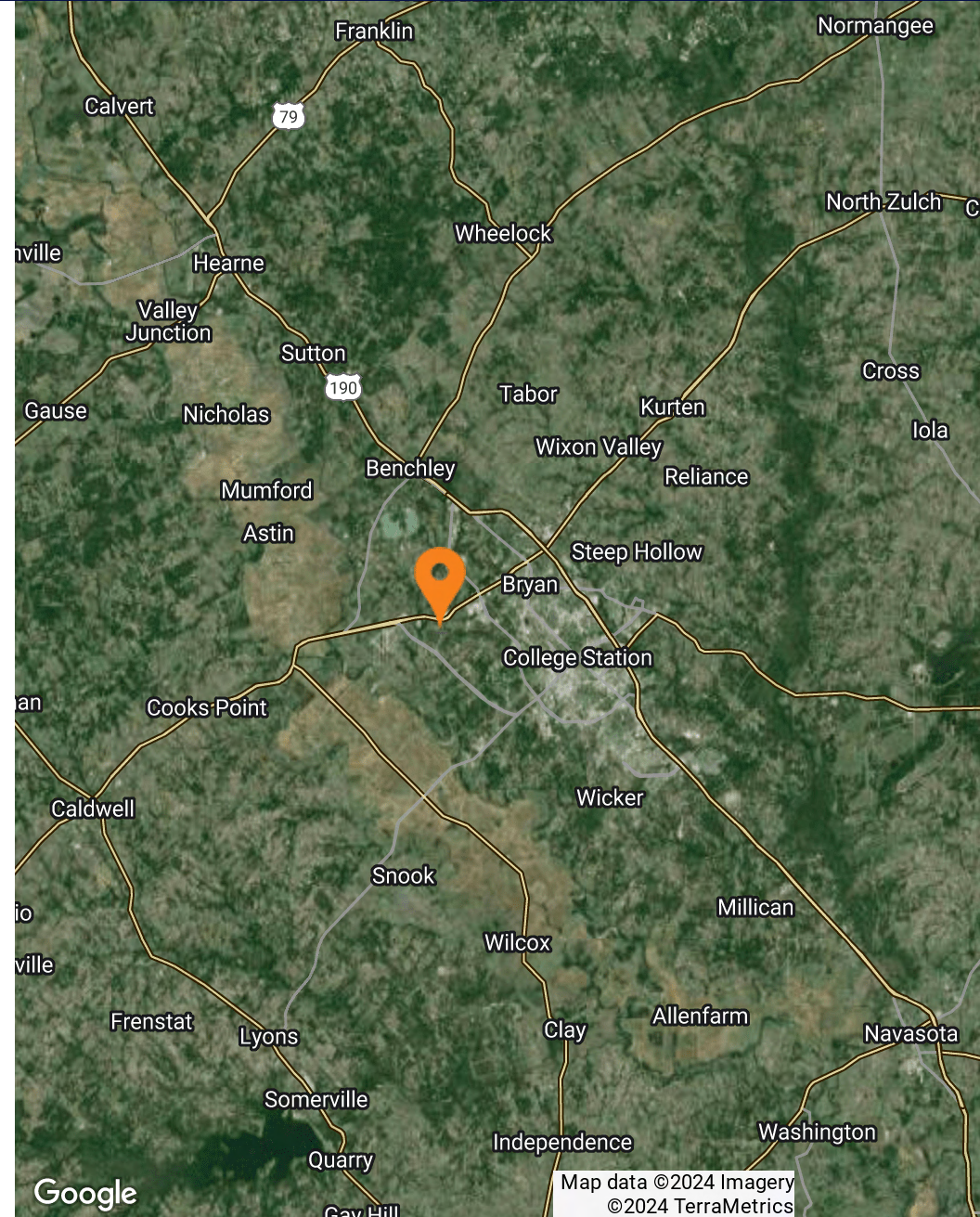
## PROPERTY HIGHLIGHTS

- Available by Jan 2025
- Currently in operation as wedding venue
- Large open concept entry with natural lighting & extensive wood features
- Extra offices/spaces available
- His/Hers bathrooms with dressing areas
- Open set up on side for catering/kitchen area
- Parking lot holds up to 75 spaces
- Backs up to A&M reserve land
- Quiet country atmosphere with easy ground maintenance
- Located within a short commute from Bryan/College Station

## OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	5,153 SF
Lot Size:	2 Acres





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3939 RIVERSIDE PARKWAY | EXTERIOR PHOTOS



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3939 RIVERSIDE PARKWAY | INTERIOR PHOTOS



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# Site Demographic Summary



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Ring of 15 miles

## KEY FACTS

26.2

Median Age



90,467

Households

\$44,435

Median Disposable Income



245,105

2023 Total Population

## EDUCATION

10%

No High School Diploma



21%

High School Graduate



23%

Some College



45%

College Graduate

## INCOME



\$81,733

Average Household Income



\$30,516

Per Capita Income



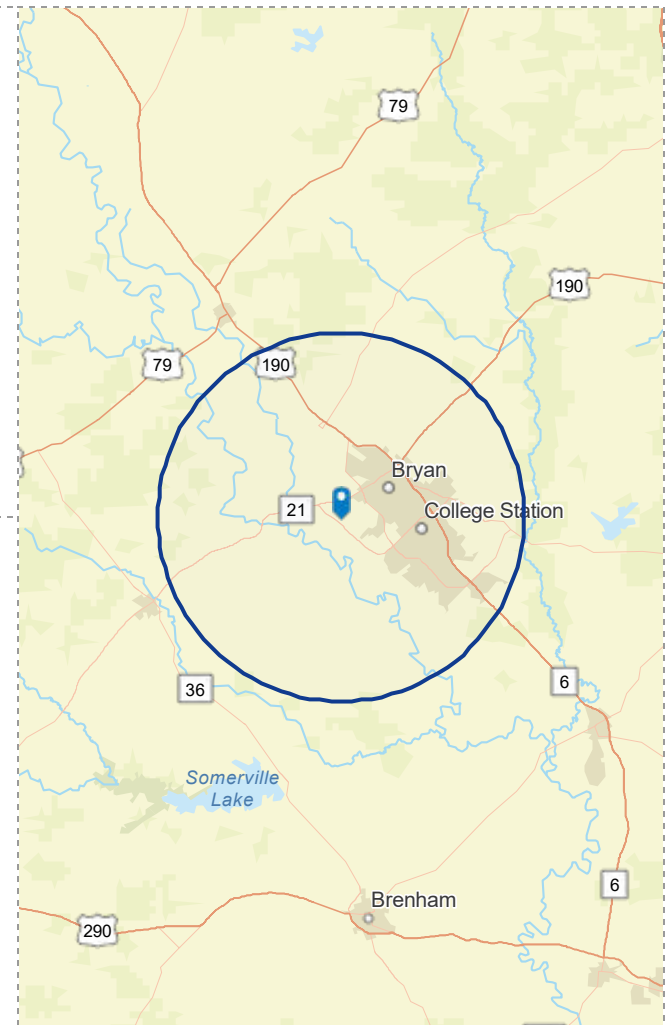
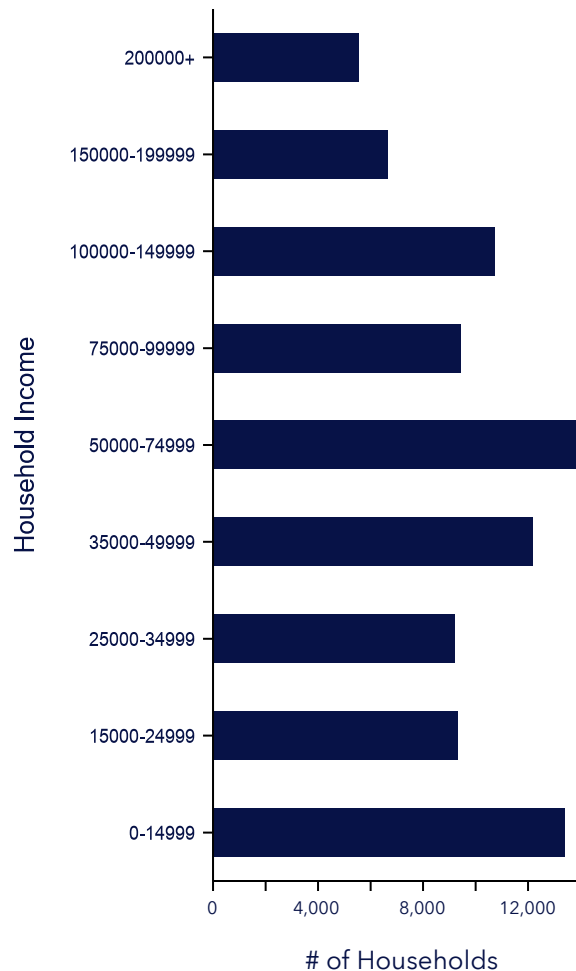
\$618,784

Average Net Worth



\$332,806

Average Home Value



## EMPLOYMENT



White Collar

67%



Blue Collar

18%



Services

15%

4.1%

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.

<b>Riverstone Companies, LLC</b>	<b>9008522</b>	<b>info@riverstonecos.com</b>	<b>(979) 431-4400</b>
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
<b>James Jones</b>	<b>545598</b>	<b>jim@riverstonecos.com</b>	<b>(979) 431-4400</b>
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<b>Jessica Sechelski</b>	<b>527916</b>	<b>Jessica@riverstonecos.com</b>	<b>(281) 705-1875</b>
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	