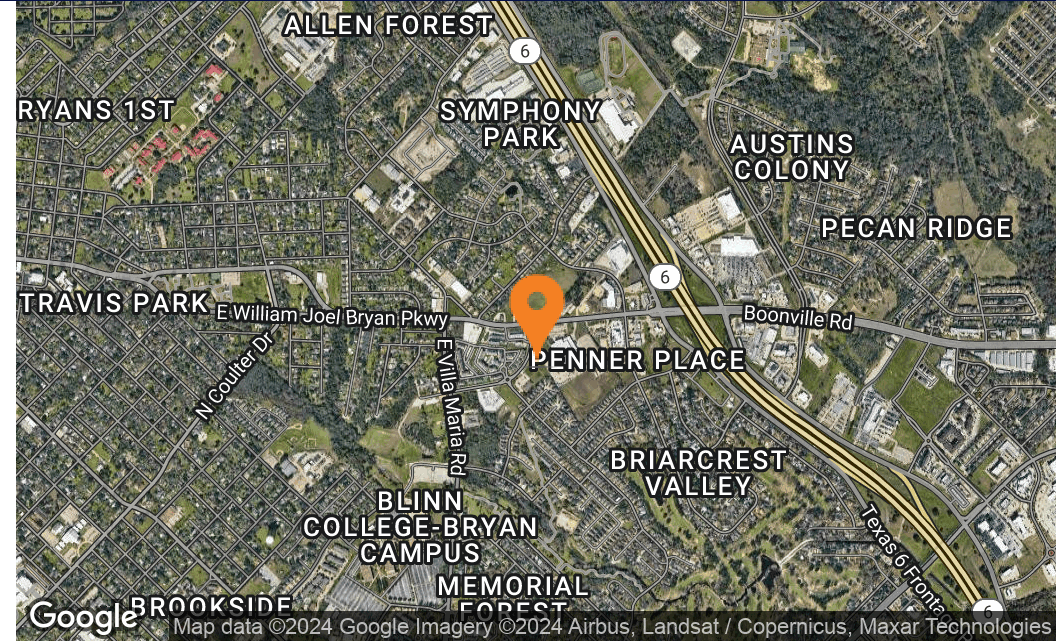
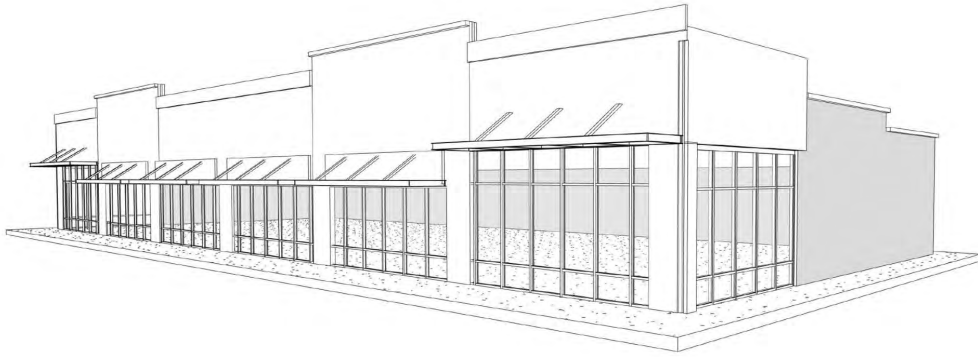


RIVERSTONE
COMMERCIAL REAL ESTATE

THE SHOPS AT NASH

2735 NASH ST | BRYAN, TX 77802



PROPERTY DESCRIPTION

An exceptional leasing opportunity in this ±22,641 square feet of prime retail space, ideal for a variety of retail ventures. This expansive area offers ample room and can be easily divided to suit your specific needs. With its strategic location near Blinn College, Downtown Bryan, and quick access to Hwy 6, this space promises to be a vibrant hub for your business endeavors.

PROPERTY HIGHLIGHTS

- Conveniently located near Downtown Bryan
- Gateway corridor to Blinn College and St. Joseph's Medical District
- Quick access to main thoroughfare Hwy-6 (39,893 VPD)
- Adjacent to Bryan Post Office and The Camber Villas On Nash
- Surrounded by booming residential & commercial developments

OFFERING SUMMARY

Lease Rate:	\$25.00 - 32.00 SF/yr (NNN)
Available SF:	22,641 SF
Building 1:	1,400 - 11,793 SF
Building 2:	1,400 - 10,848 SF
Year Built:	2024





RIVERSTONE
COMMERCIAL REALESTATE

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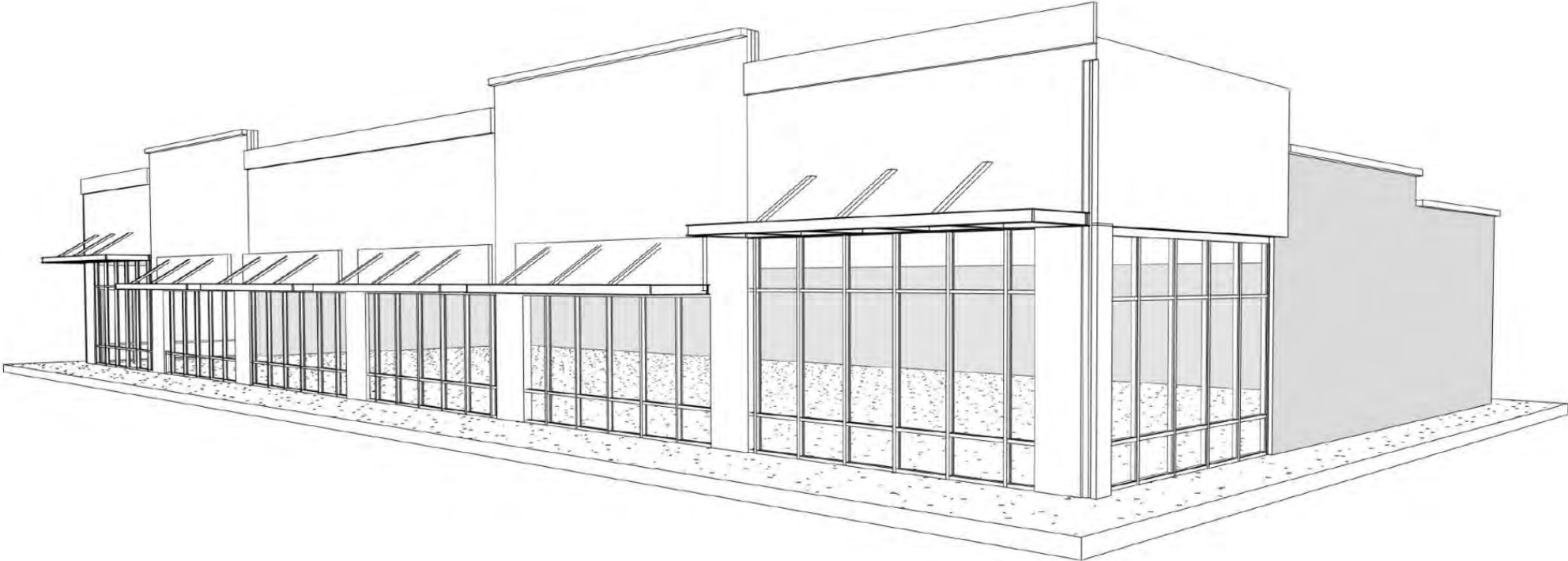
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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 1 mile

KEY FACTS

37.9

Median Age


4,037
Households

\$48,837

Median Disposable
Income


8,839
2023 Total Population

EDUCATION

10%

No High
School
Diploma



28%
High School
Graduate



24%
Some
College



38%
College
Graduate

INCOME



\$82,378

Average Household
Income



\$37,345

Per Capita Income



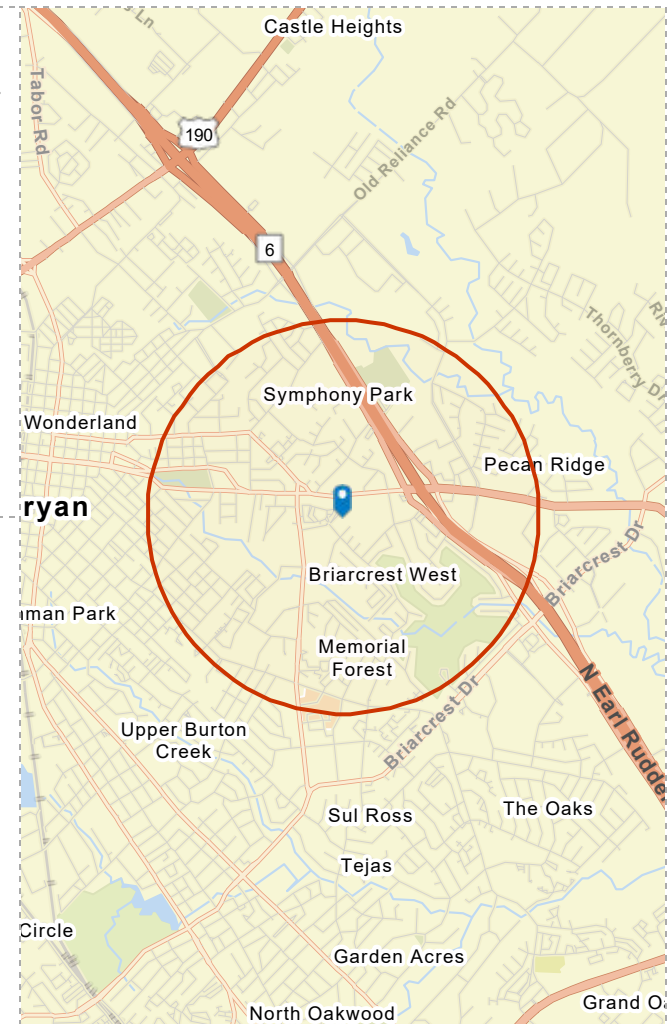
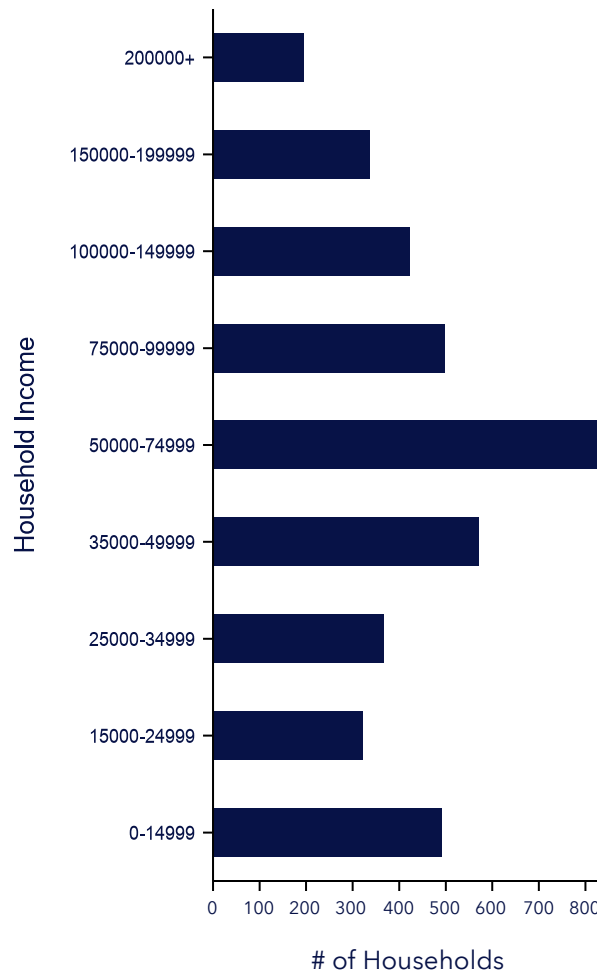
\$762,017

Average Net Worth



\$231,555

Average Home Value



EMPLOYMENT



White Collar

62%



Blue Collar

26%



Services

11%

4.7%
Unemployment
Rate

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

30.1

Median Age



25,419

Households

\$41,857

Median Disposable Income



67,126

2023 Total Population

EDUCATION

16%

No High School Diploma



27%

High School Graduate



24%

Some College



34%

College Graduate

INCOME



\$71,335

Average Household Income



\$27,587

Per Capita Income



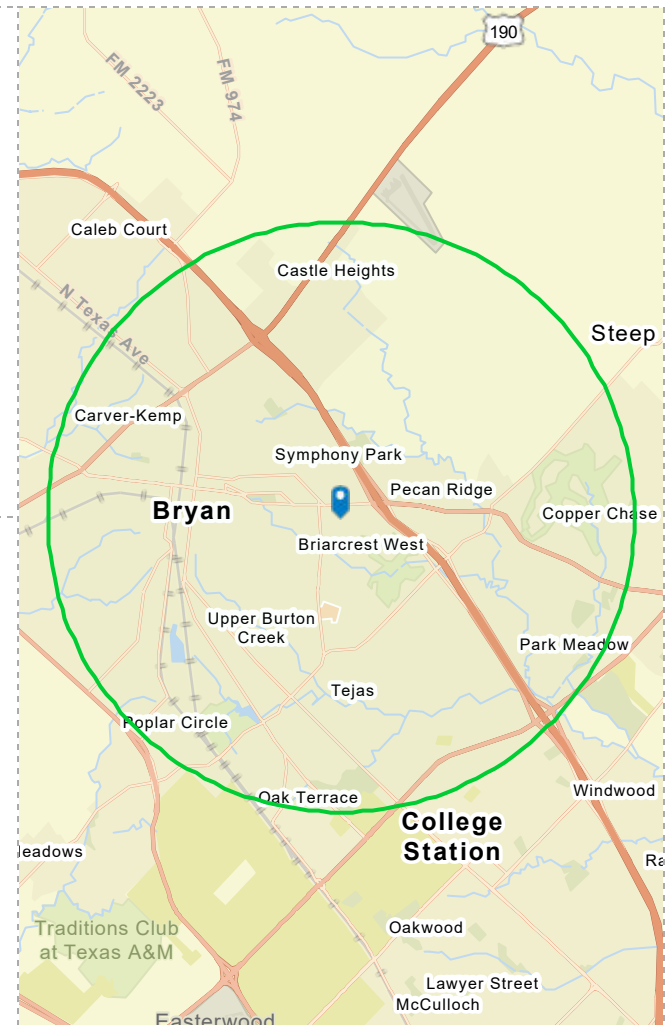
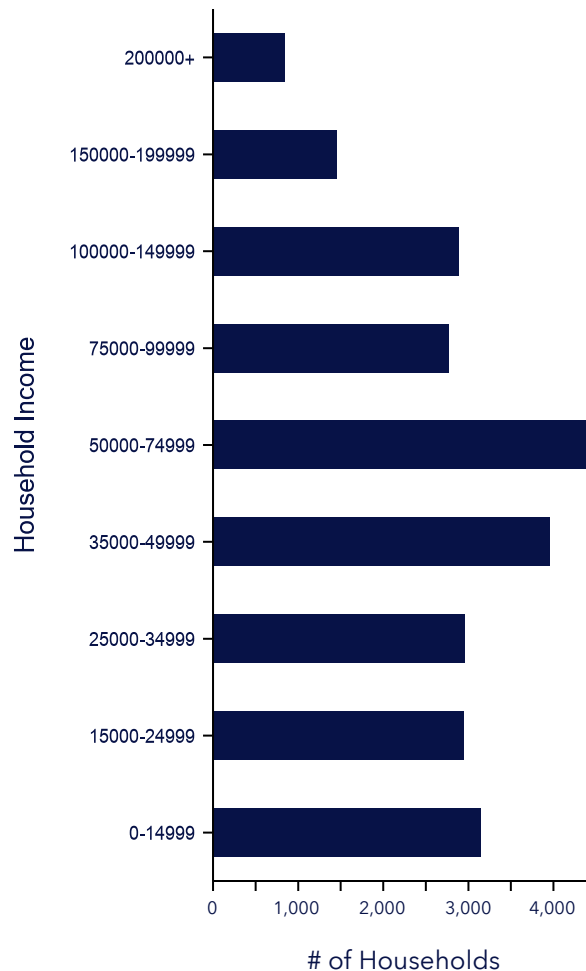
\$391,638

Average Net Worth



\$235,115

Average Home Value



EMPLOYMENT



60%

White Collar



25%

Blue Collar



Services

4.2%

Unemployment Rate

15%

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