



RIVERSTONE
COMMERCIAL REAL ESTATE

5280 OLD RELIANCE RD

BRYAN, TX 77808

DEREK BANGS 512.221.3984 | JAMES JONES 979.431.4400

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840



PROPERTY DESCRIPTION

Beautiful stand-alone 2310 SF office building located just outside Bryan City Limits. Total lot size is 1.128 acres with plenty of room to add additional improvements, warehouse, etc. Currently set up as office/showroom with a large central showroom, 3.5 offices, a few storage rooms, a breakroom, and a conference room, and 2 private bathrooms. Built in 2021, the office is like-new and is owner occupied.

PROPERTY HIGHLIGHTS

- Modern 2,310 SF Office Building
- Constructed in 2021
- Spacious & Versatile Open Showroom Floor Plan
- Room for Improvement or Expansion
- 3 Miles to N Earl Rudder Freeway
- Security System & Lighting Included

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.128 Acres
Building Size:	2,310 SF
Tenancy:	Owner Occupied
Parking:	13 Spaces
Utilities:	Central Water Heater





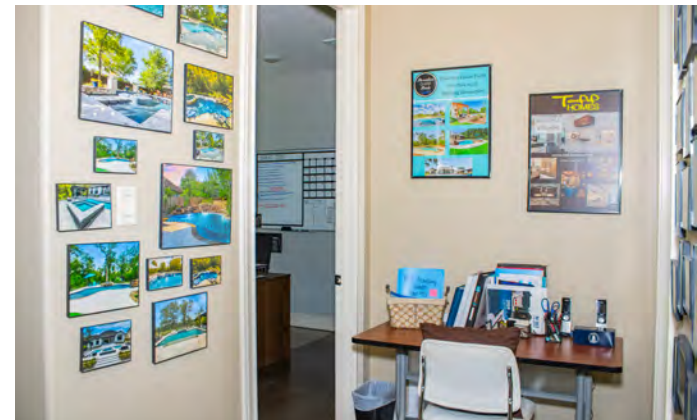
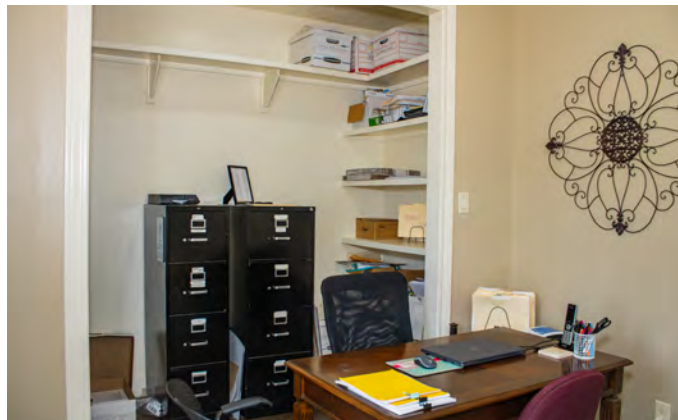
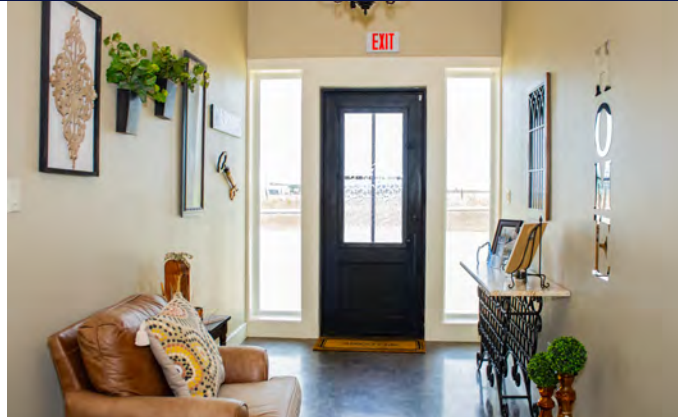
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Managing Director / Broker





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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

35.2

Median Age



4,204

Households



10,629

2023 Total Population

\$63,597

Median Disposable Income

EDUCATION

4%

No High School Diploma



25%

High School Graduate



22%

Some College



49%

College Graduate

INCOME



\$102,315

Average Household Income



\$41,387

Per Capita Income



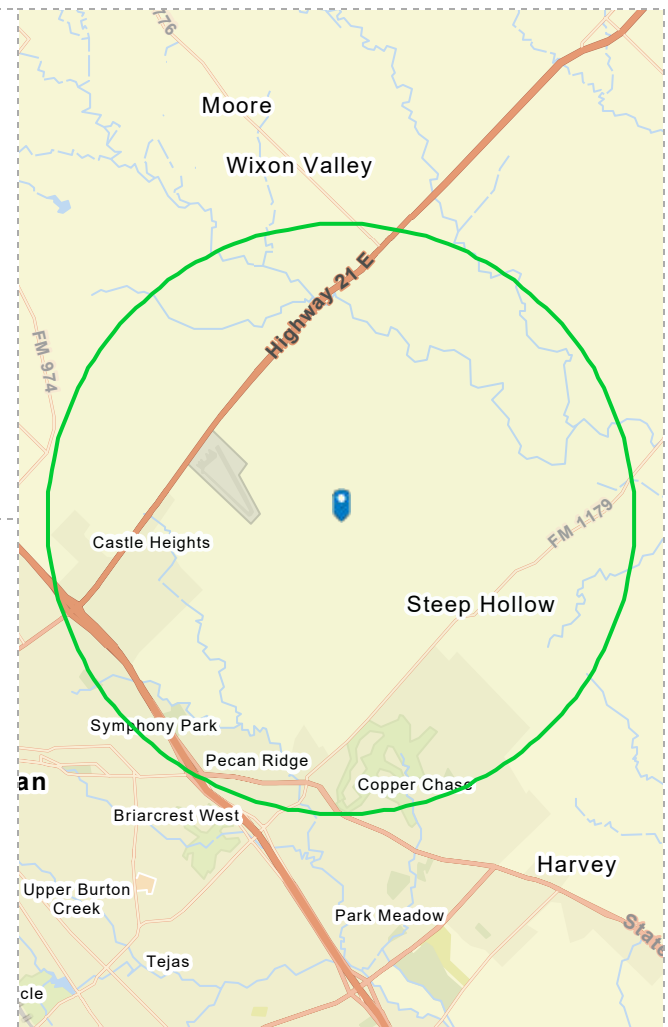
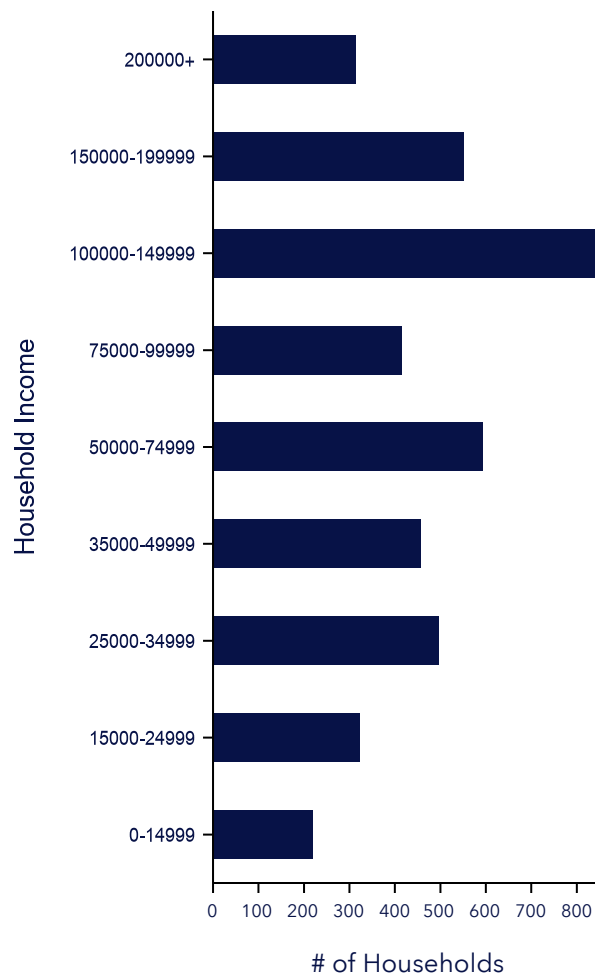
\$849,768

Average Net Worth



\$378,465

Average Home Value



EMPLOYMENT



73%

White Collar



16%

Blue Collar



Services

10%

Unemployment Rate

3.0%

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

34.6

Median Age

24,472

Households

\$48,988

Median Disposable Income

60,438

2023 Total Population

EDUCATION

11%

No High School Diploma



27%

High School Graduate



24%

Some College



38%

College Graduate

INCOME



\$83,064

Average Household Income



\$33,533

Per Capita Income



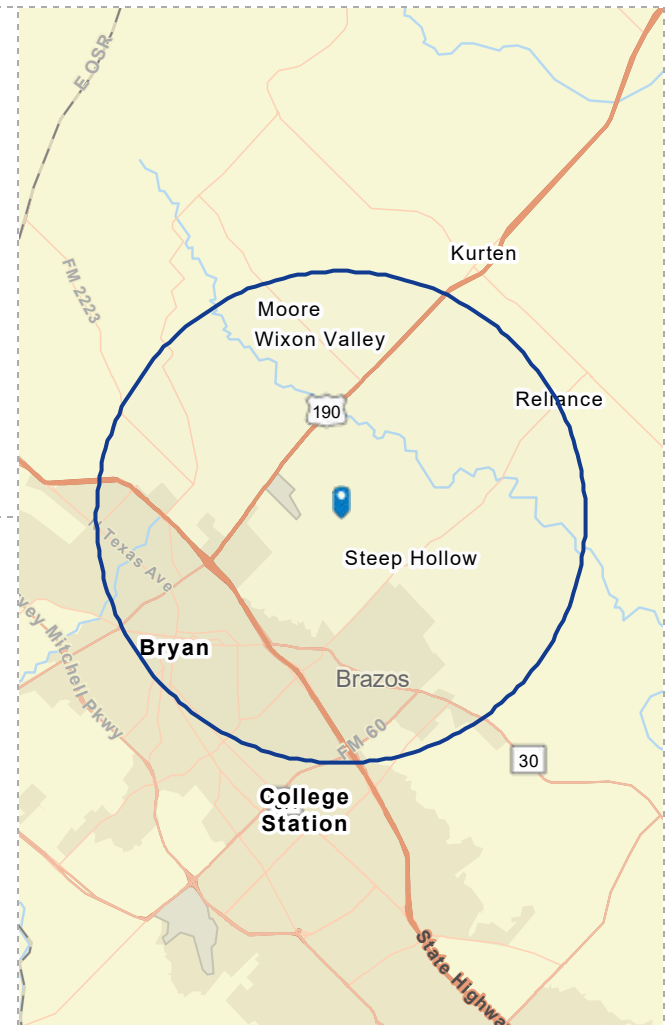
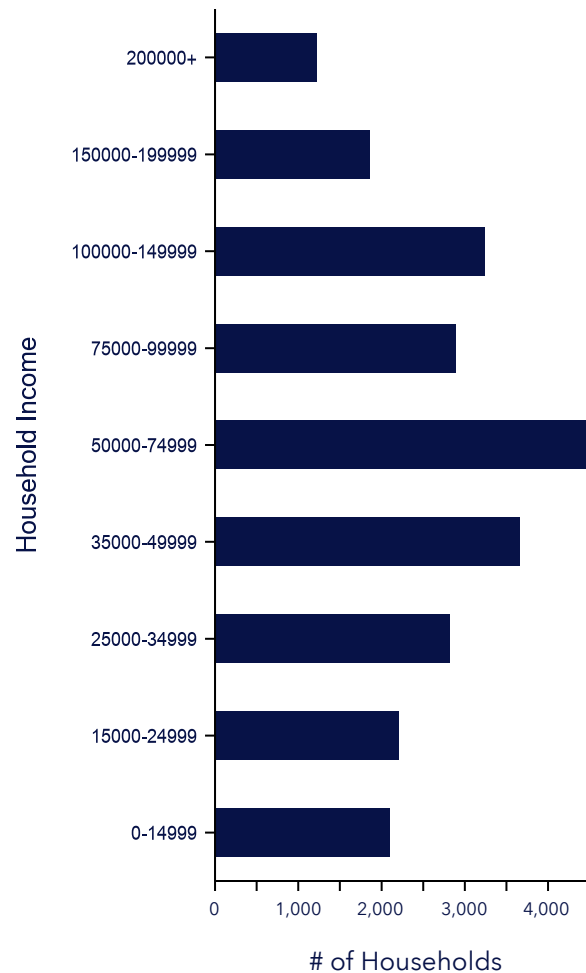
\$594,865

Average Net Worth



\$289,194

Average Home Value



EMPLOYMENT



65%

White Collar



22%

Blue Collar



Services

13%

Unemployment Rate

3.7%

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
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Derek Bangs	817435	derek.bangs@riverstonecos.com	(512) 221-3984
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date