



RIVERSTONE
COMMERCIAL REAL ESTATE

14268 S DOWLING RD
COLLEGE STATION, TX 77845

LANDON ALLEN 903.875.9798 | JIM JONES 979.431.4400

www.riverstoneecos.com | 809 University Drive East, College Station, TX 77840



PROPERTY DESCRIPTION

Introducing an exceptional 41.049 acres of land within the highly sought-after College Station Independent School District, and located only 7 miles away from Texas A&M University. This property is a solid option for development with 3200' of paved road frontage on both South Dowling Road and I&GN Road, and quick access to Wellborn Road. This property offers convenient access to city amenities, including Tower Point Shopping Center and HEB. With close proximity to shopping and entertainment, this property presents immense potential for various development projects, including residential communities, mixed-use developments, educational facilities, and more.

PROPERTY HIGHLIGHTS

- 10" Wellborn Water Line
- 6 Miles from Kyle Field
- Minutes Away from Shopping/Retail
- Located within College Station ISD
- 3200' of Paved Road Frontage

OFFERING SUMMARY

Sale Price:	\$55,000 / acre
Lot Size:	41.049 Acres



RIVERSTONE
COMMERCIAL REAL ESTATE

LANDON ALLEN
Partner

JIM JONES
Managing Partner

903.875.9798 | landon@riverstoneecos.com

979.431.4400 | jim@riverstoneecos.com



RIVERSTONE
COMMERCIAL REAL ESTATE

LANDON ALLEN
Partner

903.875.9798 | landon@riverstonecos.com

JIM JONES
Managing Partner

979.431.4400 | jim@riverstonecos.com



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



RIVERSTONE
COMMERCIAL REALESTATE

LANDON ALLEN
Partner

JIM JONES
Managing Partner

903.875.9798 | landon@riverstonecos.com

979.431.4400 | jim@riverstonecos.com

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

29.3

Median Age



12,212

Households

\$85,553

Median Disposable Income



34,779

2023 Total Population

EDUCATION

2%

No High School Diploma



10%

High School Graduate



20%

Some College



67%

College Graduate

INCOME



\$128,045

Average Household Income



\$44,583

Per Capita Income



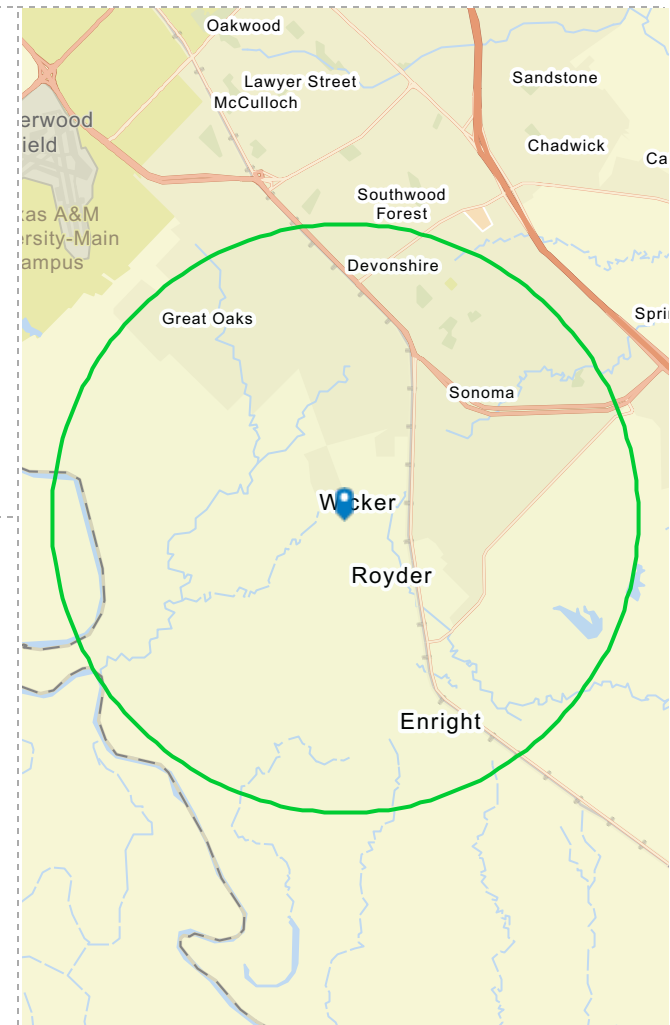
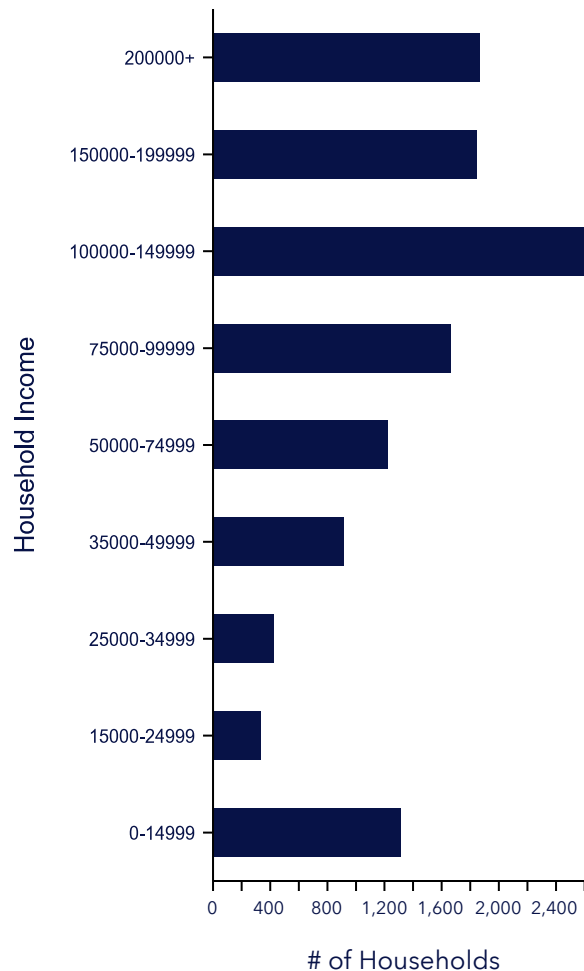
\$1,303,843

Average Net Worth



\$394,964

Average Home Value



EMPLOYMENT



81%

White Collar



9%

Blue Collar



11%

Services

2.3%

Unemployment Rate

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.9

Median Age



33,104

Households

\$57,615

Median Disposable Income



89,445

2023 Total Population

EDUCATION

3%

No High School Diploma



13%

High School Graduate



22%

Some College



61%

College Graduate

INCOME



\$105,754

Average Household Income



\$39,345

Per Capita Income



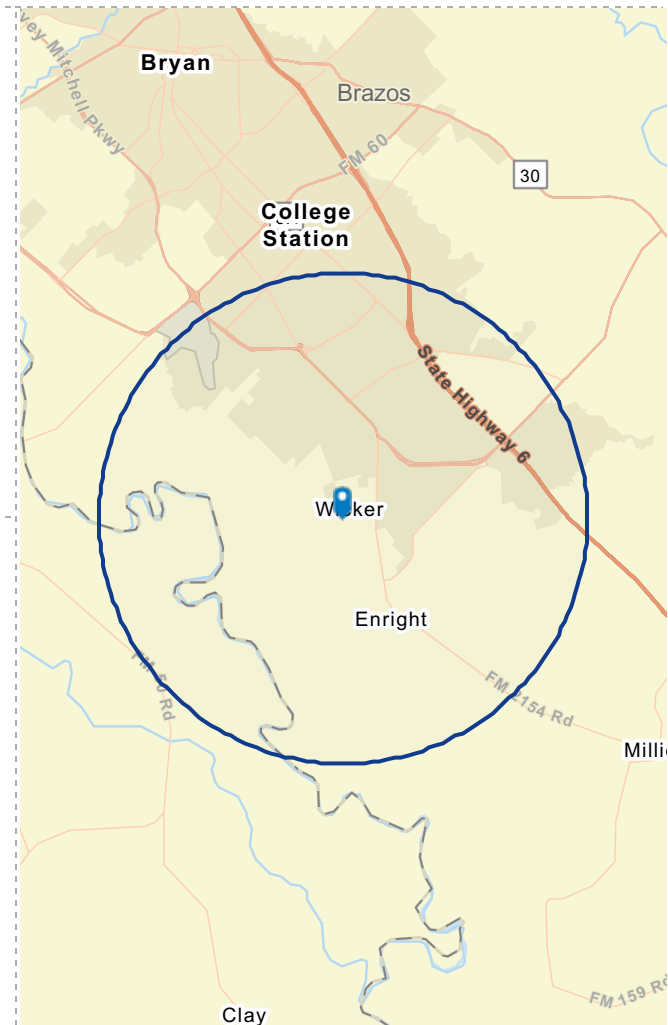
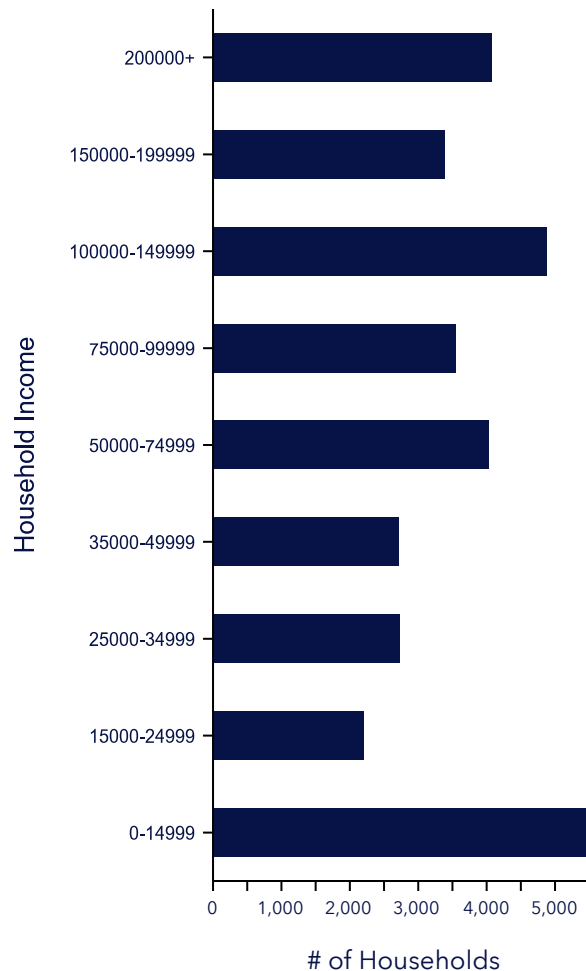
\$1,057,425

Average Net Worth



\$414,006

Average Home Value



EMPLOYMENT



77%

White Collar



12%

Blue Collar



Services

12%

Unemployment Rate

2.9%

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

Landon Allen

Sales Agent/Associate's Name

0668938

License No.

Landon@riverstonecos.com

Email

(903) 875-9798

Phone

Buyer/Tenant/Seller/Landlord Initials

Date