



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

## **THE SHOPS AT HUDSON OAKS**

3339-3349 UNIVERSITY DR EAST BRYAN, TX 77802



## Building A

**LEASED**

## Building B



### PROPERTY DESCRIPTION

One of the fastest-growing areas of Bryan College Station, neighboring high-end residential housing and developments totaling over 3,000 doors and rooftops within a 1-mile radius. In addition, a new apartment complex, Hudson Oaks Active Adult Living, is underway within walking distance of the retail center. A prime opportunity to be one of the first retail or quick-service restaurants on the East side of University Drive E. Surrounded by a strong office population with a high demand for "on-the-way to work" services. This unique center will include drive-thru access and feature over 15,000 SF of lease space with easy conversion to suit a variety of tenants.

### PROPERTY HIGHLIGHTS

- New construction retail development with over 15,000 SF of lease space
- Proven Income-generator in an established area
- Close proximity to Texas A&M University
- Drive-thru access and patio available
- Minutes from Hwy 6 with a traffic count of over 84,000 VPD

### OFFERING SUMMARY

Lease Rate:	Call For Lease Rates
Building A:	Fully Leased
Building B:	1,500-15,032 SF
Lot Size:	3.373 Acres
Year Built:	2024
Building Depth:	65 Feet
Parking Ratio:	6 : 1000







BUILDING B - FLOORPLAN (15,032 SF)



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# INGRESS & EGRESS POINTS



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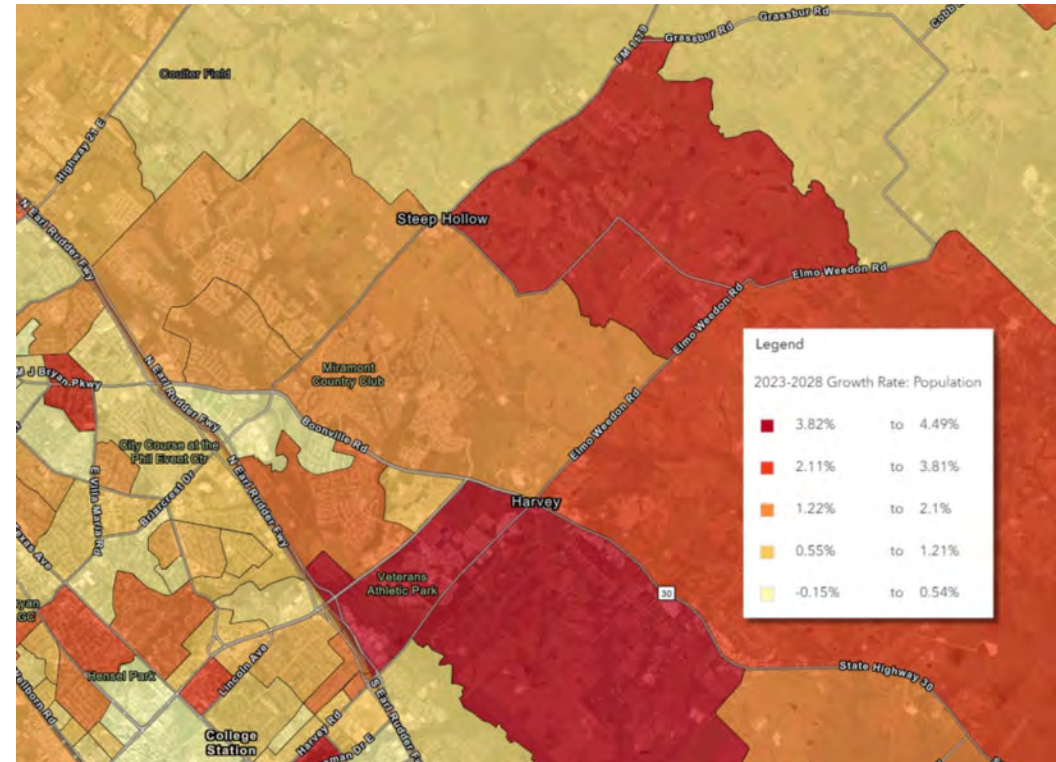
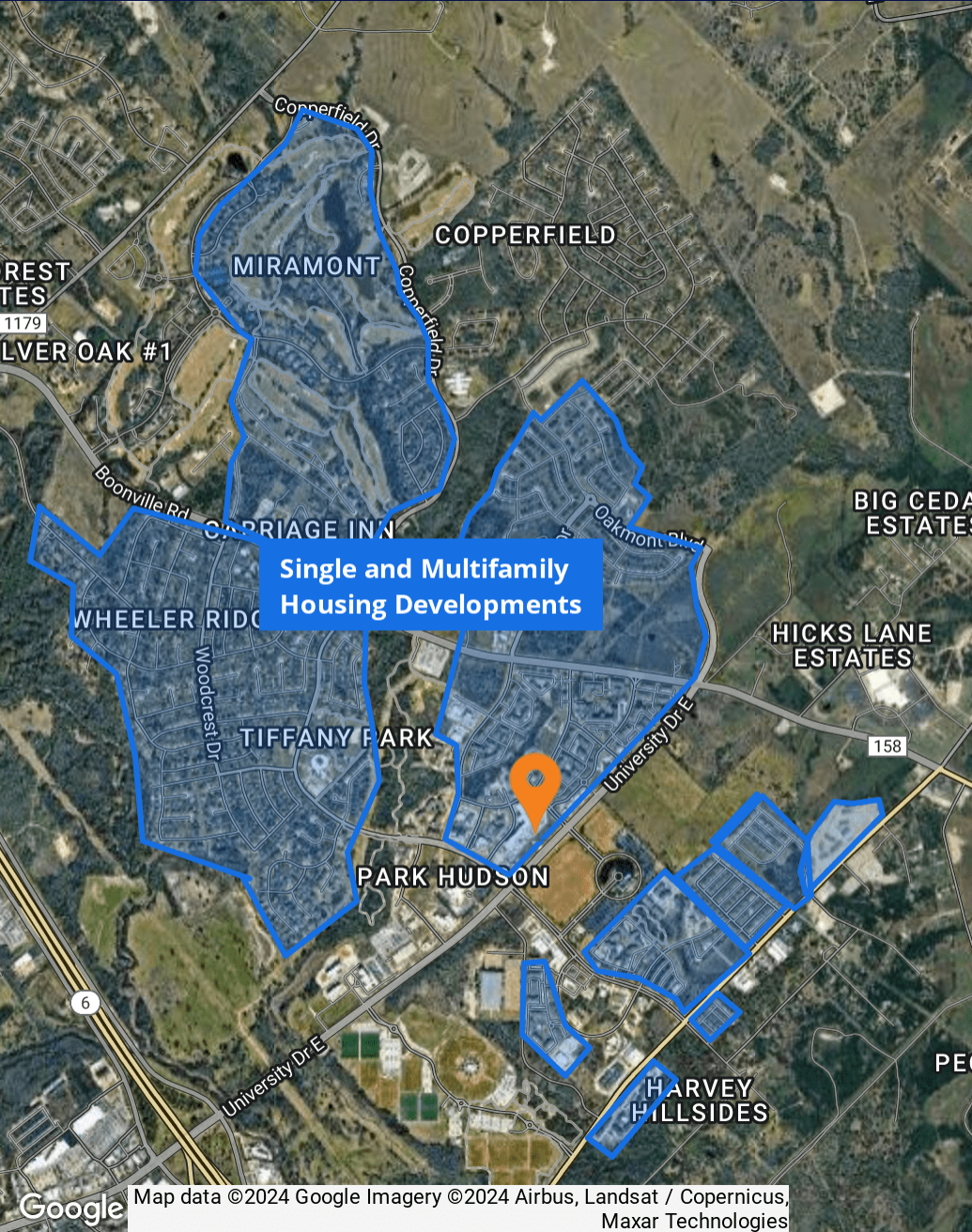
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SINGLE & MULTI-FAMILY HOUSING | 5 YEAR GROWTH RATE



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# Site Demographic Summary



**RIVERSTONE**  
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Ring of 3 miles

## KEY FACTS

28.3

Median Age



19,567

Households

\$43,761

Median Disposable Income



42,853

2023 Total Population

## EDUCATION

4%

No High School Diploma



18%

High School Graduate



22%

Some College



56%

College Graduate

## INCOME



\$77,420

Average Household Income



\$35,410

Per Capita Income



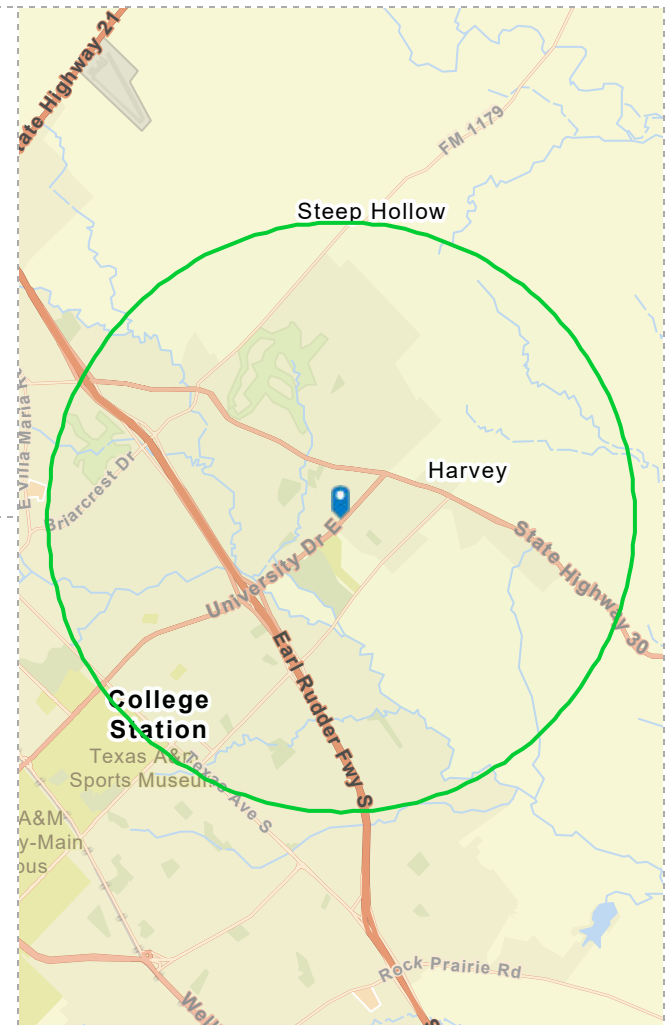
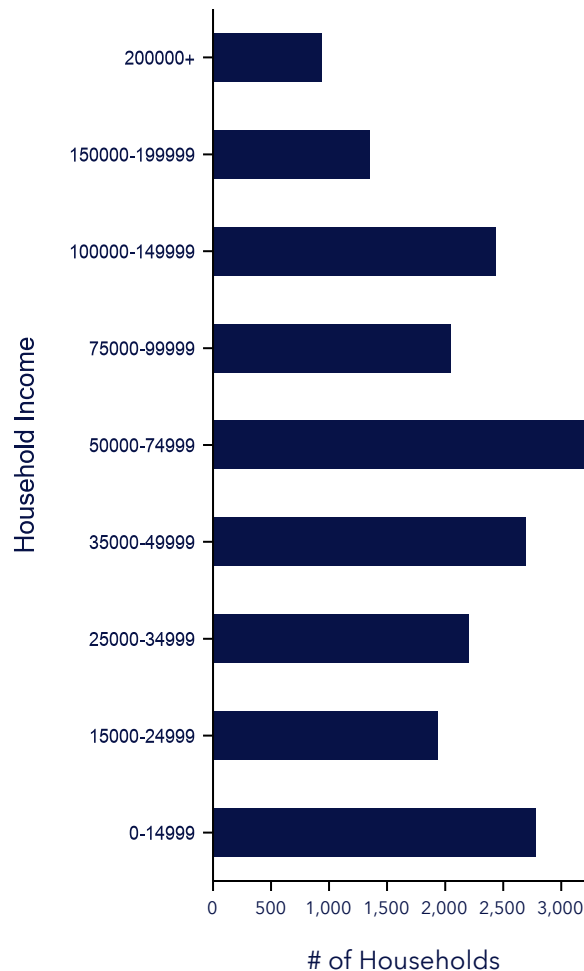
\$505,878

Average Net Worth



\$356,770

Average Home Value



## EMPLOYMENT



73%

White Collar



13%

Blue Collar



14%

Services

1.8%

Unemployment Rate



# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

24.4

Median Age



52,557

Households

\$37,784

Median Disposable Income



137,526

2023 Total Population

## EDUCATION

7%

No High School Diploma



21%

High School Graduate



24%

Some College



48%

College Graduate

## INCOME



\$68,379

Average Household Income



\$26,621

Per Capita Income



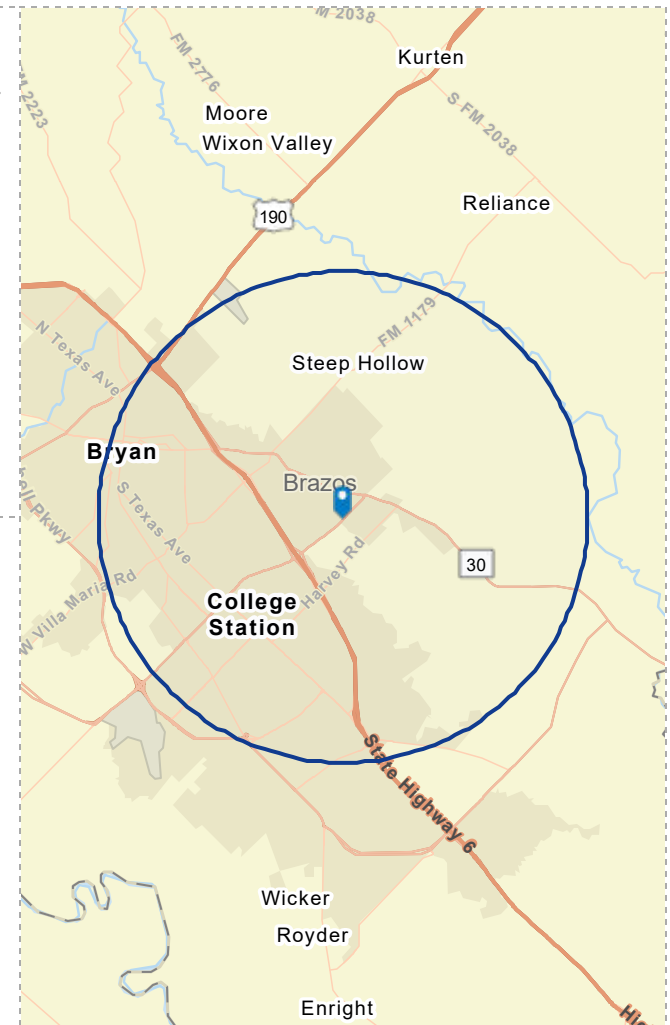
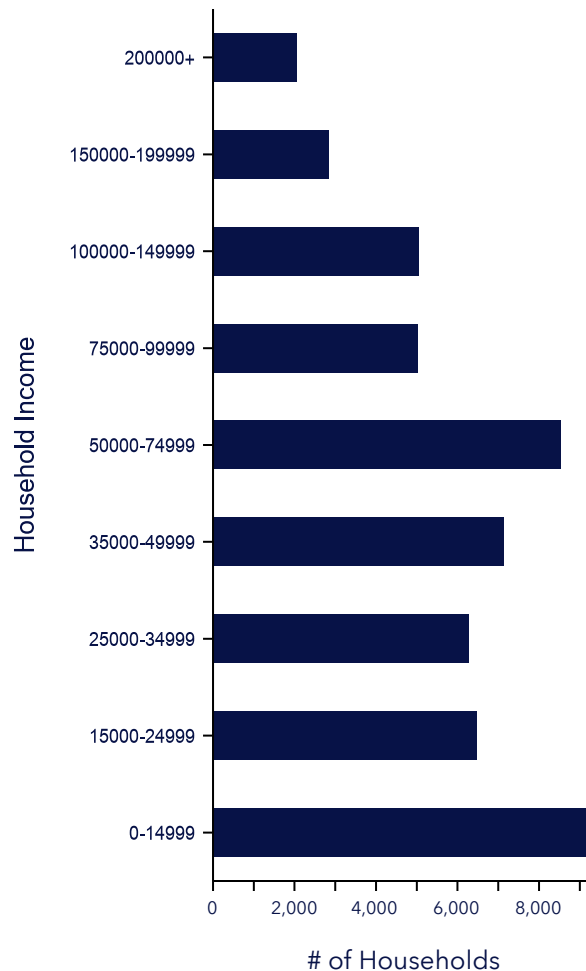
\$431,859

Average Net Worth



\$319,896

Average Home Value



## EMPLOYMENT



68%

White Collar



16%

Blue Collar



15%

Services

4.2%

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> _____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<b>9008522</b> _____ License No.	<b>info@riverstonecos.com</b> _____ Email	<b>(979) 431-4400</b> _____ Phone
<b>James Jones</b> _____ Designated Broker of Firm	<b>545598</b> _____ License No.	<b>jim@riverstonecos.com</b> _____ Email	<b>(979) 431-4400</b> _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<b>Angela Lasell</b> _____ Sales Agent/Associate’s Name	<b>687879</b> _____ License No.	<b>Angela.Lasell@riverstonecos.com</b> _____ Email	<b>(979) 676-3122</b> _____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date