



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**103 CRETE ST**  
NORMANGEE, TX 77871

JIM JONES 979.431.4400

[www.riverstonecos.com](http://www.riverstonecos.com) | 809 University Drive East, Suite 101-A, College Station, TX 77840



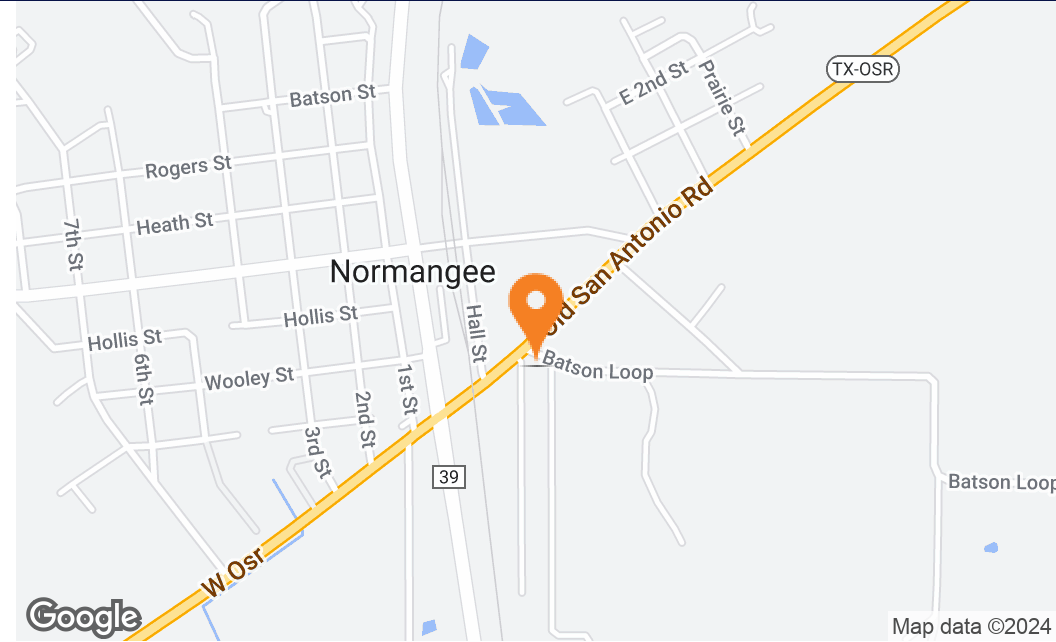


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JIM JONES  
*Managing Partner*

979.431.4400 | jim@riverstonecos.com





**PROPERTY DESCRIPTION**

0.36 acres next to busy OSR Highway. With minimal in-town zoning, this property offers ample opportunity for commercial or residential use. Its strategic location along a highly trafficked route makes it suitable for business ventures, such as retail or service-oriented enterprises, ensuring high visibility and accessibility.

For those dreaming of building their future home, this lot provides an ideal opportunity to construct a home with easy access to major roads, schools, and local services, offering both convenience and a peaceful living environment. Whether you're looking to start a new business or create a comfortable residence, this prime location offers versatile opportunities in the heart of Normangee. Don't miss out on this rare chance to invest in a property with unlimited potential.

**PROPERTY HIGHLIGHTS**

- Positioned Along the Extremely Active OSR Highway
- Water, Electric, & Septic On-Site
- 2 - 20' Containers Sold Separately
- Owner Financing Available

**OFFERING SUMMARY**

Sale Price:	\$75,000
Lot Size:	0.365 Acres



# Site Demographic Summary



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Ring of 10 miles

## KEY FACTS

52.2

Median Age

  
2,283  
Households

\$49,817

Median Disposable  
Income

  
5,461  
2023 Total Population

## EDUCATION

12%

No High  
School  
Diploma



43%  
High School  
Graduate



25%  
Some  
College



21%  
College  
Graduate

## INCOME



\$80,611

Average Household  
Income



\$33,530

Per Capita Income



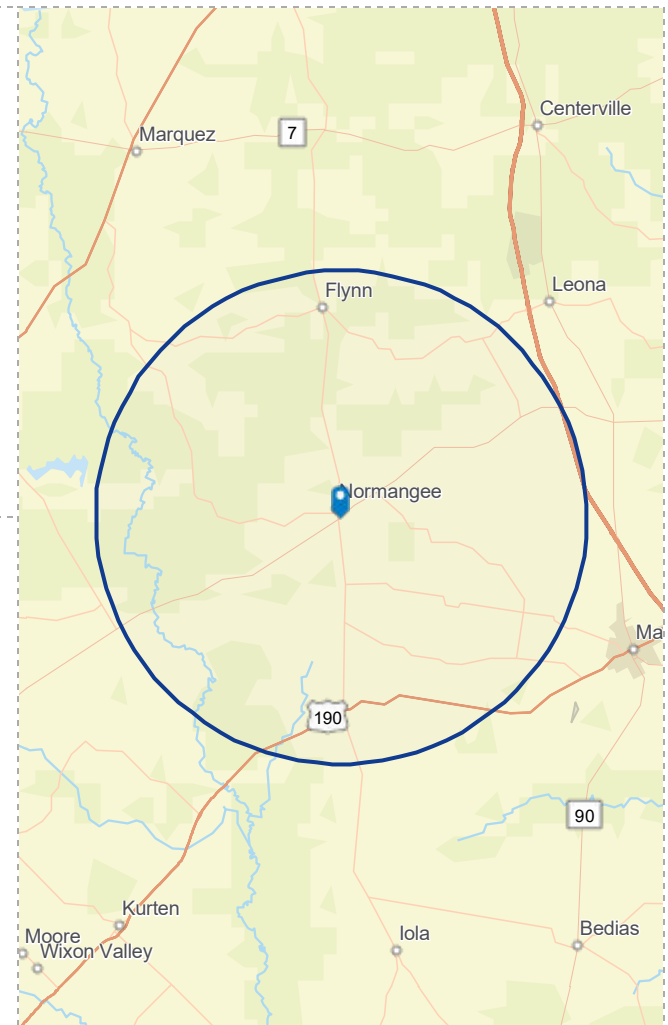
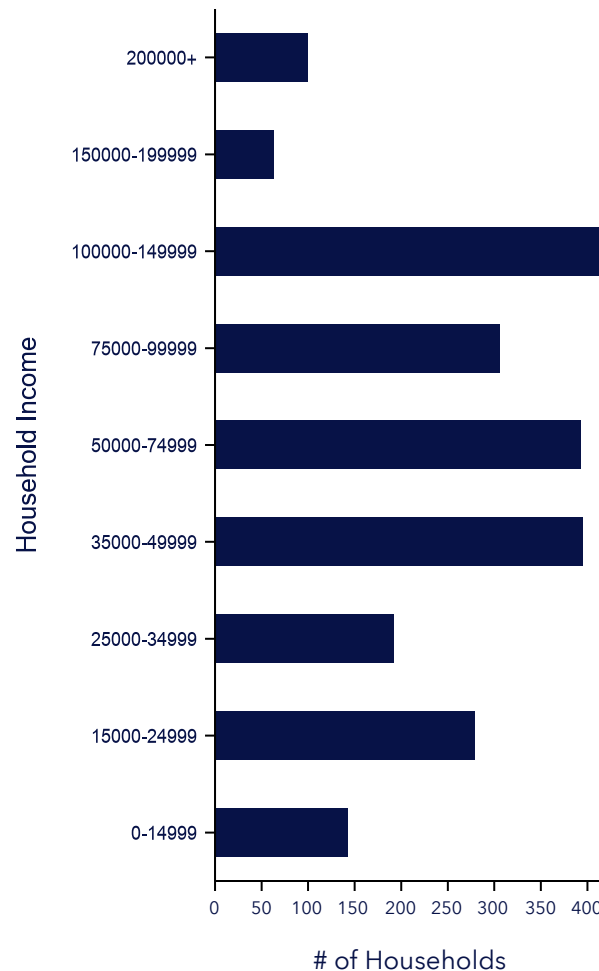
\$759,669

Average Net Worth



\$370,173

Average Home Value



## EMPLOYMENT



49%

White Collar



39%

Blue Collar



Services

4.8%

Unemployment  
Rate

12%



