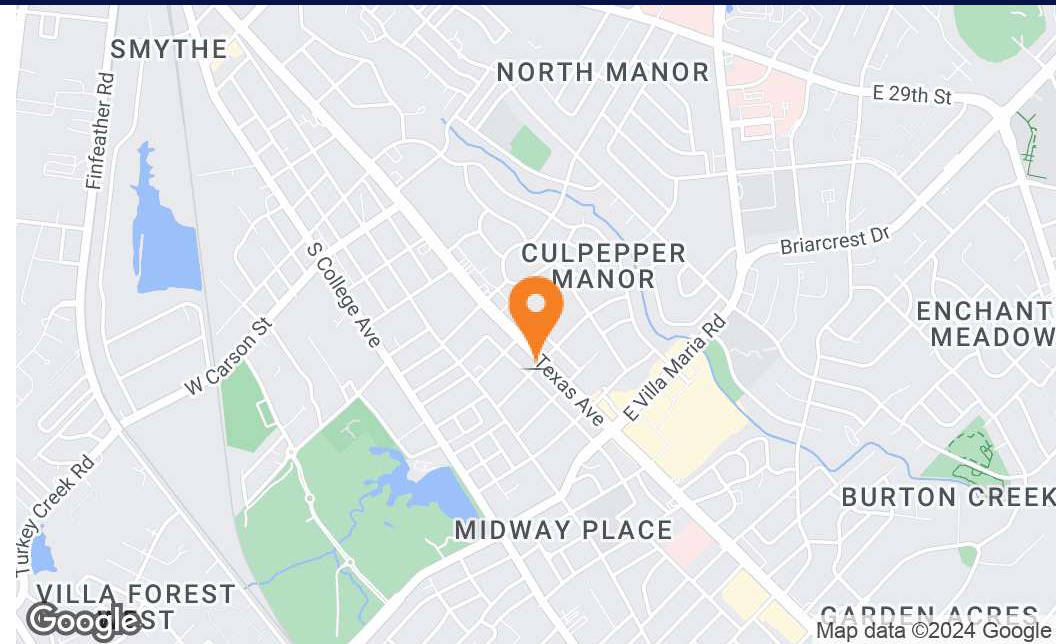




RIVERSTONE
COMMERCIAL REAL ESTATE

2700 TEXAS AVENUE

BRYAN, TX 77802



PROPERTY DESCRIPTION

Located in the heart of Bryan, Texas, this property is located on one of the most heavily trafficked roads. It is less than five minutes away from the new Midtown Park development, making it a prime location for business. The flex space offers it all: showroom, offices with multiple entry points, and a warehouse shop. It has an ambiguous set up that could be suited for an owner/user all the way to a multi-tenant investor.

PROPERTY HIGHLIGHTS

- Over 6,700 SF of Commercial Space
- (4) 12-Foot Tall Overhead Doors
- Nearly 50 Parking Spaces
- Within Bryan City Limits
- On the Corner of Signalized Intersection

OFFERING SUMMARY

Sale Price:	\$790,000
Building Size:	6,771 SF
Year Built:	1985
Lot Size:	±20,000 SF



2700 TEXAS AVENUE



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COMMERCIAL REAL ESTATE

JARRED TAYLOR
Managing Director - Partner

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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

24.4

Median Age



62,112

Households

\$36,547

Median Disposable Income



166,005

2023 Total Population

EDUCATION

12%

No High School Diploma



24%

High School Graduate



24%

Some College



40%

College Graduate

INCOME



\$64,898

Average Household Income



\$24,666

Per Capita Income



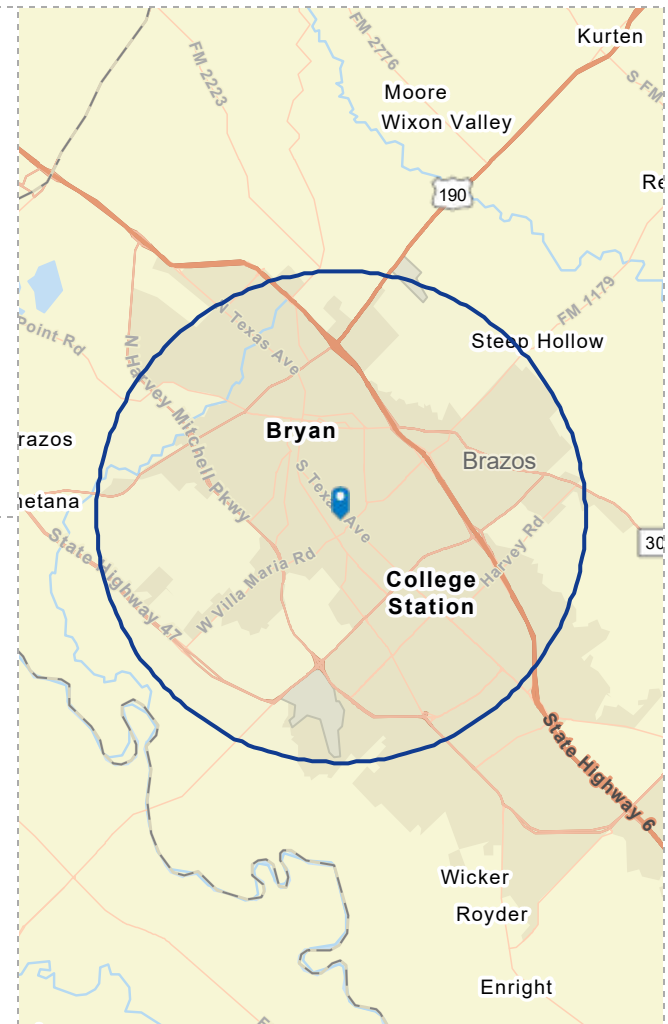
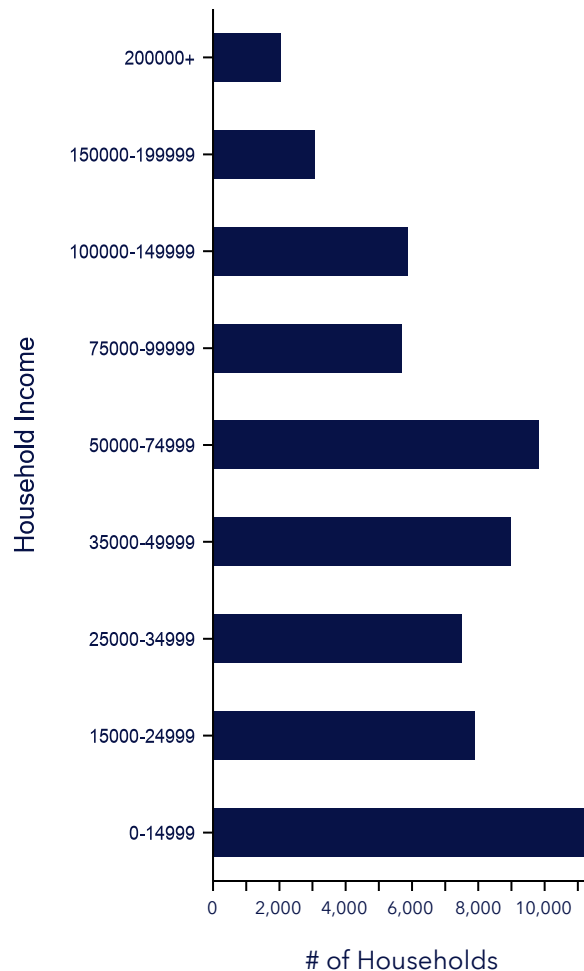
\$316,536

Average Net Worth



\$280,093

Average Home Value



EMPLOYMENT



White Collar

63%



Blue Collar

21%



Services

17%

Unemployment Rate

4.7%

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 _____ 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
Jarred Taylor _____ Sales Agent/Associate's Name	746005 _____ License No.	jarred.taylor@riverstonecos.com _____ Email	(936) 525-0069 _____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	