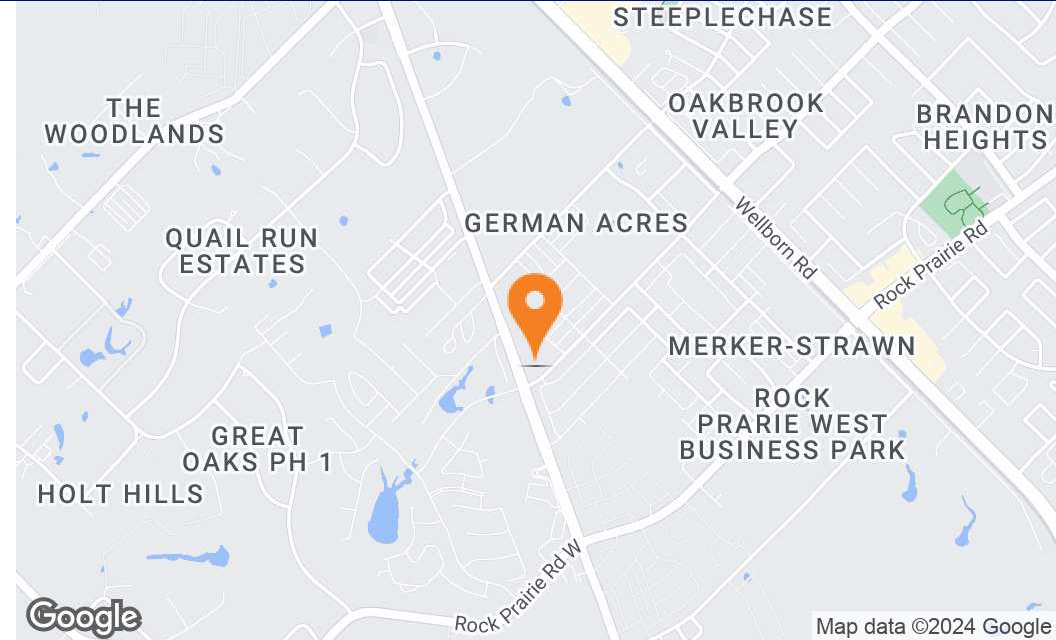


RIVERSTONE
COMMERCIAL REAL ESTATE

± 3.4 ACRES

750 DEACON DRIVE WEST, COLLEGE STATION, TX 77845



PROPERTY HIGHLIGHTS

- Conveniently Located Near HEB Anchored Jones Crossing Retail Development
- ± 296 Ft of Frontage on Deacon Drive & ±380 ft of Frontage on Holleman Drive
- All City Utilities Located At The Property
- Tremendous Opportunity for an Office & Retail Development
- Located Directly Across From Master-Planned Communities of Mission Ranch & The Barracks Townhomes

OFFERING SUMMARY

Sale Price: \$8.25 / SF

Lot Size: 3.409 Acres



RIVERSTONE
COMMERCIAL REAL ESTATE

JIM JONES
Managing Partner

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MISSION RANCH

The Mission Ranch Subdivision is College Station's #1 master planned community. This development offers many world class amenities including a luxury clubhouse, a state of the art fitness center, a lake with scenic trails and fiber optic internet. As part of the College Station Independent School District, Mission Ranch residents are able to educate their children at the finest schools in Brazos County.

THE COVE AT BEAR-X

The Cove is a private day resort found within the Barracks/Harbor Community, featuring a Lazy River, Surf Machine, Wakeboard Cable Park, Swim-up Bar, Yard Games, and Live Music. The Harbor is a newly built apartment complex located next to The Cove. The Harbor is a luxury complex full of many amenities such as a fitness center, covered parking, and study rooms. The Barracks is an off-campus student housing complex unlike any other. Students are able to escape the apartment life and live in spacious townhomes with access to walking trails, dog parks, and the Aggie Spirit Bus.



JONES CROSSING

Jones Crossing is a multi-use retail center nestled in the heart of College Station. Located near the second largest university in the United States, Texas A&M University, Jones Crossing is anchored by HEB and home to other coveted retailers including Chick-Fil-A, Orange Theory, and WingStop. With future plans to develop up to 600 luxury multifamily apartments, this multi-use retail center is the one stop shop for all retailing needs.





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Site Demographic Summary



RIVERSTONE
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Ring of 5 miles

KEY FACTS

23.8

Median Age



50,015

Households



138,647

2023 Total Population

\$38,908

Median Disposable Income

EDUCATION

5%

No High School Diploma



14%

High School Graduate



23%

Some College



58%

College Graduate

INCOME



\$75,543

Average Household Income



\$27,535

Per Capita Income



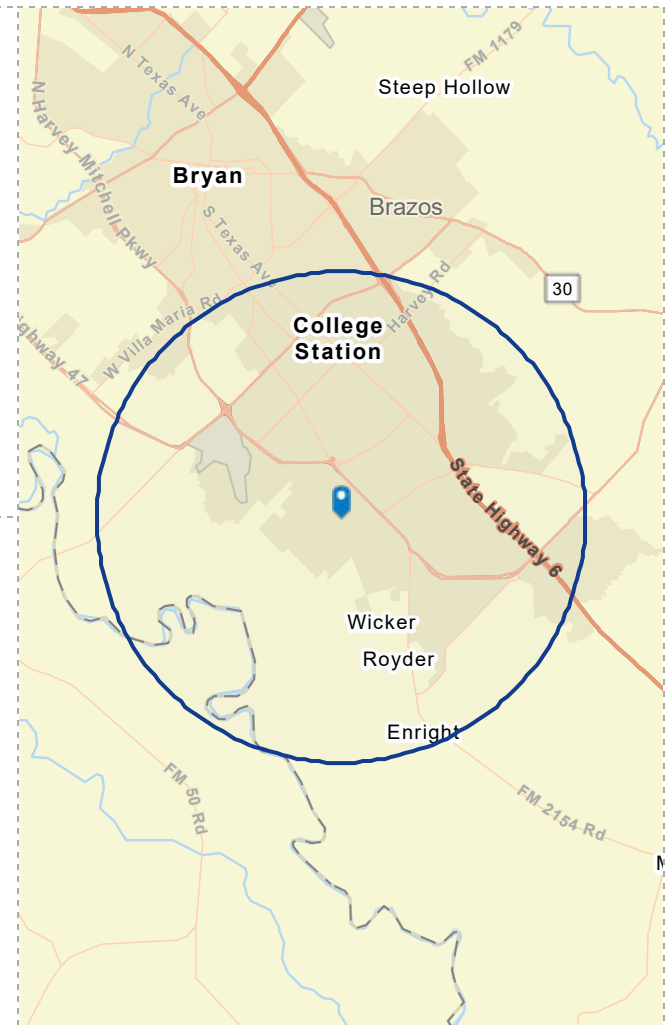
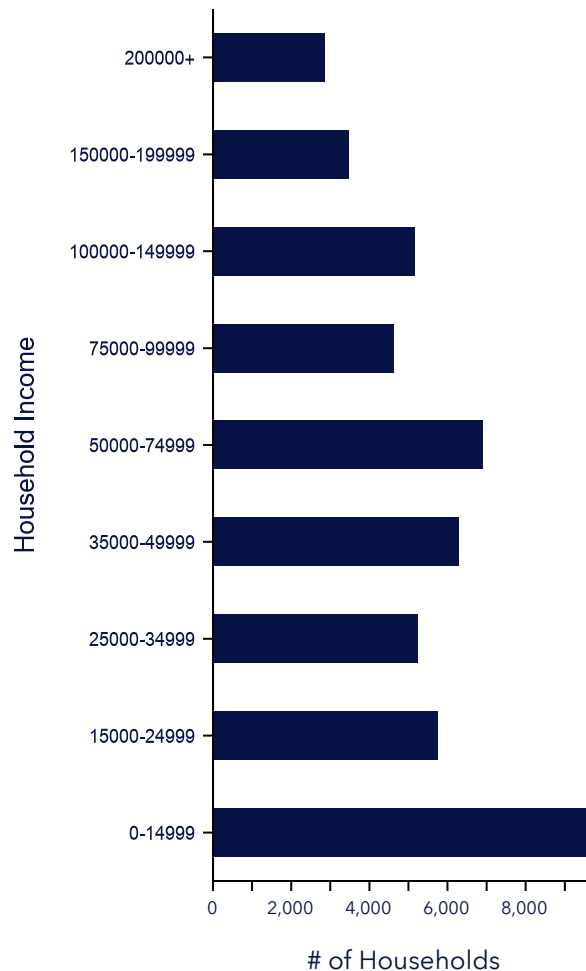
\$530,435

Average Net Worth



\$362,246

Average Home Value



EMPLOYMENT



72%

White Collar



13%

Blue Collar



Services

15%

4.1%
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.

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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	