



H-E-B

JONES CROSSING

EST. 1899
COLLEGE STATION, TEXAS

Future Multi-Family

Future Retail

SITE



RIVERSTONE
COMMERCIAL REAL ESTATE

HARVEY MITCHELL PLAZA
PRE-LEASING ± 20,600 SF
1726 HARVEY MITCHELL PKWY S COLLEGE STATION, TX



PROPERTY DESCRIPTION

Outstanding opportunity for a retail or restaurant user centered in one of the fastest growing and strongest trade areas in B/CS and surrounded by multiple residential and student housing developments. With direct access and frontage along one of College Station's main thoroughfares, this center offers excellent visibility and exposure to high traffic counts. Strategically situated next to popular Jones Crossing, one of the areas largest retail developments comprising of a 106,000 SF H-E-B and over 80,000 sf retail space that is 100% leased by many nationally recognized tenants.

PROPERTY HIGHLIGHTS

- Proposed retail strip with a total of ± 20,600 SF of Lease Space
- Located on Harvey Mitchell Pkwy (~33,000 VPD), just east of the Wellborn Rd (50,000 VPD) & Harvey Mitchell Pkwy intersection
- Easy access to Texas Avenue, Highway 6, Wellborn Road (FM 2154), and Harvey Mitchell Parkway South (FM 2818)
- Excellent visibility and exposure to high traffic counts
- Located next to HEB anchored retail center (Jones Crossing Retail Center: 47,000+ SF of restaurant/retail space)
- 2.8 miles from Texas A&M University

OFFERING SUMMARY

Lease Rate:	\$34.00 - 37.00 SF/yr (NNN)
Building A:	1,200-11,700 SF
Building B:	1,200-8,900 SF
Lot Size:	2.497 Acres
Zoning:	General Commercial
Frontage:	± 345 Feet on Harvey Mitchell Pkwy



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± 20,600 SF RETAIL CENTER | 1726 HARVEY MITCHELL PKWY



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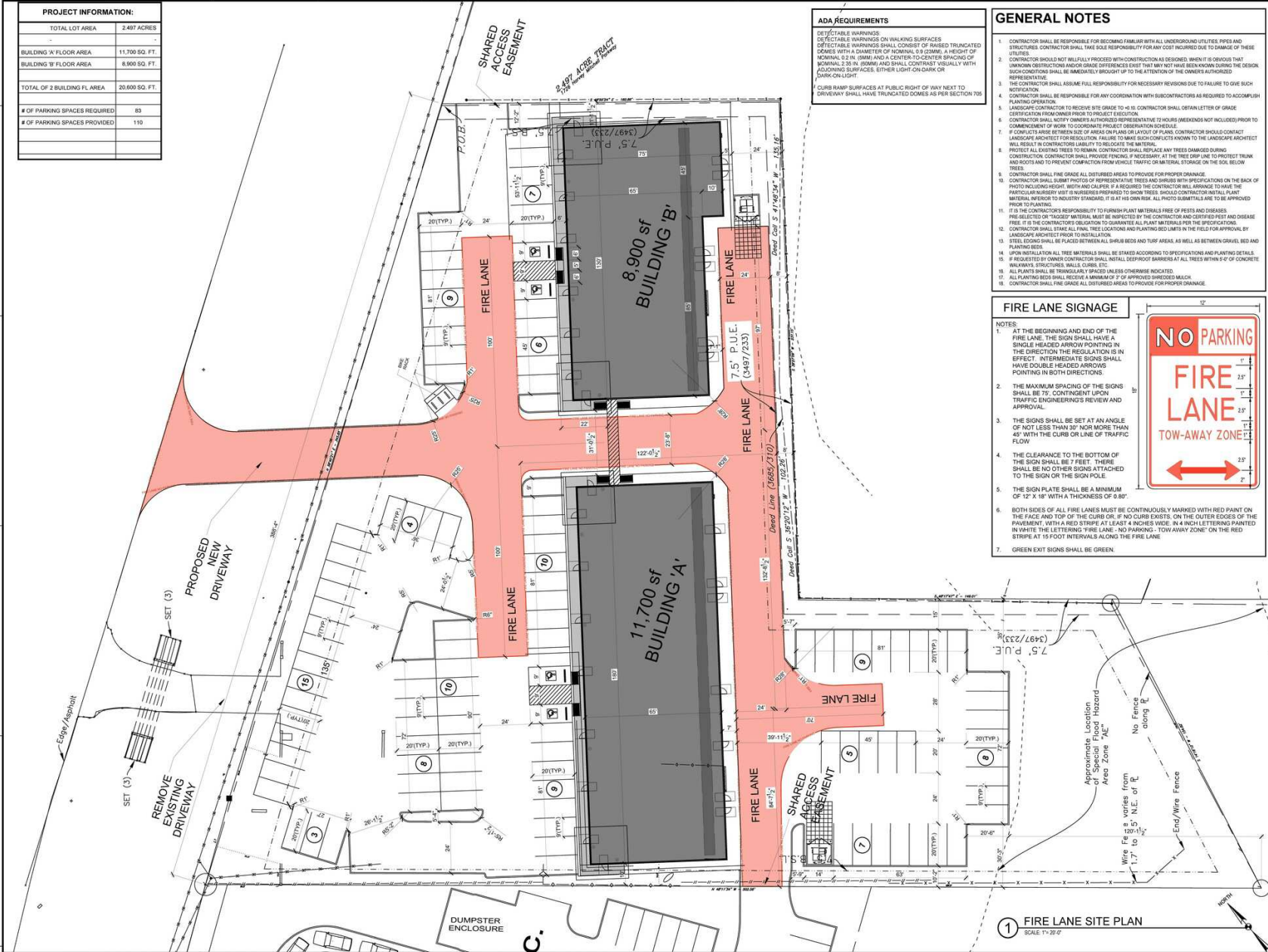
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PROJECT INFORMATION:	
TOTAL LOT AREA	2.497 ACRES
BUILDING 'A' FLOOR AREA	11,700 SQ. FT.
BUILDING 'B' FLOOR AREA	8,900 SQ. FT.
TOTAL OF 2 BUILDING FL AREA	20,600 SQ. FT.
# OF PARKING SPACES REQUIRED	83
# OF PARKING SPACES PROVIDED	110



ADA REQUIREMENTS

DEFLECTABLE WARNING SURFACES ON WALKING SURFACES
DEFLECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED CONES WITH A DIAMETER OF NOMINAL 9" (229mm), A HEIGHT OF NOMINAL 2" (50.8mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 24" (609.6mm) AND SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT

CURB RAMP SURFACES AT PUBLIC RIGHT OF WAY NEXT TO DRIVEWAY SHALL HAVE TRUNCATED DOMES AS PER SECTION 705

- GENERAL NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
 - CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNUSUAL OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
 - LANDSCAPE CONTRACTOR TO RECEIVE SITE GRAD TO +4.0 IS. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
 - CONTRACTOR SHALL NOTIFY OWNER AUTHORIZED REPRESENTATIVE 24 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
 - IF CONFLICTS ARISE BETWEEN SIZE OF AREAS OR LAYOUTS OF PLANTS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR LIABILITY TO LOCATE THE MATERIAL.
 - PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DUMP, USED TO PROTECT TRUNK AND ROOTS AND TO PREVENT CONSTRUCTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.
 - CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
 - CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR BURSARY VEST ENGINERES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INITIAL PLANT MATERIAL IN VIOLATION OF INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PEST-SELECTED OR "TAGGED" MATERIALS MAY BE INSPECTED BY THE CONTRACTOR AND CENSORED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
 - CONTRACTOR SHALL STAKE ALL PLANS, THE LOCATION AND PLANTING SITES IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUBS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
 - UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
 - IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP-ROOT BARRIERS AT ALL TREES WITHIN 6" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
 - ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
 - ALL PLANTING BEDS SHALL RECEIVE A MINIMUM 7" OF APPROVED FINEDED MULCH.
 - CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.

FIRE LANE SIGNAGE

NOTES:

- AT THE BEGINNING AND END OF THE FIRE LANE, THE SIGN SHALL HAVE A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS IN EFFECT. INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- THE MAXIMUM SPACING OF THE SIGNS SHALL BE 75'. CONTINGENT UPON TRAFFIC ENGINEERING'S REVIEW AND APPROVAL.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° WITH THE CURB OR LINE OF TRAFFIC FLOW.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNING ATTACHED TO THE SIGN OR THE SIGN POLE.
- THE SIGN PLATE SHALL BE A MINIMUM OF 2' X 18" WITH A THICKNESS OF 3/8".
- BOTH SIDES OF ALL FIRE LANES MUST BE CONTINUOUSLY MARKED WITH RED PAINT ON THE FACE AND TOP OF THE CURB OR, IF NO CURB EXISTS, ON THE OUTER EDGES OF THE PAVEMENT, WITH A RED STRIPE AT LEAST 4 INCHES WIDE, IN 4 INCH LETTERING PAINTED IN WHITE. THE LETTERING "FIRE LANE - NO PARKING - TOW-AWAY ZONE" ON THE RED STRIPE AT 15 FOOT INTERVALS ALONG THE FIRE LANE.
- GREEN EXIT SIGNS SHALL BE GREEN.

The sign is rectangular with a red border. The text 'NO PARKING' is at the top, 'FIRE LANE' is in the center, and 'TOW-AWAY ZONE' is at the bottom. Two red arrows point left and right from the center. Dimensions are provided for the sign and its placement relative to the curb.

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387,437 Estimated Retail Trade Area Population (2023)
\$125,186 Average Family Income

DEMAND IN COLLEGE STATION

Foodservice & Drinking Places
2023 Demand = \$418,722,956

Health & Personal Care Stores
2023 Demand = \$98,471,093

Electronics and Appliances Stores
2023 Demand = \$61,182,213

2023 Demand \$3,800,864,494

2028 Demand \$4,341,330,648

Growth \$540,466,154

COLLEGE STATION

	Development	Planned Single Family Lots
COLLEGE STATION BUSINESS CENTER	1 Southern Pointe	2,064
MIDTOWN BUSINESS PARK	2 Greens Prairie	828
REGIONAL ATHLETIC PARKS	3 Brewster Point, Creek Meadows, Wellborn Settlement	203
RETAIL CORRIDOR	4 Mission Ranch	672
HOSPITAL	5 Midtown Reserve	724
GROCERY	6 Pebble Creek	360



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Texas A&M Health Science Center

As the home of Health Science for Texas A&M University, this medical park houses the next generation of students who will lead the field of medicine. Consisting of three buildings, the A&M Health Science Center is home to students studying nursing, dentistry, pharmacy, public health, and medicine. As a beacon for the future of the health industry, the Texas A&M Health Science Center honors the past and shapes the future.

The BioCorridor

Situated at the heart of Bryan-College Station's emerging technology and innovation hub, the Atlas Lake Walk takes center stage. Enveloped by high-end local retailers, the Stella Hotel, and Traditions Country Club, this pedestrian-friendly lakeside community has become a popular destination.

Within the Lake Walk Town Center, notable tenants Biotech/Pharmaceutical entities, namely Fujifilm Diosynth Biotechnologies and Viasat. In a significant development, FujiFilm revealed plans for a 60,000-square-foot expansion of their Bryan campus, which already spans approximately 100,000 square feet, back in November 2019. FujiFilm, in collaboration with the TAMU School of Innovation, secured an additional 35,000 square feet of industrial/office space in 2020, expanding its presence in Bryan-College Station to an impressive total footprint of around 195,000 square feet.

Traditions Country Club

Traditions Country Club is the premier golf club residential community in Bryan-College Station. Sitting on 900 acres nestled in the native hardwoods and rolling hillsides, this community offers state of the art amenities from a championship 18-hole golf course, to a fine dining clubhouse, to a 25-meter junior Olympic lap pool. Not exclusive to only residents, but Bryan-College Station locals are also able to purchase memberships and experience the great lifestyle at Traditions Country Club.



Site Demographic Summary



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Ring of 5 miles

KEY FACTS

24.2

Median Age



59,136

Households

\$39,744

Median Disposable Income



157,939

2023 Total Population

EDUCATION

5%

No High School Diploma



16%

High School Graduate



23%

Some College



56%

College Graduate

INCOME



\$75,181

Average Household Income



\$28,422

Per Capita Income



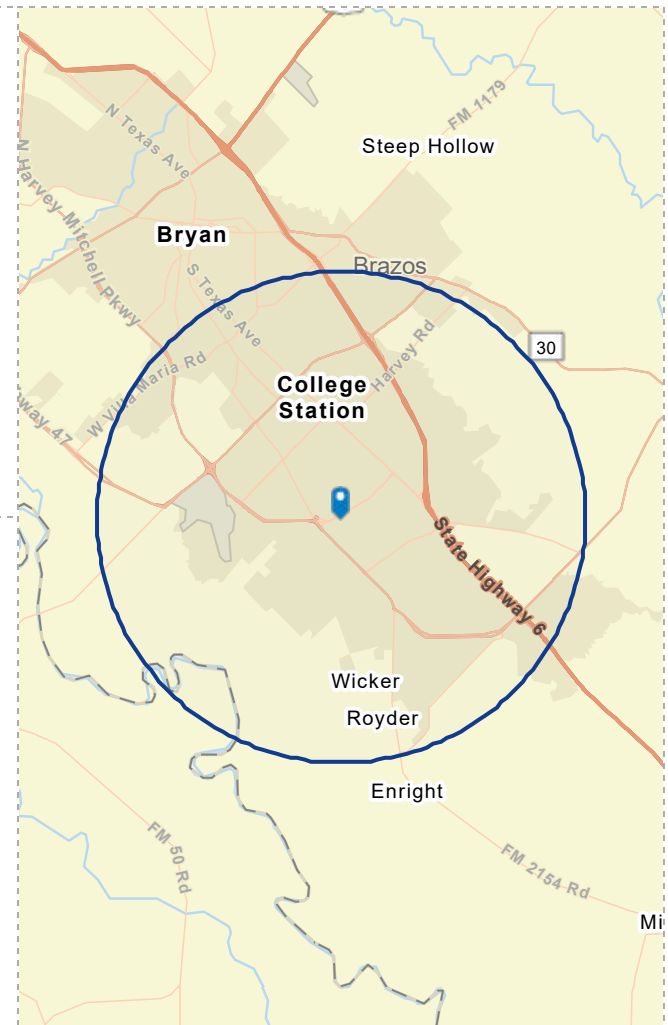
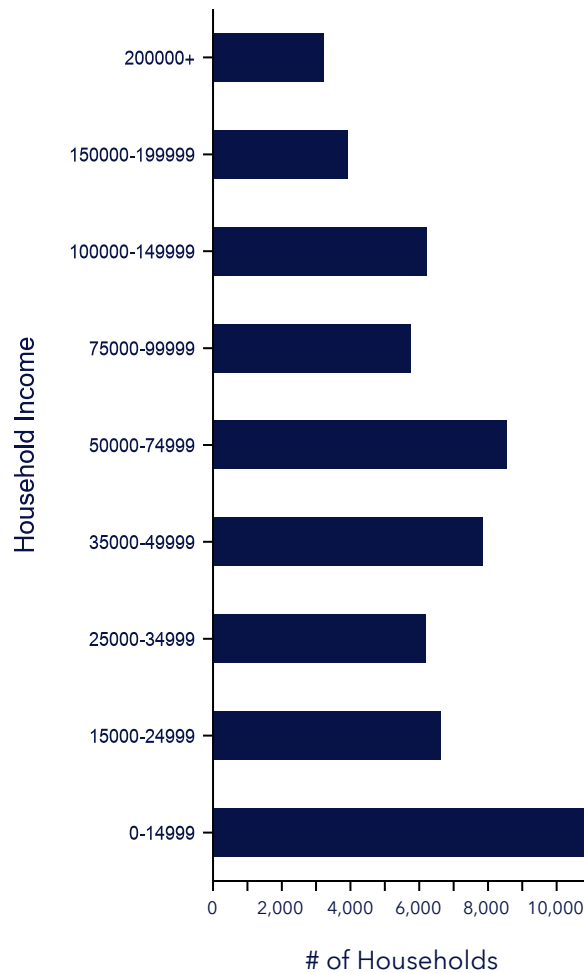
\$494,114

Average Net Worth



\$350,392

Average Home Value



EMPLOYMENT



71%

White Collar



14%

Blue Collar



Services

15%

3.9%
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
Angela Lasell	687879	Angela.Lasell@riverstonecos.com	(979) 676-3122
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date