



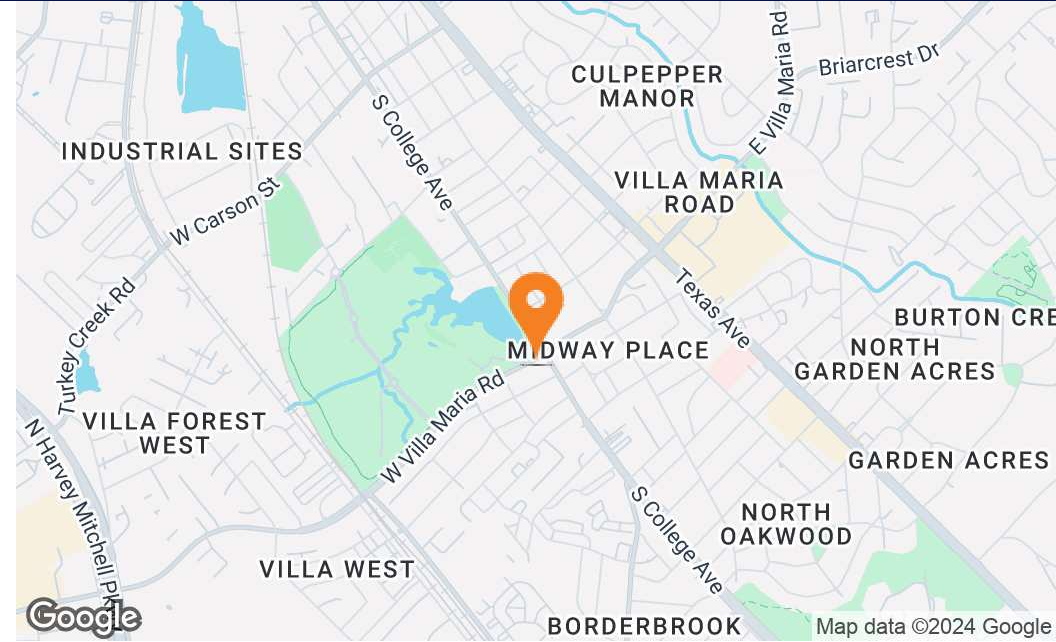
RIVERSTONE
COMMERCIAL REAL ESTATE

103 WEST VILLA MARIA ROAD

BRYAN, TX 77801

ZACH HORN 832.794.0767 | JIM JONES 979.431.4400

www.riverstoneecos.com | 1095 Evergreen Circle, Suite 218, The Woodlands, TX 77380

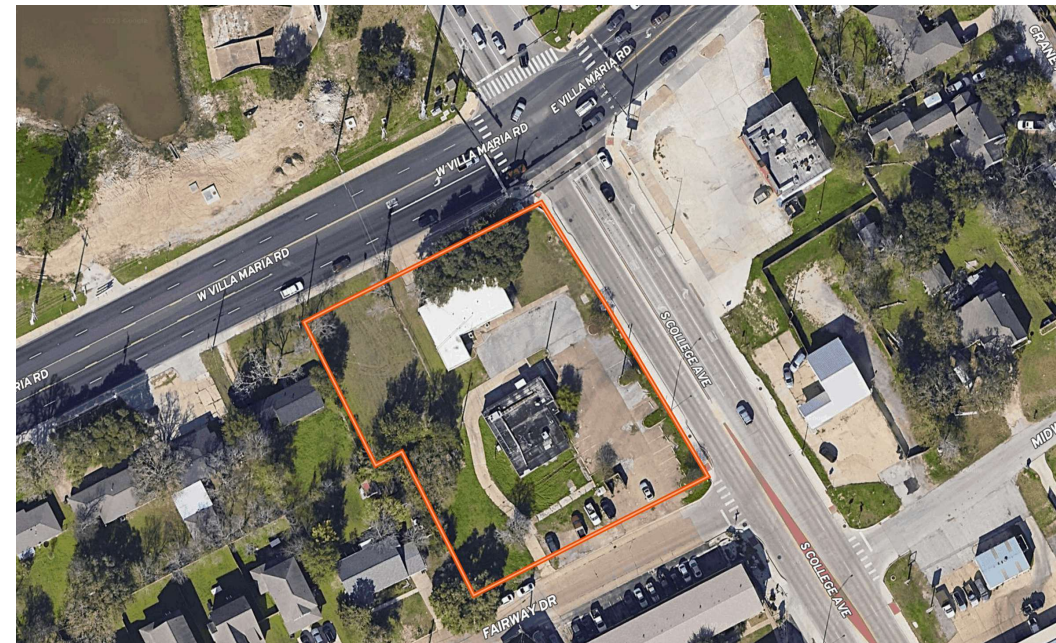


PROPERTY HIGHLIGHTS

- Centrally Located at the Intersection of West Villa Maria Rd & South College Ave on the Midtown Corridor
- Closest Major Intersection to Bryan Midtown Park Development
- All Utilities on Site
- ±208 ft Frontage on W Villa Maria Road
- ±250 ft Frontage on S College Avenue
- 29,126 VPD on W Villa Maria

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	1.202 Acres
Zoning:	Midtown Corridor (MT-C)



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Bryan - College Station, Texas

- #1** Fastest-Growing Cities for Small Business in Texas
- #2** Most Dynamic Metros with Less Than 500,000 People in TX

276,205 Population
Bryan-College Station MSA

Schulman Movie Bowl Grille Development



This multi-use recreation and entertainment facility, coming Fall 2024, includes indoor and outdoor non-shooting target sports, including 24 bowling lanes, darts, axe throwing, bocce ball, and shuffleboard; four indoor and two outdoor pickleball courts and/or other racket/paddle sports; technology advanced auditoriums allowing movies, live event broadcasts, e-sports, and conference space; an arcade and an outdoor amphitheater; and supplementary food and beverage services.

HOME TO TEXAS A&M UNIVERSITY

2nd Largest University in the Country

Texas A&M University stands as the second-largest educational institution in the United States and holds the status of one of Texas's flagship universities. Located between College Station and Bryan, its main campus accommodates a thriving community of over 77,000 students, offering an extensive array of more than 140 undergraduate career paths. Positioned as a central force in College Station, Texas A&M University holds the distinction of being a tier 1 research university, renowned for nationally ranked programs spanning engineering, agriculture, chemistry, architecture, and business.



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Travis Bryan Midtown Park

The first segment of the Travis Bryan Midtown Park features BigShots Golf, complete with a mini golf course and yard games, a scratch kitchen, meeting room space, and 60 bays for players of all ages and skill levels.

Recently reopened Travis Fields, home of the Brazos Bombers, is made up of three turf fields, eight batting cages, spectator seating, shaded areas, playgrounds, and more. Across Bomber Drive is DBAT Aggieland, the premier indoor baseball and softball training facility that includes batting cages, professional instruction, party rental space, and membership opportunities.

In addition, the approximately 65,000-square-foot Indoor tennis/multipurpose facility will be constructed to encompass six tennis courts, that will meet United States Tennis Association and National Collegiate Athletic Association standards, and allow for other sports and event opportunities.

Travis Bryan Midtown Park serves as a place for environmental opportunities like bird watching, walking trails, and educational experiences. The park also includes Williamson Skate Park, offering two bowls, new LED lighting, two picnic pavilions with BBQ grills, a basketball court, and a large playground unit.

You can find more information at www.bryantx.gov/midtownpark/



*Images provided by the City of Bryan



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Legends Event Center



The Legends Event Center encompasses over 122,000 square feet of adaptable space, tailor-made for accommodating a wide range of activities. This versatile venue boasts a spacious indoor court and event area capable of hosting up to 16 volleyball or 8 basketball courts, suitable for a diverse array of events such as gymnastics and wrestling meets, meetings, pickleball tournaments, archery and cheerleading competitions, boxing and soccer matches, dance and martial arts competitions, e-gaming conventions, trade shows, markets, and other special occasions.

The new outdoor amenities coming include:

- Four NCAA-approved, lighted sand volleyball courts.
- Outdoor terraced viewing area between Legends Event Center patio and volleyball courts with sail shade structures.
- Three synthetic areas totaling 21,684 square feet:
 - Terraced viewing area
 - Between the volleyball courts and the lake
 - Directly around the boat house
- A 24' x 38' boathouse foundation with a future capability to store 10-12 single kayaks and 7-10 double kayaks with a utility vehicle and trailer. Storage space will be available for other items, such as paddles, life jackets, etc. The boathouse will be constructed by BISD's construction technology students. (Spring 2025)
- A floating EZ Dock and pier with an ADA-accessible kayak/canoe launch.
- A 15-foot-wide concrete drive lane from the boathouse to the lake for a utility vehicle boat launch and walk-up launching of canoes, kayaks, and paddleboards.
- A concrete landing and anchor point for the dock.
- 12-foot-wide multipurpose trail with a pedestrian bridge to connect Legends Event Center, the boardwalk and the future Schulman's Movie Bowl Grille



Site Demographic Summary



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Ring of 5 miles

KEY FACTS

24.4

Median Age



62,589

Households



165,885

2023 Total Population

\$36,568

Median Disposable Income

EDUCATION

12%

No High School Diploma



24%

High School Graduate



23%

Some College



41%

College Graduate

INCOME



\$65,226

Average Household Income



\$24,936

Per Capita Income



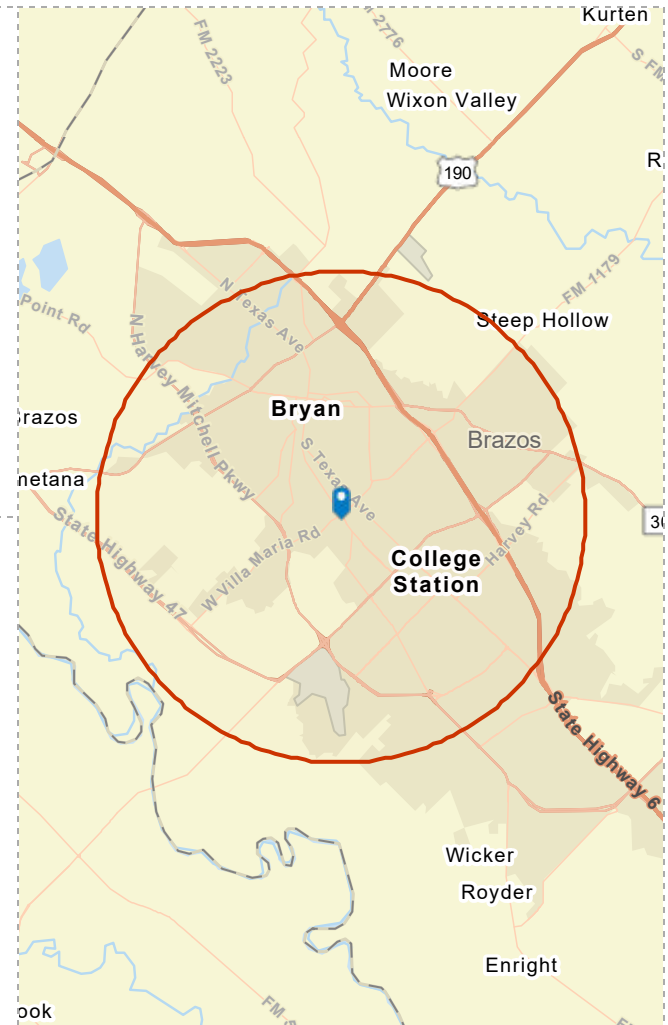
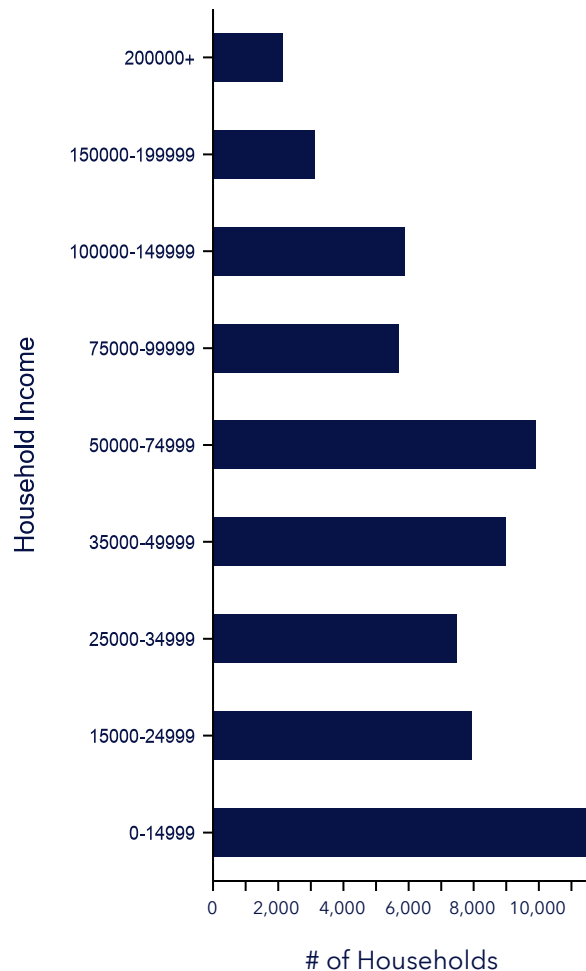
\$323,427

Average Net Worth



\$286,369

Average Home Value



EMPLOYMENT



White Collar

63%



Blue Collar

20%



Services

17%

4.6%
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.

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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Zachary Horn	799972	Zach.Horn@riverstonecos.com	(832) 794-0767
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date