



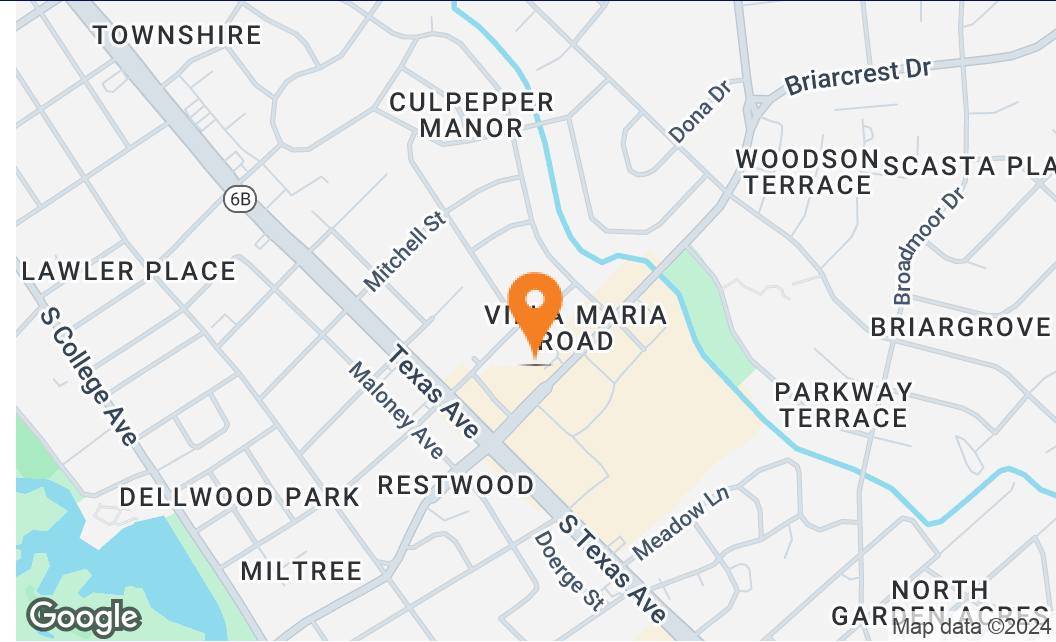
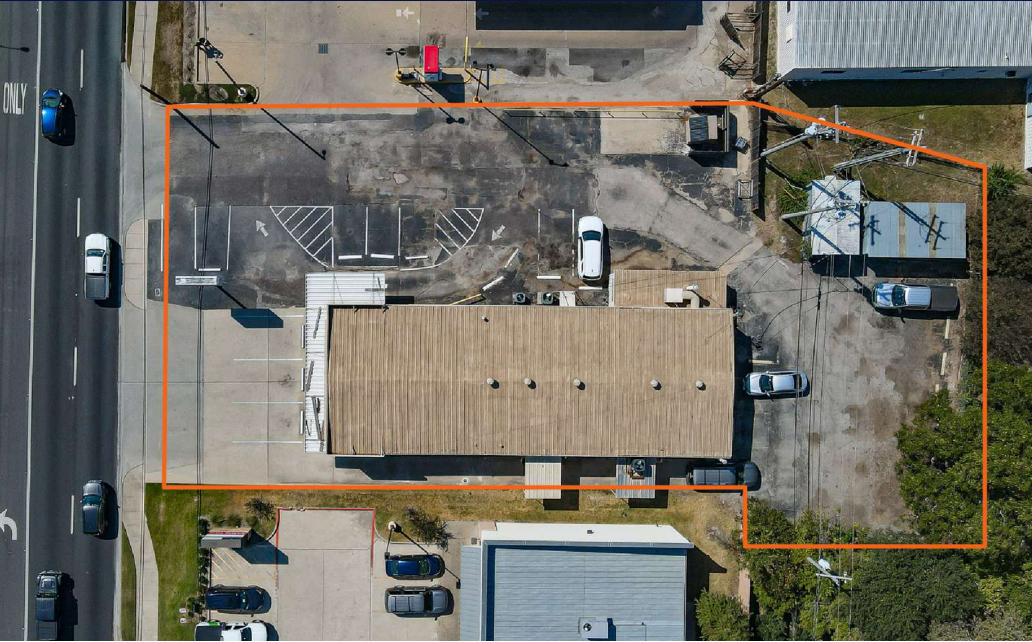
**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**710 E VILLA MARIA RD**

BRYAN, TX 77802

DEREK BANGS 512.221.3984

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

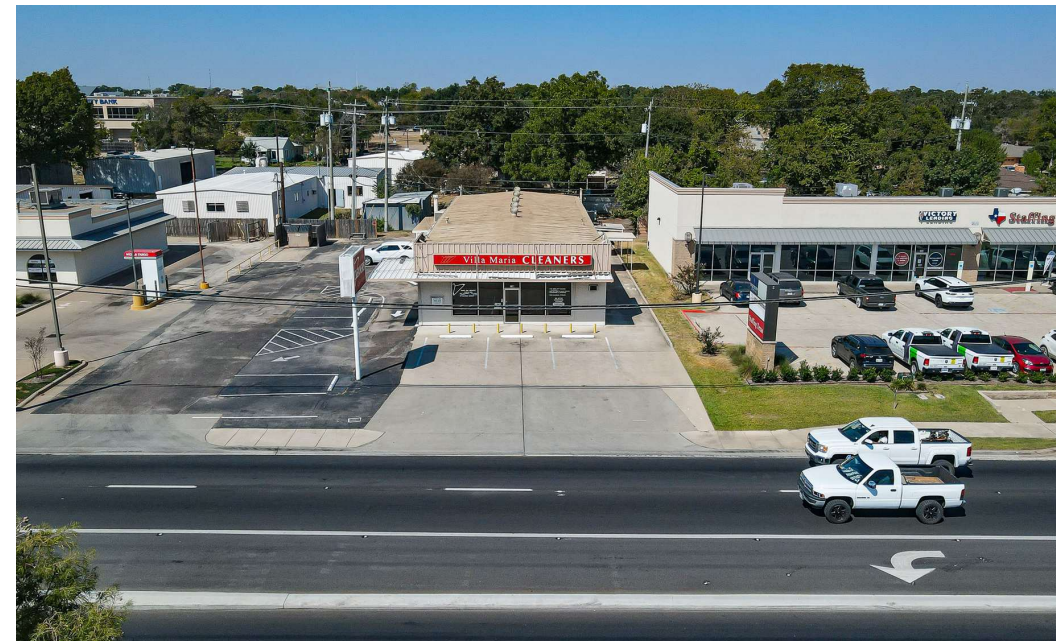


### PROPERTY HIGHLIGHTS

- 3,880 SF building located directly across from Tejas Shopping Center.
- Leased to a dry cleaning retail tenant
- Just three doors down from Texas Avenue, with HEB and Starbucks across the street.
- Features front and rear parking, a drive-thru, and retail exposure along Villa Maria.
- Includes an additional lot, ideal for parking or future development.

### OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	0.48 Acres
Building Size:	3,880 SF





**3 Miles to Downtown Bryan**

3 Miles to Downtown Bryan

2.5 Miles to Texas A&M

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies





# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

24.9

Median Age



63,987

Households

\$41,974

Median Disposable Income



169,560

2023 Total Population

## EDUCATION

11%

No High School Diploma



24%

High School Graduate



24%

Some College



41%

College Graduate

## INCOME



\$73,113

Average Household Income



\$27,938

Per Capita Income



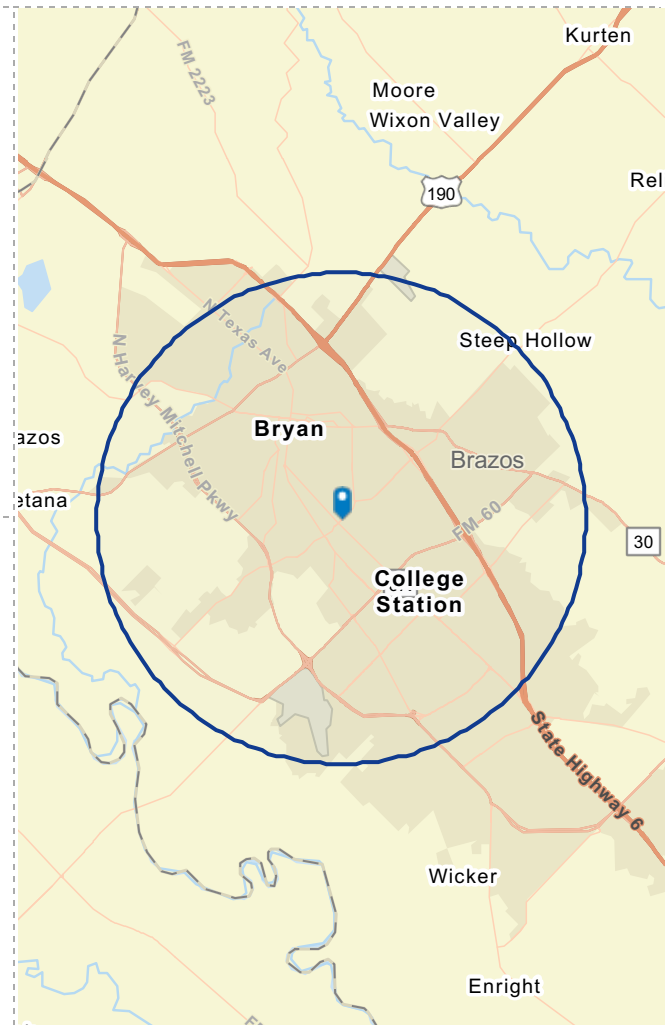
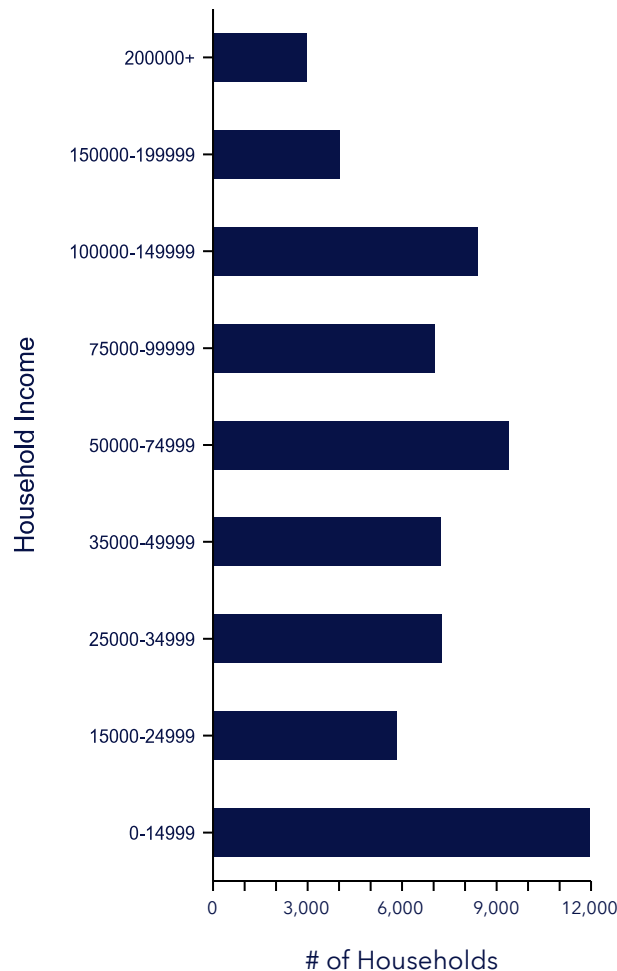
\$446,950

Average Net Worth



\$306,218

Average Home Value



## EMPLOYMENT



64%

White Collar



20%

Blue Collar



Services

4.2%

Unemployment Rate

16%

# 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.

<b>Riverstone Companies, LLC</b>	<b>9008522</b>	<b>info@riverstonecos.com</b>	<b>(979) 431-4400</b>
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
<b>James Jones</b>	<b>545598</b>	<b>jim@riverstonecos.com</b>	<b>(979) 431-4400</b>
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<b>Derek Bangs</b>	<b>817435</b>	<b>derek.bangs@riverstonecos.com</b>	<b>(512) 221-3984</b>
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	